

# Cheyenne County Dryland Section



**607 Acres**

*This is a Quality Farm in a highly respected area! 607 Acres of Dryland Wheat Ground with excellent Location close to markets. This Farm has Very Productive Loam Soils with 66% of this Section being Class 2 with Duroc, Kuma and Alliance Loam. Some terraces to hold moisture in the dry years. Excellent Investment opportunity. Good Tenant in place through 2021.*

**Location:** 1 Mile North & 2 Miles East of Gurley, Nebraska. From Gurley, NE, go north of Hwy 385 to RD 50, then east 2 miles to RD 117 to the northwest corner of the property.

**Legal Description:** All of Section 22, Township 16, North Range 49 West of the 6th P.M. Cheyenne County, Nebraska, (Excepting a 1 Acre Tract in NE corner, and a 19.98 acre Tract "Niekum Subdivision" in the southwest corner).

**Taxes:** 2018 Taxes \$5,689.04 on 607.5 acres. (The full appraised value for taxes is approximately \$592,400.00)

**Possession:** Buyer Must Assume Current Tenant until 2021. Buyer will receive Landlords Share of Cash Rent which is \$34.00 per Acre the next 2 years (unless other arrangements are made).

**FSA Info:** 616.27 Acres Cropland with 297.1 Acre Wheat Base, PLC Yield of 47 Bushel. (Tenant retains the FSA payments under the cash rent period)

**Minerals:** The Buyer will receive all owned minerals.

**Asking Price: \$560,000.00**

*Call Del Ray or Darrell at Kraupie's today to make an offer or to get more information.*



Note: This Information Was Obtained from Sources Deemed To Be Reliable, But Is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All Agent's representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents.

**OFFERED BY**

**Bridgeport, NE**

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