

LAND FOR SALE



NW Cheyenne Co. Quarter Section

161.56 ± ACRES | CHEYENNE COUNTY, NEBRASKA

Quality quarter section of dry cropland with county road access and located in a very desirable market area.



Jerry Weaver, AFM

LISTING AGENT:

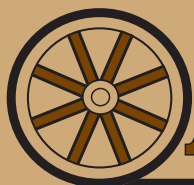
JERRY WEAVER

C: 308.539.4456 | E: Jerry@AgriAffiliates.com

*D.J. Lunkwitz, Faith Correll, Bonnie Downing, Mike Polk,
Chase Dodson, Bruce Dodson*



See Full Online Listing



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LEGAL DESCRIPTION: SW¼ Section 20, Township 17 North, Range 51 West of the 6th P.M. in Cheyenne County, Nebraska.

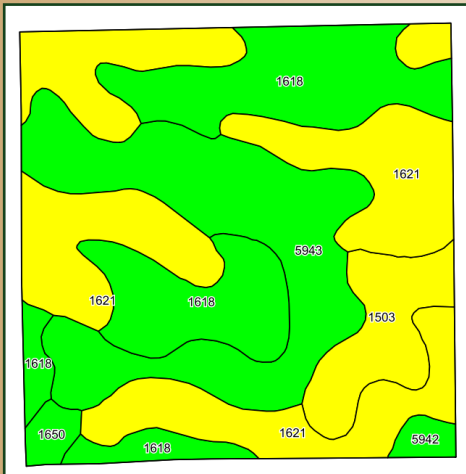
LOCATION & ACCESS: From Dalton, Nebraska go 13 miles west on County Road 58, then north one mile on County Road 85 to the southwest corner of the property.

TAXES & ACRES: 161.56 ± Tax-assessed acres
2025 Real estate taxes paid in 2026: \$1,123

USAD-FSA INFORMATION: 159.56 Total cropland acres
80.60 wheat base acres @ 36 PLC yield
77.56 acres currently planted in wheat and 82 acres currently planted in corn.

POSSESSION: Buyer to receive full possession subject to a cash rent farm lease ending December 31, 2026.

PRICE: **\$205,000**



CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1621	Keith loam, 3-6 percent slopes	59.90	37.5%		IIIe
1618	Keith loam, 1-3 percents slopes	41.96	26.3%		Ile
5943	Duroc loam, 1-3 percent slopes	40.81	25.6%		Ile

* Remainder of the soils in Class II or IV. Full soils map available on the online listing or ask the listing agent.



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