



Sloan AgLand

www.SloanAgLand.com

Farm & Ranch Real Estate Sales

190500 Hwy. 71
Gering, NE 69341

**Licensed in Nebraska
& Wyoming**

Jerry Sloan

Broker/Owner
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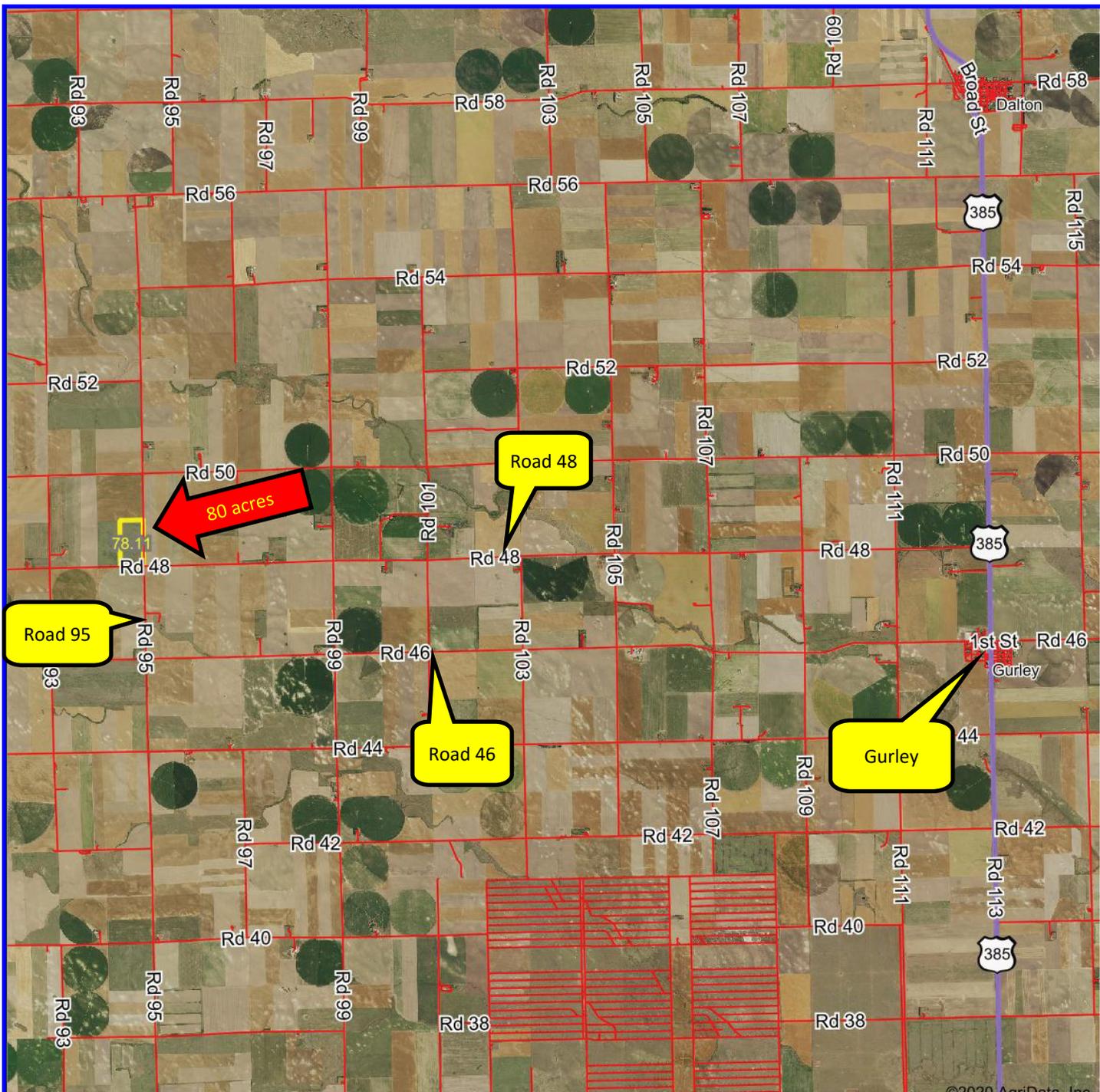
Jerry@SloanAgLand.com

Cheyenne County Farm For Sale

80 acres For Sale

E1/2SE1/4 Section 22-T16N-R51W

- ◆ **80 acres of expired CRP dryland farmland for sale.** This farm is located 9 miles west of Gurley, Nebraska on Road 46 to Road 95, then 1 miles north on Road 95 to Road 48. Road 48 is the south border and Road 95 is the east border.
- ◆ **2020 Real Estate Taxes:** \$544.04.
- ◆ **Soils:** 70.8% Class II Duroc, Keith, Alliance & Kuma loam soils; 29.2% Class III Altvan and Rosebud loam soils.
- ◆ **Legal Description:** E1/2SE1/4 Section 22-T16N-R51W of the 6th P.M., Cheyenne County, Nebraska.
- ◆ **Asking Price is \$875/acre = \$70,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.
- ◆ **Comments:** This property is in a good farming community and surrounded by producing farms. With a soil SRPG rating of 52.4 and NCCPI for small grains rating of 29.9, this farm can go right back in to production.



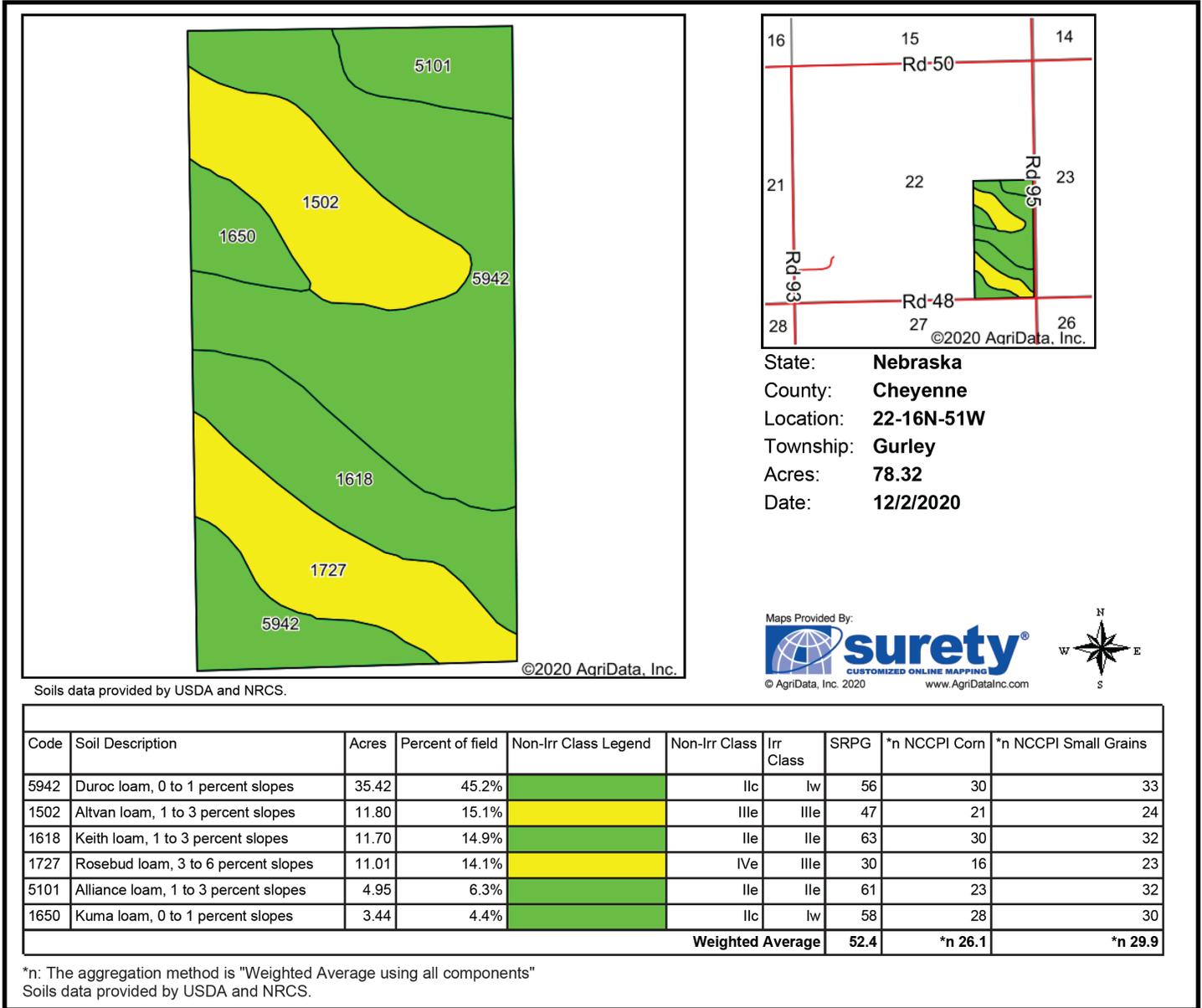
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as a general guideline, and not intended as survey accurate.

E1/2SE1/4 Section 22-T16N-R51W aerial map



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E1/2SE1/4 Section 22-T16N-R51W soils map



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Nebraska Panhandle Road Map

