



**Jerry Sloan**

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

*Jerry@SloanAgLand.com*

# Sloan AgLand

*[www.SloanAgLand.com](http://www.SloanAgLand.com)*

*Farm & Ranch Real Estate Sales*

*190500 Hwy. 71  
Gering, NE 69341*

*Licensed in Nebraska  
& Wyoming*

## ***Cheyenne County Land For Sale***



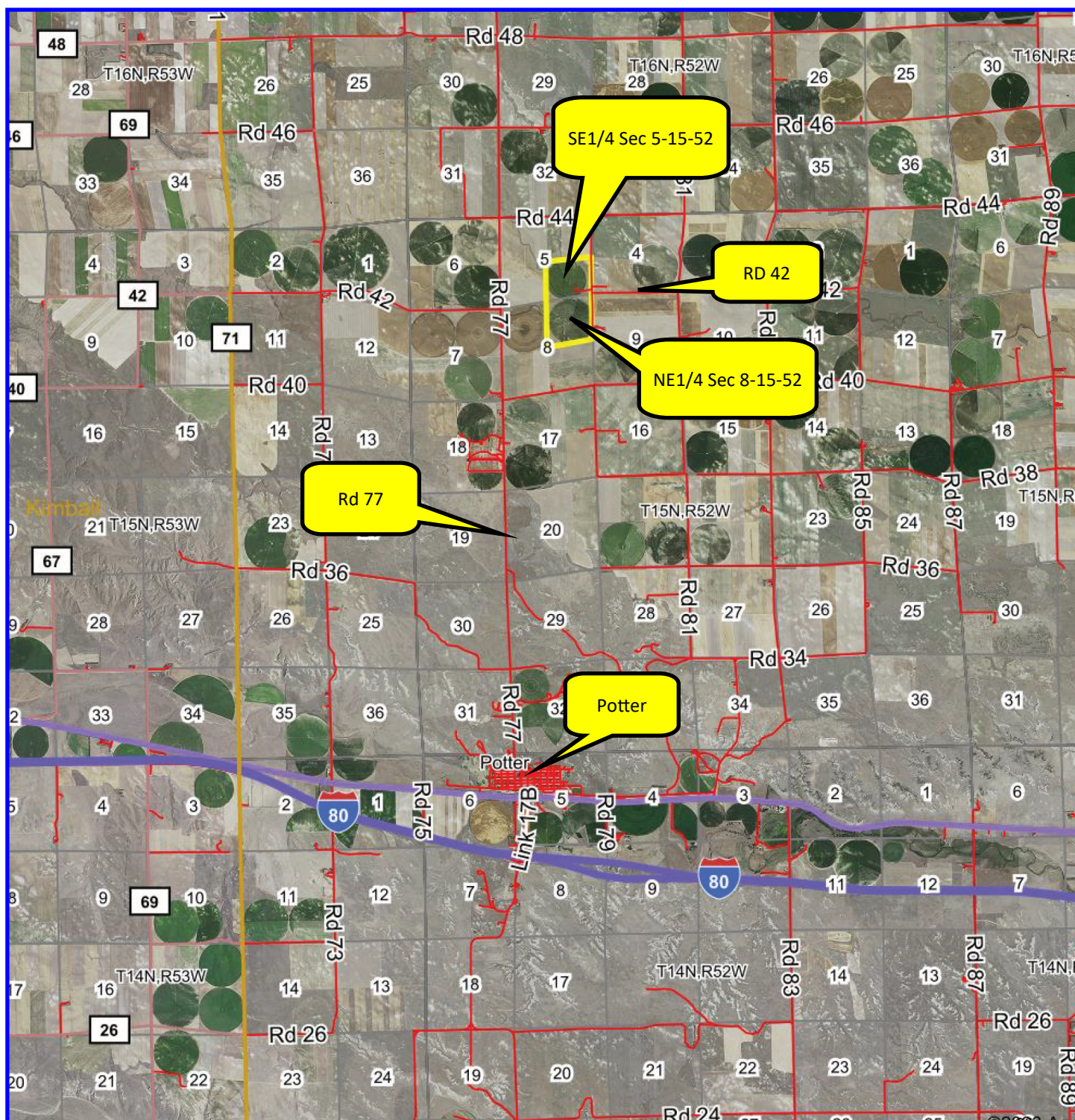
**Potter Irrigated Farm**

**NE1/4 Sec 8-15-52**

- ◆ **160 acres for sale** 5 miles north & .5 mile east of Potter, Nebraska.
- ◆ **Reinke 7 tower Center Pivot Irrigation System** irrigating **124 +/- acres.**
- ◆ **75 HP Irrigation Well G-126291**, 130 Certified Irrigated Acres with 35.6" of water remaining through 12-31-2024.
- ◆ **2022 Real Estate Taxes:** \$5,163.20
- ◆ **Soils:** 66% Class I & Class II Johnstown, Satanta, Kuma, Duroc & Keith loams.
- ◆ **Legal Description:** NE1/4 Section 8 - T15N - R52W of the 6th P.M., Cheyenne County, Nebraska.
- ◆ **Asking Price is \$800,000 = \$5,000/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: [Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com)



## Potter Irrigated Farms Area Map



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.

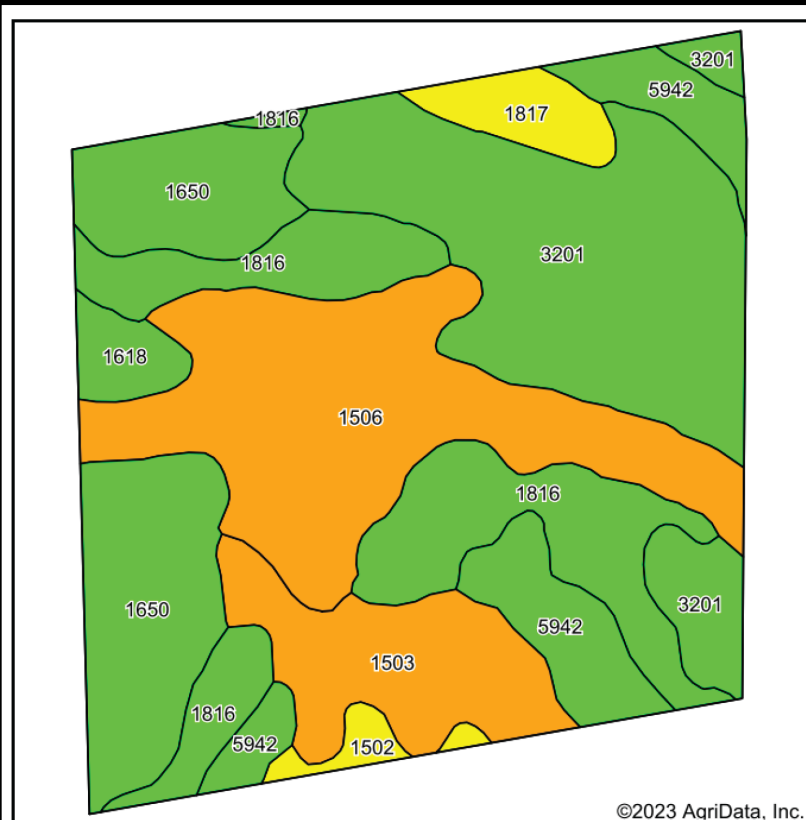


## ***NE1/4 Sec 8-15-52 Aerial Map***

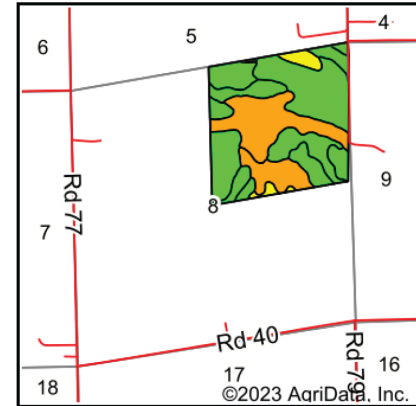


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# NE1/4 Sec 8-15-52 Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Cheyenne**  
 Location: **8-15N-52W**  
 Township: **Potter**  
 Acres: **160.53**  
 Date: **1/30/2023**

Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Area Symbol: NE033, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
3201	Johnstown loam, 0 to 2 percent slopes	39.77	24.8%			IIc	I	65	23
1506	Altvan-Dix complex, 3 to 9 percent slopes	34.09	21.2%			Ve	IVe	27	18
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	25.66	16.0%			Ile	Ile	57	21
1650	Kuma loam, 0 to 1 percent slopes	24.16	15.1%			IIc	Iw	58	28
1503	Altvan loam, 3 to 6 percent slopes	14.51	9.0%			IVe	IVe	45	15
5942	Duroc loam, 0 to 1 percent slopes	12.99	8.1%			IIc	Iw	56	29
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	4.32	2.7%			IIIe	IIIe	55	20
1618	Keith loam, 1 to 3 percent slopes	3.14	2.0%			Ile	Ile	63	29
1502	Altvan loam, 1 to 3 percent slopes	1.89	1.2%			IIIe	IIIe	47	22
Weighted Average						2.86	2.17	51.5	*n 22.2
									*n 27.1

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.

# Nebraska Panhandle Road Map

