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Sloan AgLand

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Farm & Ranch Real Estate Sales

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Licensed in Nebraska
& Wyoming

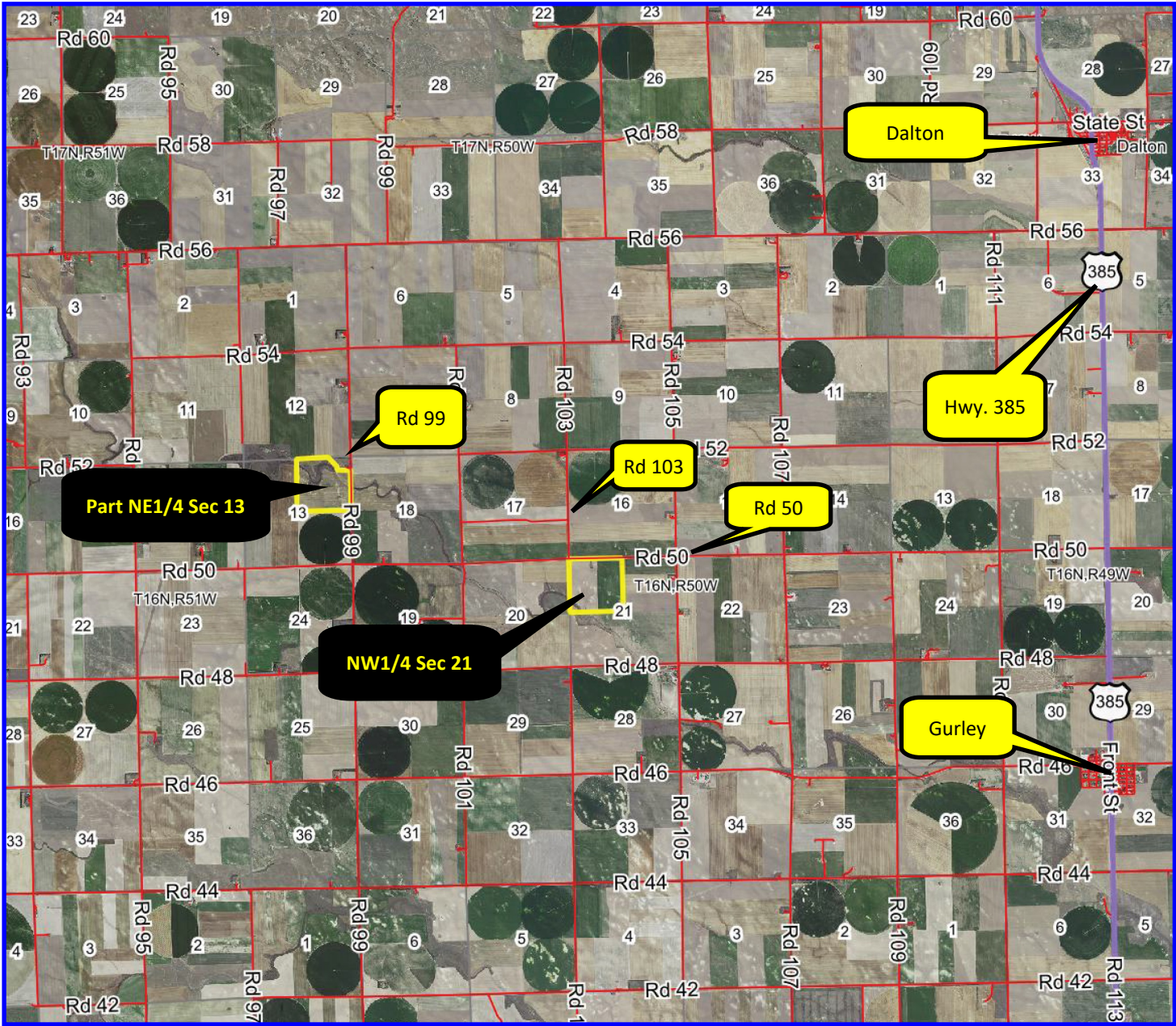
Cheyenne County Land For Sale



Sharlene Lessman Dryland Farms

- ◆ **308+/- acres dryland for sale** west of Gurley, Nebraska.
- ◆ **Cheyenne County Assessor Info: 308.51 assessed acres** total for both farms.
 - NW1/4 Section 21: Parcel #170009866 - 147.76 acres Parcel #170181650 - 12.47 acres = **160.23 acres.**
 - Part NE1/4 Section 13: Parcel #170009238 - **148.28 acres.**
- ◆ **2023 Real Estate Taxes: \$2,736.30**
- ◆ **Soils: See attached soil maps.**
- ◆ **Legal Description:** NW1/4 Section 21-T16N-R50W of the 6th P.M.; NE1/4 Section 13 (Except a 12.89 acre Tract in the NE corner)-T16N-R51W of the 6th P.M., Cheyenne County, Nebraska.
- ◆ **Asking Price for both parcels is \$312,900 = \$1,015/acre.**
- ◆ **Listing Agent: Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com**

Sharlene Lessman Dryland Farms area map



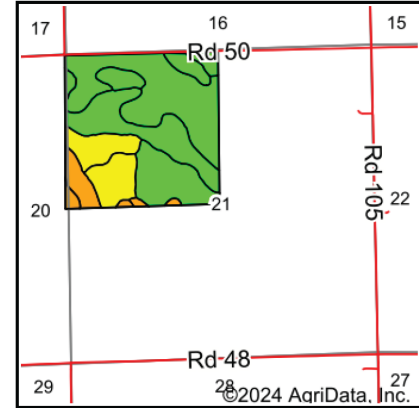
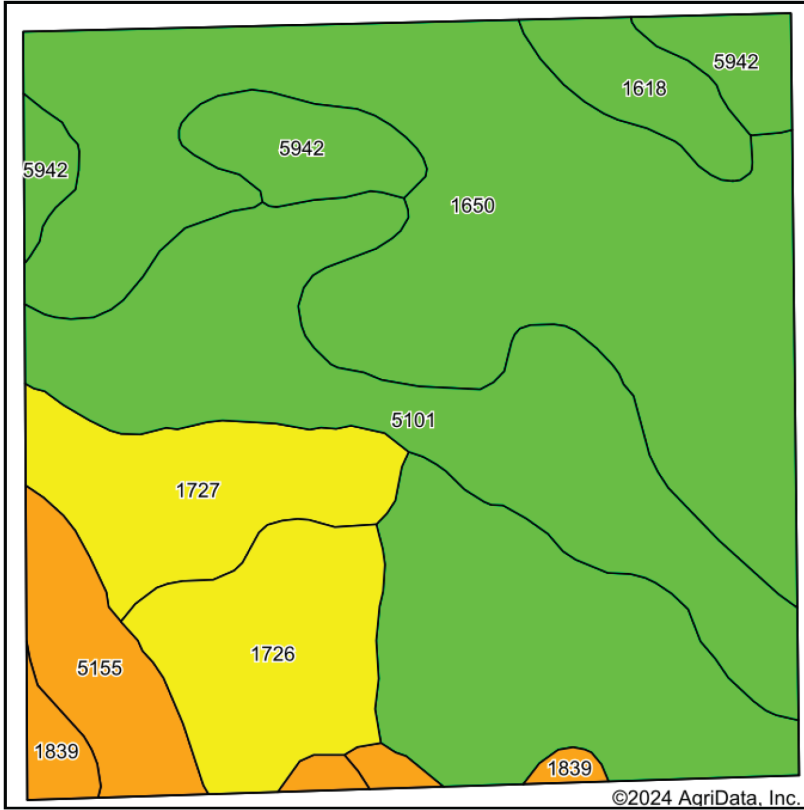
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Sharlene Lessman Dryland Farms Section 21 aerial map



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Sharlene Lessman Dryland Farms Section 21 soils map



State: **Nebraska**
 County: **Cheyenne**
 Location: **21-16N-50W**
 Township: **Gurley**
 Acres: **159.09**
 Date: **7/14/2024**

Maps Provided By:

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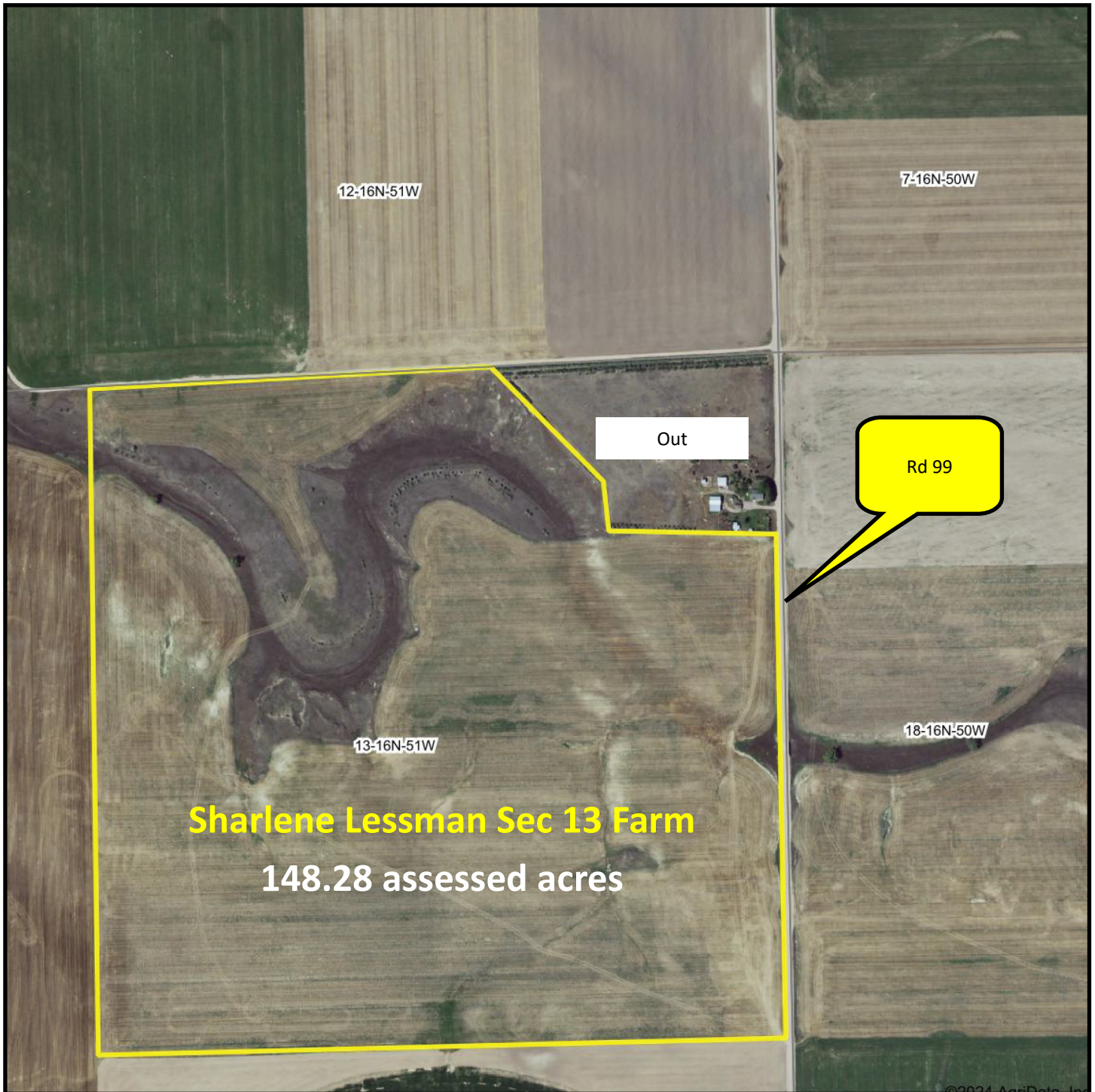
Soils data provided by USDA and NRCS.

Area Symbol: NE033, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1650	Kuma loam, 0 to 1 percent slopes	76.94	48.3%		Ilc	Iw	58	28	46
5101	Alliance loam, 1 to 3 percent slopes	30.55	19.2%		Ile	Ile	61	23	49
1726	Rosebud loam, 1 to 3 percent slopes	13.30	8.4%		Ille	Ille	31	19	36
1727	Rosebud loam, 3 to 6 percent slopes	12.68	8.0%		Ive	Ille	30	16	36
5942	Duroc loam, 0 to 1 percent slopes	9.86	6.2%		Ilc	Iw	56	30	50
5155	Canyon-Bayard complex, 6 to 20 percent slopes	7.98	5.0%		Vls		22	11	25
1618	Keith loam, 1 to 3 percent slopes	4.83	3.0%		Ile	Ile	63	29	49
1839	Sidney-Canyon complex, 3 to 9 percent slopes	2.95	1.9%		Ve		25	13	28
Weighted Average					2.50	*.	51.7	*n 24.4	*n 43.9

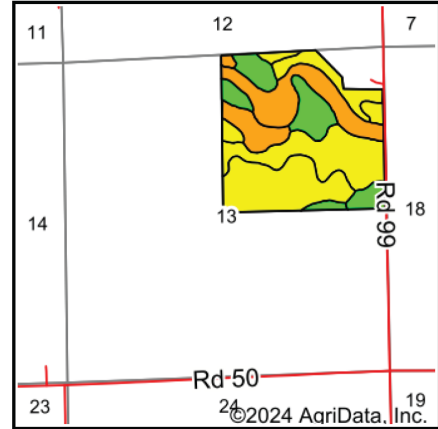
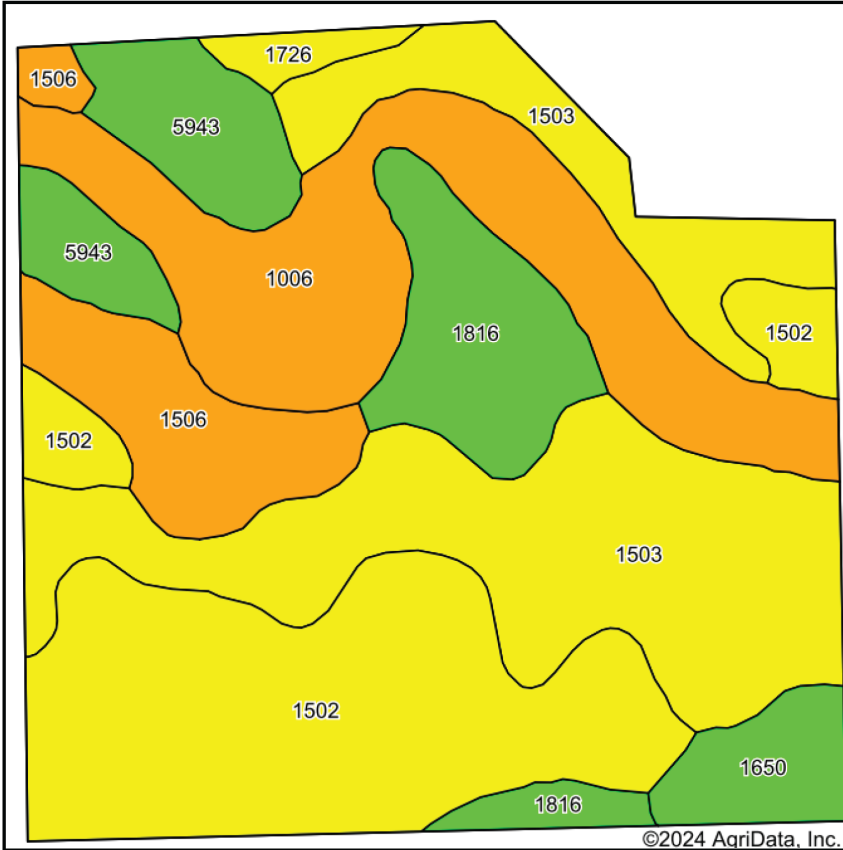
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Sharlene Lessman Dryland Farms Section 13 aerial map



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Sharlene Lessman Dryland Farms Section 13 soils map



State: **Nebraska**
 County: **Cheyenne**
 Location: **13-16N-51W**
 Township: **Gurley**
 Acres: **145.89**
 Date: **7/16/2024**

Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: NE033, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1503	Altvan loam, 3 to 6 percent slopes	41.80	28.7%		IVe	IVe	45	15	32
1502	Altvan loam, 1 to 3 percent slopes	37.84	25.9%		IIIe	IIIe	47	22	39
1006	Bankard loamy fine sand, channeled, frequently flooded	26.39	18.1%		VIw		17	9	14
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	12.32	8.4%		Ile	Ile	57	21	46
1506	Altvan-Dix complex, 3 to 9 percent slopes	10.90	7.5%		Ve	IVe	27	17	28
5943	Duroc loam, 1 to 3 percent slopes	10.04	6.9%		Ile	Ile	54	19	42
1650	Kuma loam, 0 to 1 percent slopes	4.88	3.3%		IIc	Iw	58	28	46
1726	Rosebud loam, 1 to 3 percent slopes	1.72	1.2%		IIIe	IIIe	31	19	36
Weighted Average					3.79	*.	41	*n 17.1	*n 32.6

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Nebraska Panhandle Road Map

