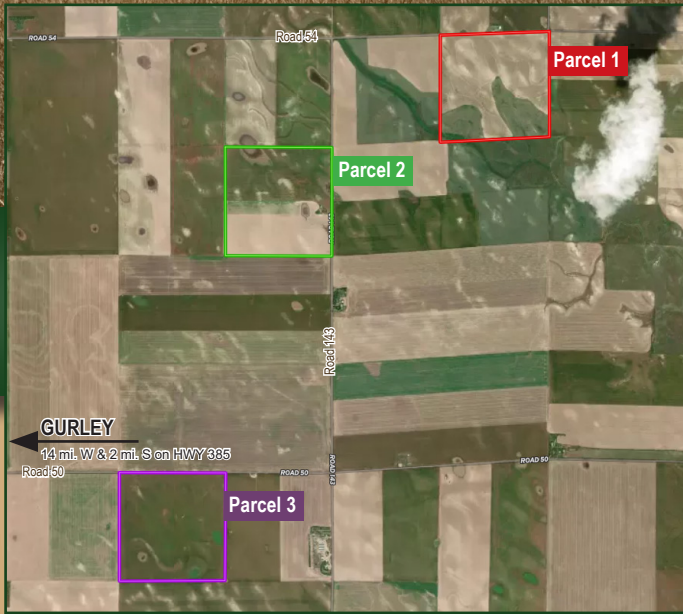


LAND FOR SALE

Parcel 1



Hydeagri Farms

CHEYENNE COUNTY, NEBRASKA

*475.34± total acres,
offered in 3 Quarters*

Quality dry cropland farm, currently in wheat rotation, with excellent county road access and located in a progressive farming community near Gurley, Nebraska.



Bonnie Downing, ARA

LISTING AGENT:

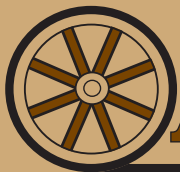
BONNIE DOWNING, ARA

C: 308.530.0083 | E: BDowning@AgriAffiliates.com

Don Walker, Chase Dodson, D.J. Lunkwitz, Faith Correll, Bruce Dodson



See Full Online
Listing



Offered exclusively by:

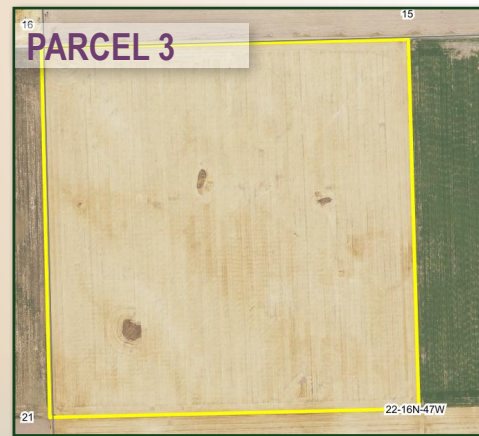
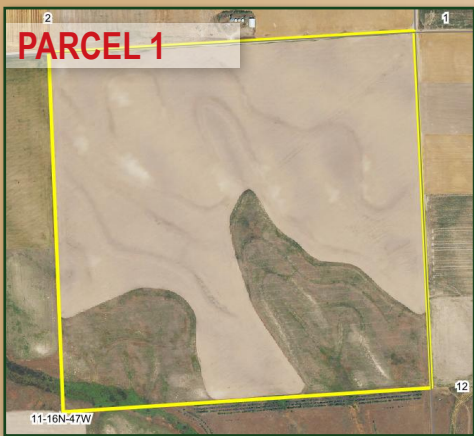
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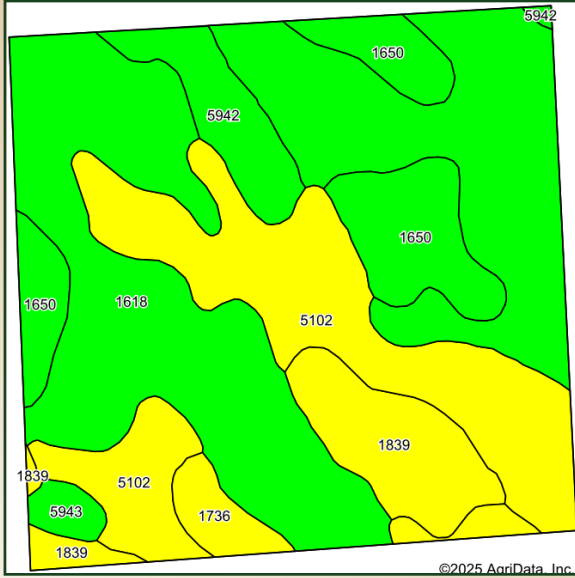
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

PROPERTY INFORMATION

	PARCEL 1	PARCEL 2	PARCEL 3
ACRES & TAXES:	159.08 Tax-assessed acres 2024 Real estate taxes paid in 2025: \$1,021.92	158.99 Tax-assessed acres 2024 Real estate taxes paid in 2025: \$1,137.84	157.27 Tax-assessed acres 2024 Real estate taxes paid in 2025: \$1,082.30
ASSESSOR LAND USE:	113.83 acres Dry Cropland 43.23 acres CRP-CR	155.13 acres Dry Cropland 1.85 acres Site	155.30 acres Dry Cropland
NRD:	All located in the South Platte Natural Resources District		
SITE:		1 - (1969) Steel Bin, without drying, 15' x 29' (Capacity: 3,053 bu.) 2 - (1969) Steel Bins, without drying, 15' x 29' (Capacity: 3,337 bu each) Granary Building - 840 sq. ft., built in 1953	
PRICE:	\$234,000	\$229,600	\$226,600



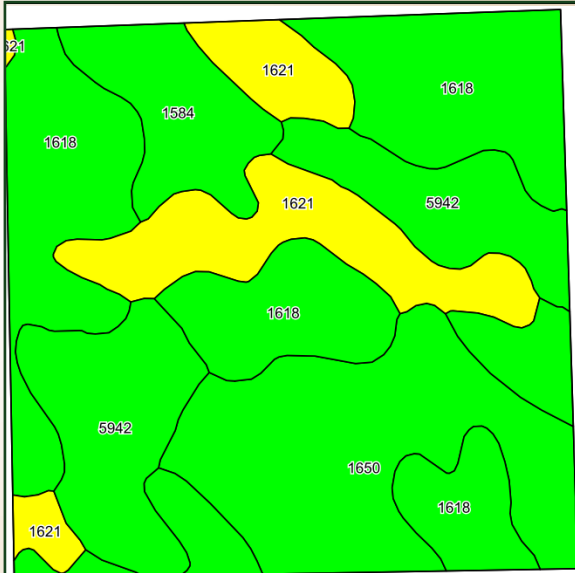
Parcel 2



Parcel 1 Soils

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1618	Keith loam, 1 to 3 percent slopes	76.67	48.3%		Ile
5102	Alliance loam, 3 to 6 percent slopes	36.76	23.2%		IIle
1650	Kuma loam, 0 to 1percent slopes	17.42	11.0%		IIc

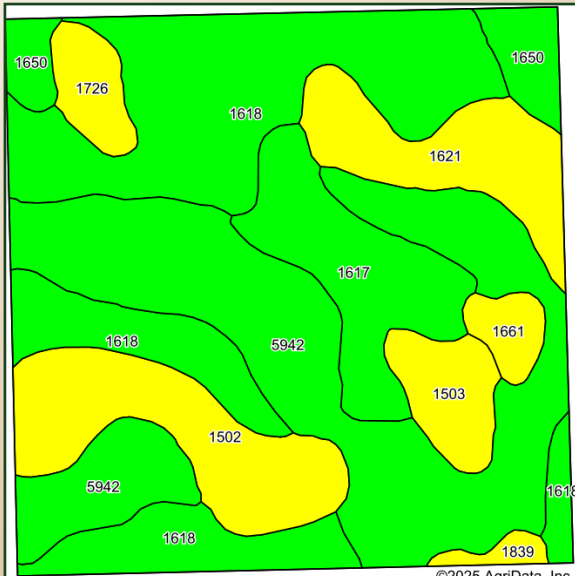
* Remaining in Class II and IV soils. Full soils map available on online listing or ask the listing agent.



Parcel 2 Soils

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1618	Keith loam, 1 to 3 percent slopes	63.01	38.9%		Ile
1650	Kuma loam, 0 to 1percent slopes	33.79	20.9%		IIc
5942	Duroc loam, 0 to 1 percent slopes	28.25	17.5%		IIc
1621	Keith loam, 3 to 6 percent slopes	24.49	15.2%		IIle

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

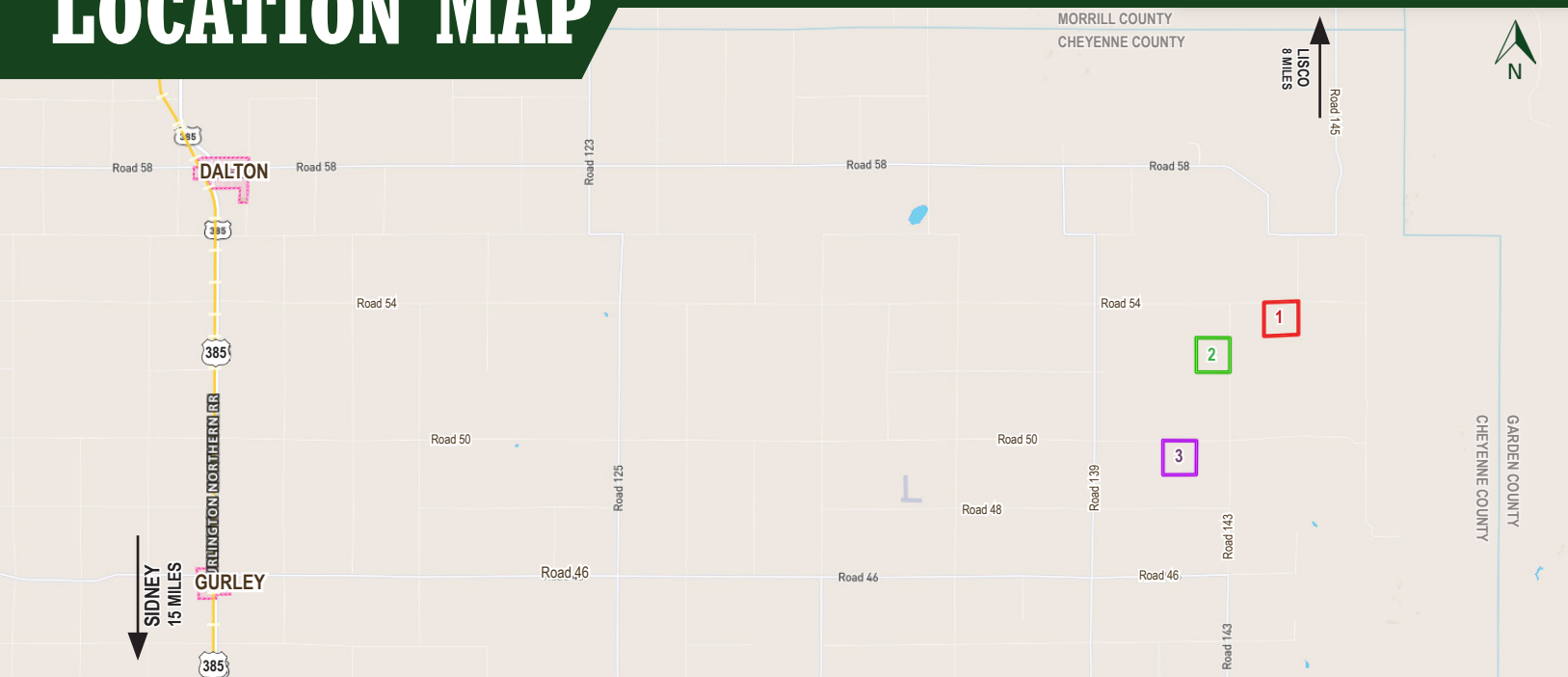


Parcel 3 Soils

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
5942	Duroc loam, 0 to 1 percent slopes	49.86	31.1%		IIc
1618	Keith loam, 1 to 3 percent slopes	48	29.9%		Ile
1502	Altvan loam, 1 to 3 percent slopes	16.20	10.1%		IIle

* Remaining in Class II, III and IV soils. Full soils map available on online listing or ask the listing agent.

LOCATION MAP



PARCEL 1



PARCEL 2



PARCEL 3



#	LEGAL DESCRIPTION	LOCATION
1	NE¼ Section 11, Township 16 North, Range 47 West of the 6th P.M. in Cheyenne County, Nebraska.	From Gurley: East on Road 46 for 16 miles, then north on Road 143 for 4 miles, and east on Road 54 for half mile to the northwest corner of the property.
2	SE¼ Section 10, Township 16 North, Range 47 West of the 6th P.M. in Cheyenne County, Nebraska.	From Gurley: East on Road 46 for 15 miles, then north on Road 143 for 3 miles to the east side of the property.
3	NW¼ Section 22, Township 16 North, Range 47 West of the 6th P.M. in Cheyenne County, Nebraska.	From Gurley: East on Road 46 for 15 miles, then north on Road 143 for 1 mile, and west on Road 50 for half mile to the northeast side of the property.



LISTING AGENT:
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