



# Sloan AgLand

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**Farm & Ranch Real Estate Sales**

190500 Hwy. 71  
Gering, NE 69341

**Licensed in Nebraska  
& Wyoming**

**Jerry Sloan**

**Broker/Owner**  
**(308) 631-5520**

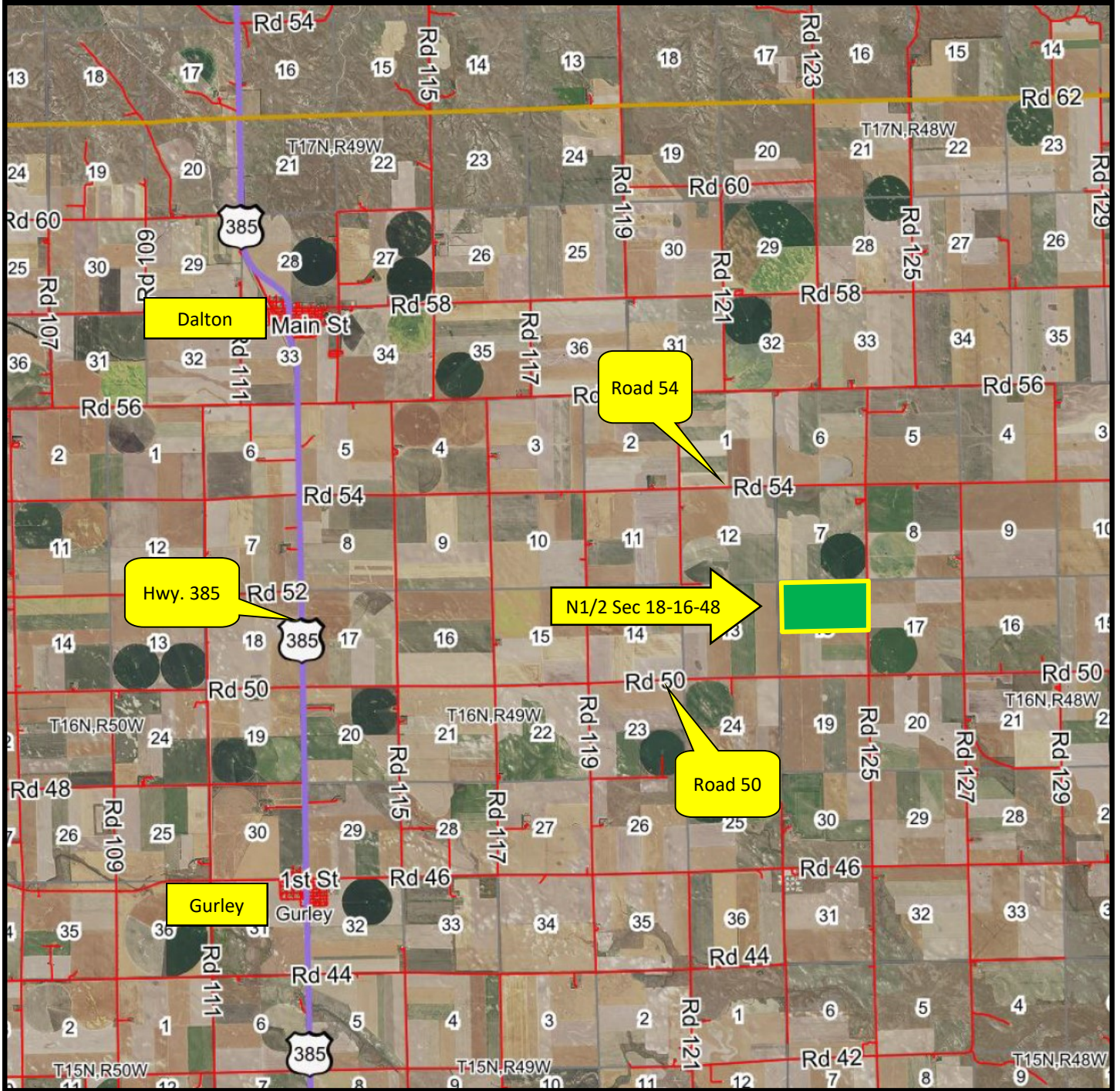
**[Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com)**

## **Cheyenne County Farm For Sale**

### **N1/2 Section 18-16-48**

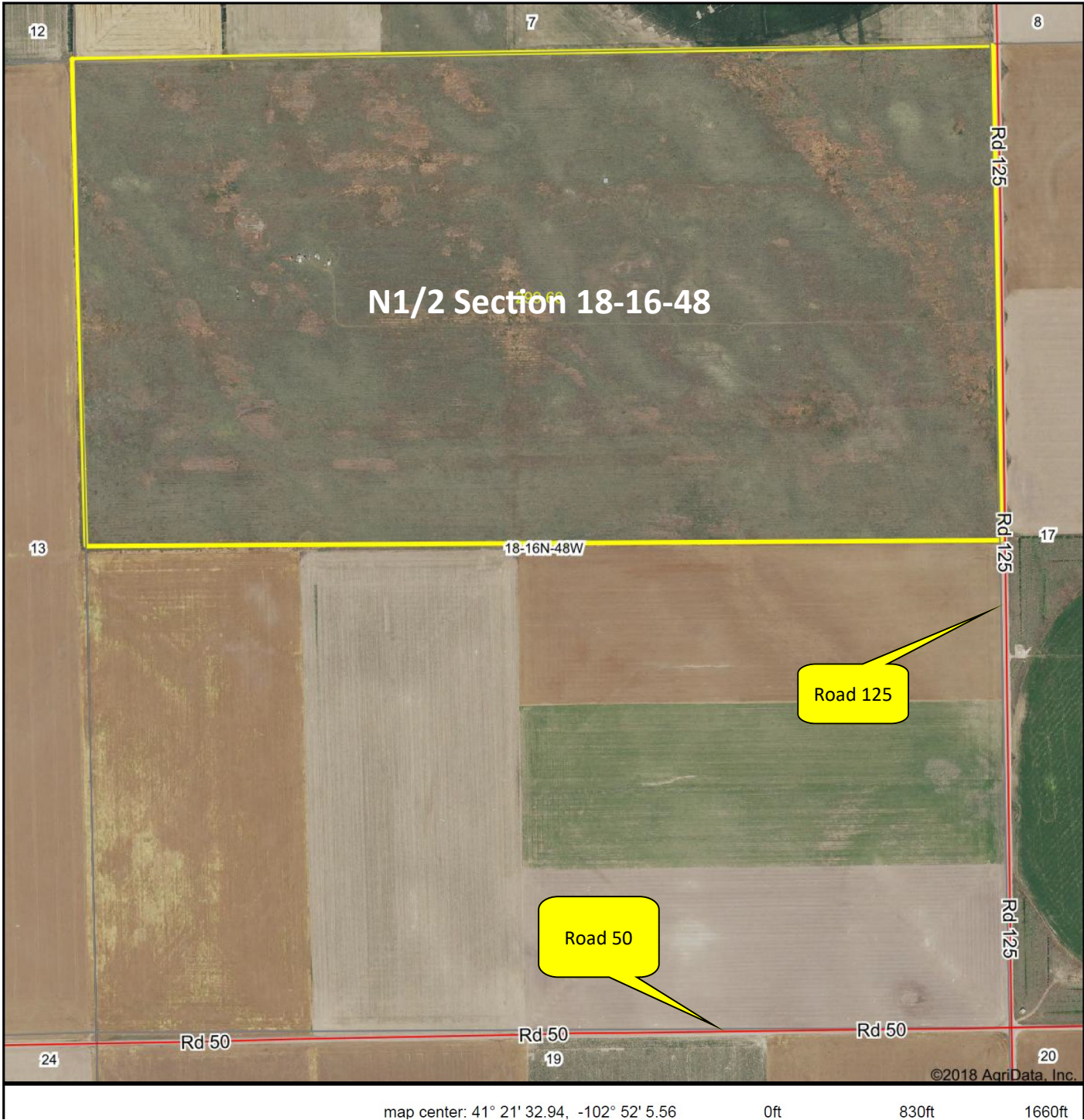


- ◆ **300 tax assessed acres** 8-1/2 miles southeast of Dalton, Nebraska on Road 125. See map on next page.
- ◆ **FSA Info:** 292.03 acres enrolled in the Conservation Reserve Program (CRP) until September 30, 2020. The annual CRP payment is \$10,259.
- ◆ **Cheyenne County Assessor Info:** 292.03 CRP acres; 5.72 grass acres; 2 acres roads. No improvements.
- ◆ **2019 Real Estate Taxes:** \$1,985.34.
- ◆ **Soils:** 44.6% Class II Duroc, Keith and Kuma loams; 55.3% Class III & IV Jayem fine sandy loam.
- ◆ **Legal Description:** N1/2 Section 18-T16N-R48W of the 6th P.M., Cheyenne County, Nebraska.
- ◆ **Asking Price is \$247,500 = \$825/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: [Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com).
- ◆ **Comments:** This property is in a good farming community and surrounded by producing farms. With a soil SRPG rating of 50.8 and NCCPI for small grains rating of 29.4, this farm can go right back in to production following CRP expiration.



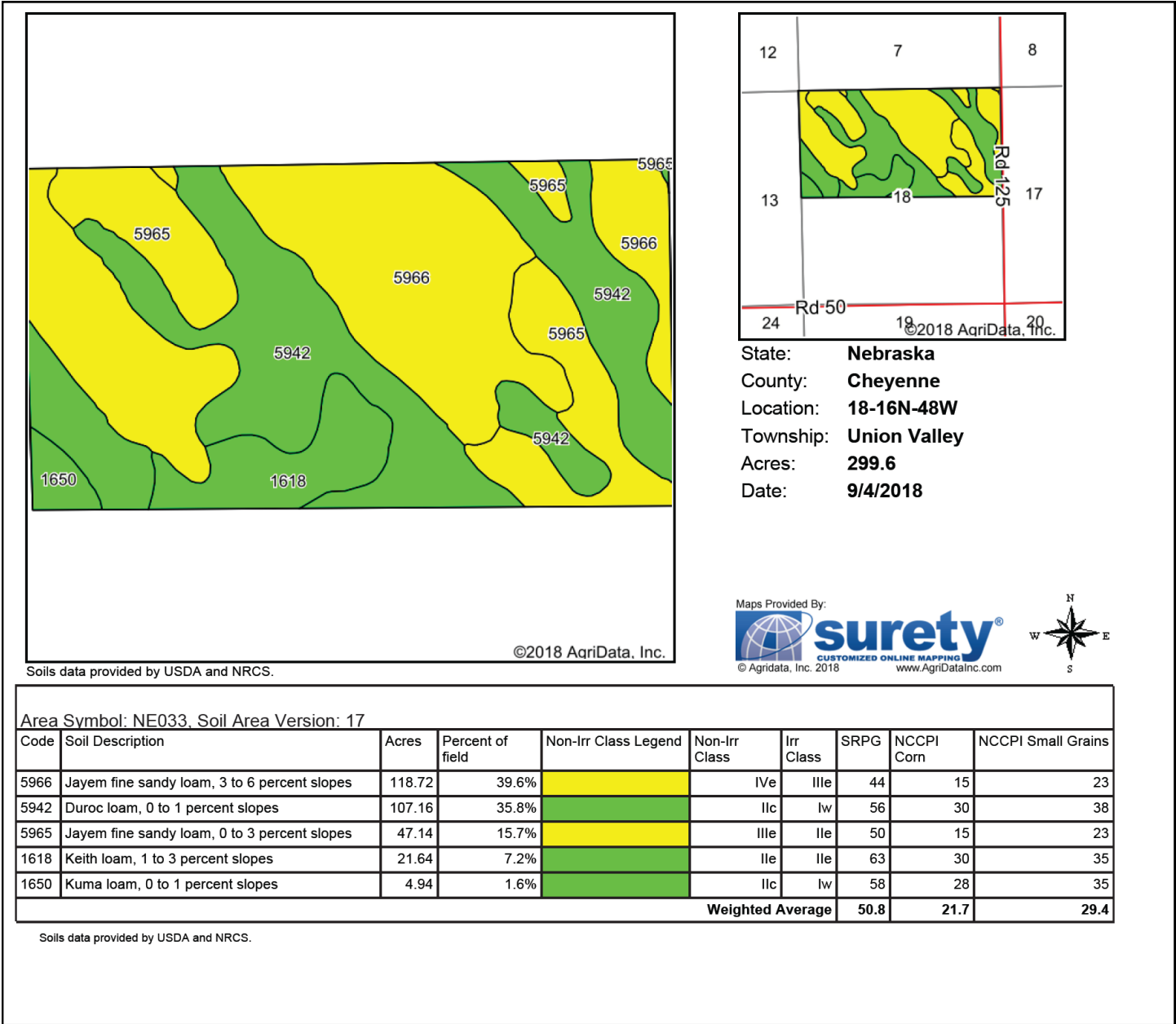
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# N1/2 Section 18-16-48 aerial map



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# N1/2 Section 18-16-48 soils map



Soils data provided by USDA and NRCS.

State: **Nebraska**  
 County: **Cheyenne**  
 Location: **18-16N-48W**  
 Township: **Union Valley**  
 Acres: **299.6**  
 Date: **9/4/2018**



**Area Symbol: NE033, Soil Area Version: 17**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	NCCPI Corn	NCCPI Small Grains
5966	Jayem fine sandy loam, 3 to 6 percent slopes	118.72	39.6%		IVe	IIIe	44	15	23
5942	Duroc loam, 0 to 1 percent slopes	107.16	35.8%		IIc	Iw	56	30	38
5965	Jayem fine sandy loam, 0 to 3 percent slopes	47.14	15.7%		IIIe	Ile	50	15	23
1618	Keith loam, 1 to 3 percent slopes	21.64	7.2%		Ile	Ile	63	30	35
1650	Kuma loam, 0 to 1 percent slopes	4.94	1.6%		IIc	Iw	58	28	35
<b>Weighted Average</b>							<b>50.8</b>	<b>21.7</b>	<b>29.4</b>

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# Nebraska Panhandle Road Map

