



Sloan AgLand

www.SloanAgLand.com

Farm & Ranch Real Estate Sales

190500 Hwy. 71
Gering, NE 69341

**Licensed in Nebraska
& Wyoming**

Jerry Sloan

Broker/Owner
(308) 631-5520

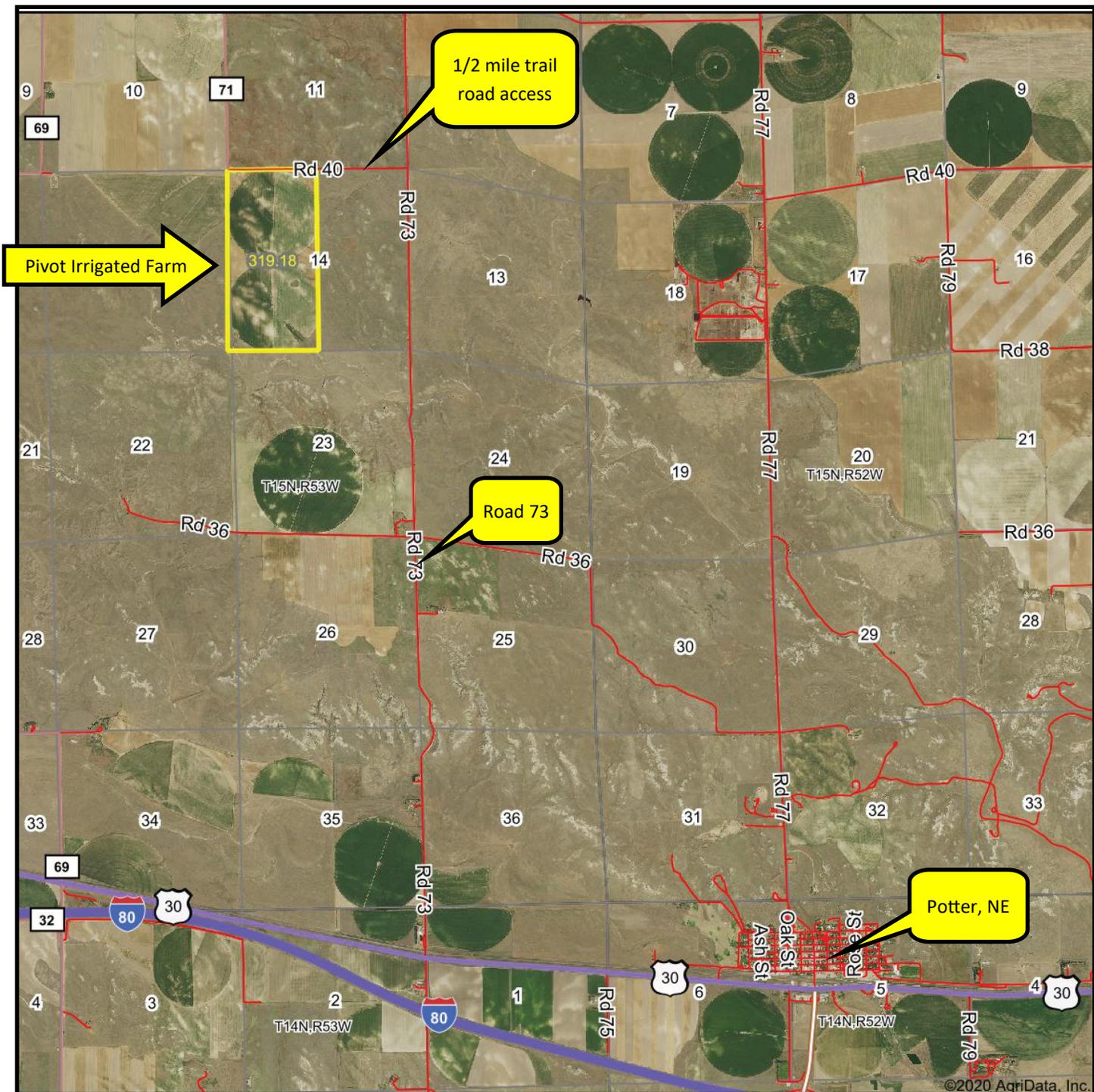
Jerry@SloanAgLand.com

Cheyenne County Pivot Irrigated Farm For Sale

W1/2 Section 14-T15N-R53W

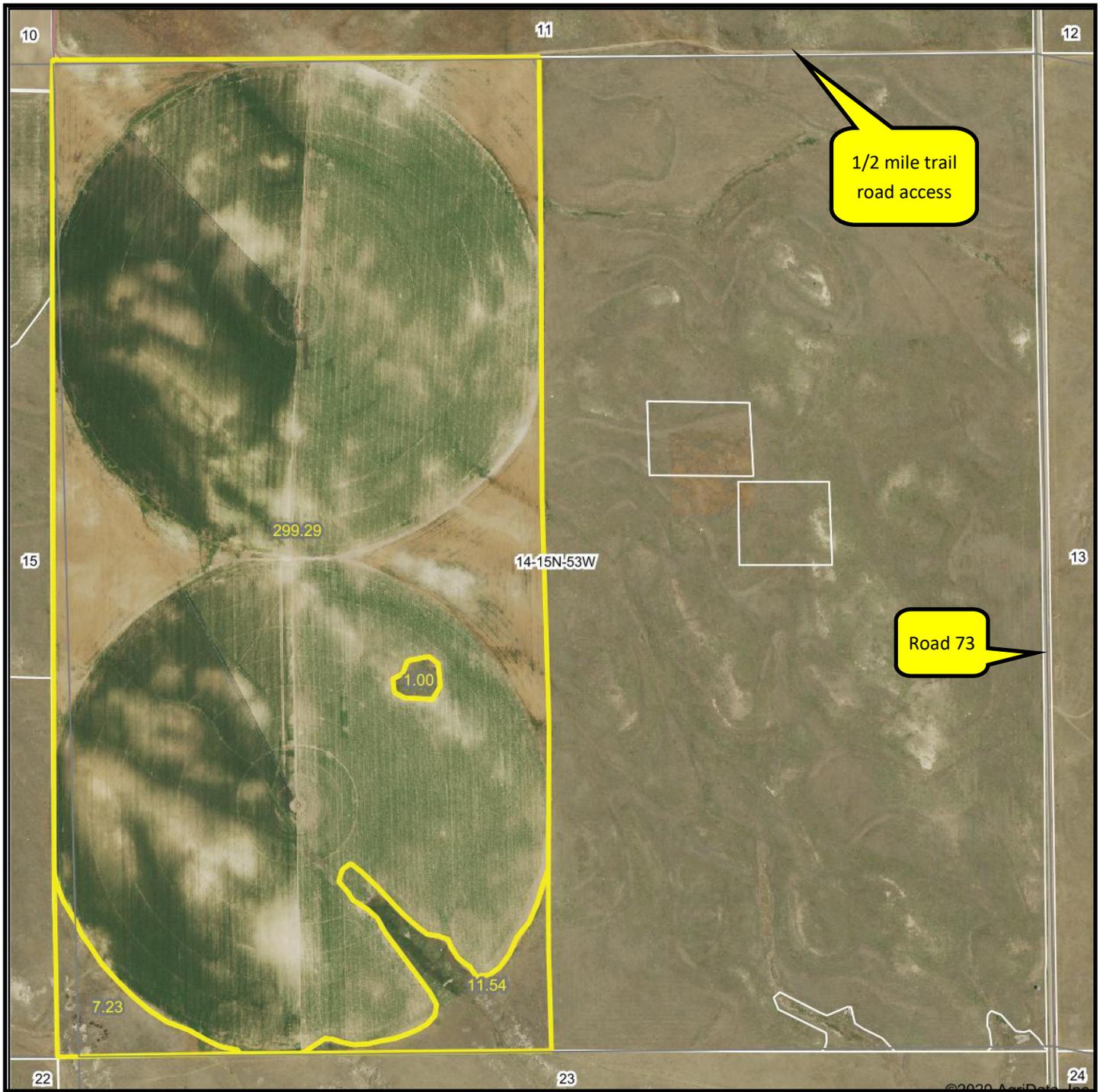


- ◆ **312 acres** 6 miles northwest of Potter, Nebraska.
- ◆ **265.24 Certified Irrigated Acres** under Nebraska irrigation wells #G-045220 & #G-045219.
- ◆ **Irrigation Equipment:** 2 - 8 tower Valley Center Pivot Irrigation Systems, 2 - Sargent pumps with 100 HP turbine motors. This property is located in the South Platte Natural Resource District.
- ◆ **2020 Real Estate Taxes:** \$7,446.78.
- ◆ **Legal Description:** NW1/4, SW1/4 Section 14-T15N-R53W of the 6th P.M., Cheyenne County, Nebraska.
- ◆ **Asking Price is \$700,000 = \$2,243/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.



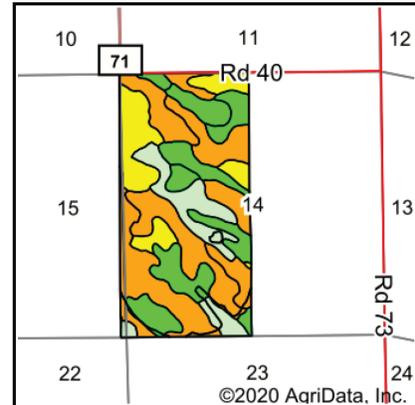
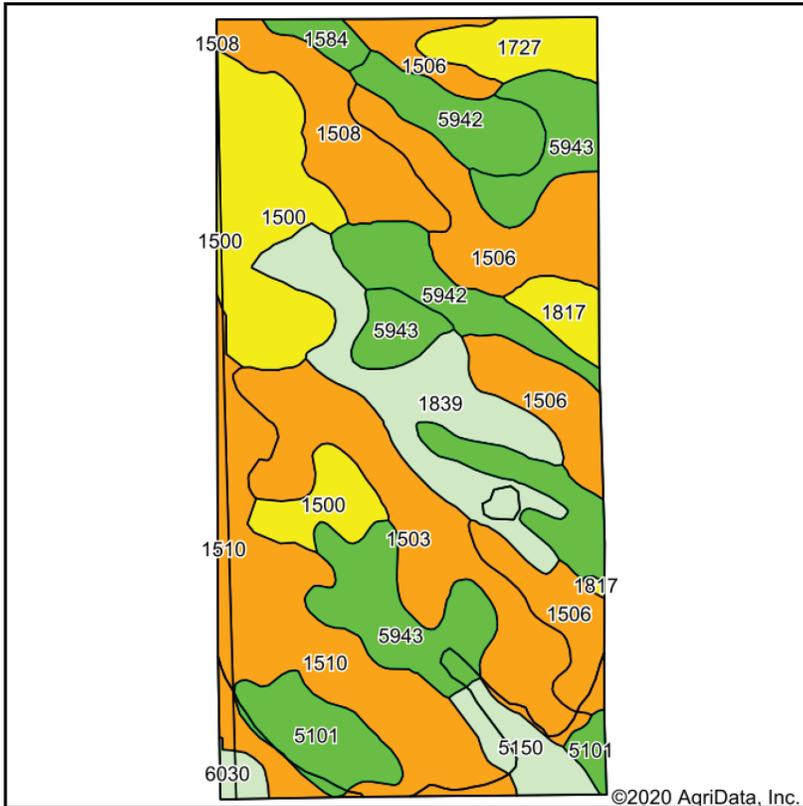
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

W1/2 Sec 14-T15-R53 aerial map



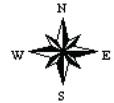
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W1/2 Sec 14-T15-R53 soils map



State: **Nebraska**
 County: **Cheyenne**
 Location: **14-15N-53W**
 Township: **Potter**
 Acres: **319.06**
 Date: **12/3/2020**

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

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1506	Altvan-Dix complex, 3 to 9 percent slopes	46.88	14.7%			Ve IVe	27	18	18
1510	Altvan-Eckley-Tassel complex, 3 to 9 percent slopes	39.14	12.3%			Ve IVe	34	11	19
1500	Altvan fine sandy loam, 1 to 3 percent slopes	35.37	11.1%			Ille Ille	44	14	22
1503	Altvan loam, 3 to 6 percent slopes	34.93	10.9%			IVe IVe	45	15	20
5942	Duroc loam, 0 to 1 percent slopes	33.97	10.6%			Ilc lw	56	30	33
5943	Duroc loam, 1 to 3 percent slopes	33.35	10.5%			Ile Ile	54	19	27
1839	Sidney-Canyon complex, 3 to 9 percent slopes	29.54	9.3%			Ve	25	13	18
1508	Altvan-Eckley complex, 3 to 9 percent slopes	17.96	5.6%			Ve IVe	35	13	18
5101	Alliance loam, 1 to 3 percent slopes	13.88	4.4%			Ile Ile	61	23	32
1727	Rosebud loam, 3 to 6 percent slopes	9.48	3.0%			IVe Ille	30	16	23
5150	Canyon fine sandy loam, 6 to 30 percent slopes	7.96	2.5%			Vls	4	6	10
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	5.50	1.7%			Ille Ille	55	20	29
1510	Altvan-Eckley-Tassel complex, 3 to 9 percent slopes	5.02	1.6%			Ve IVe	34	11	19
1584	Goshen silt loam, 0 to 1 percent slopes	2.96	0.9%			Ilc lw	61	24	34
6030	Tassel-Ashollow-Rock outcrop complex, 20 to 60 percent slopes	1.40	0.4%			Vls	5	3	3
1500	Altvan fine sandy loam, 1 to 3 percent slopes	0.87	0.3%			Ille Ille	44	14	22
6030	Tassel-Ashollow-Rock outcrop complex, 20 to 60 percent slopes	0.85	0.3%			Vls	5	3	3
Weighted Average							39.7	*n 16.7	*n 22.1

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.

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Nebraska Panhandle Road Map

