

# LAND FOR SALE

## 313 Acres Farmland and Grass

This Farm consists of Farmland and Pasture. The Pastures are cross fenced and divided into 3 pastures. The Farmground is in the northeast Quarter. There are approximately 70 acres of good farmland that was not tilled in the 2022 crop year. There are approximately 12 acres of alfalfa in the farmland planted in 2020.

The Pasture consists of approx. 244 acres and is primarily all native grass. Grasses include Blue Grama, Needleandthread, Western Wheat Grass and buffalo Grass including others. 75.6 acres of the pasture has been seeded back to grass and could potentially be farmed again. The land was not grazed in 2022. There is a tank near the old rock homestead which is supplied from the Home and Acreage to the East (Tract Two). There are 2 draws that merge together near the southeast corner into a small earthen Dam that generally holds water. The Farm Service Agency has 80.1 Base acres, wheat yield of 42 & 43 Bushel. There has been 1/2 mile of trees planted for shelter and habitat. Wildlife includes pheasants, prairie dogs, occasional Ducks, Antelope and Deer.

**Located:** From Gurley, Nebraska 7 1/2 miles East on Oil CR 46 to the southwest corner. The property is bounded on the east by CR 129.

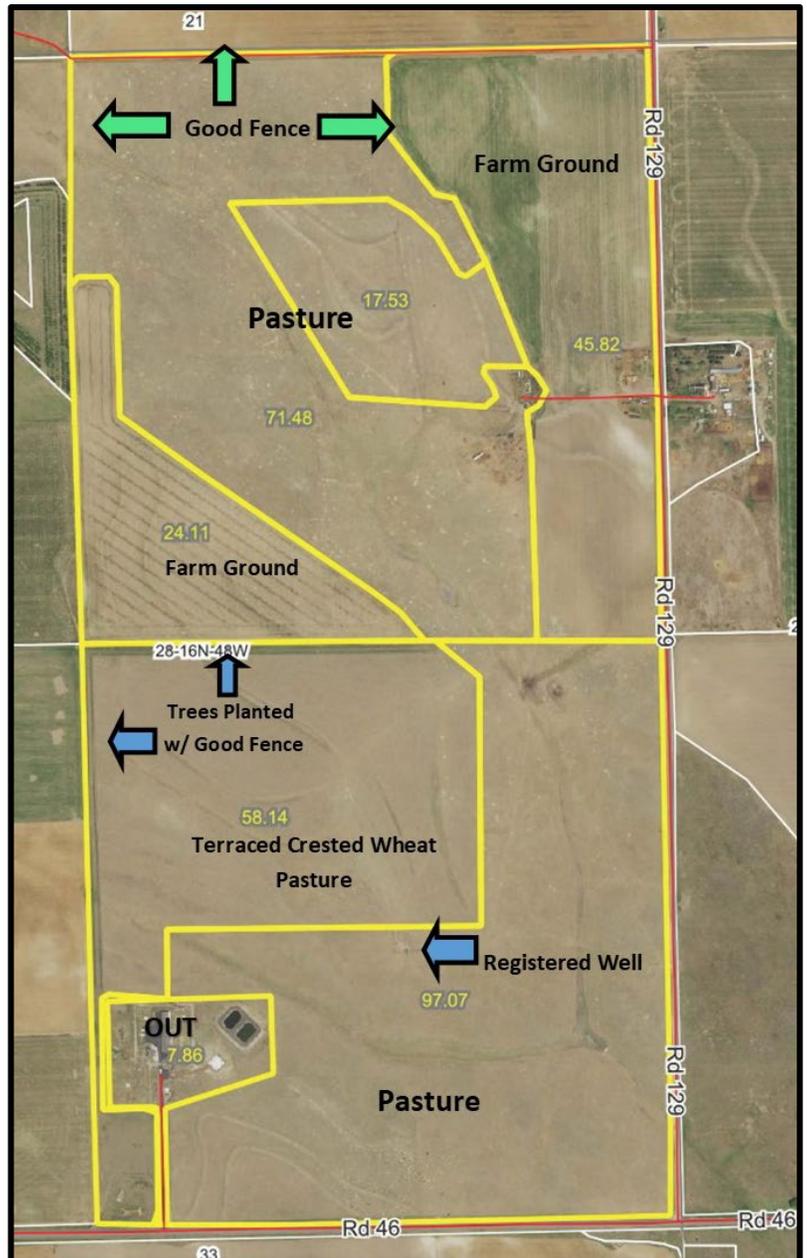
**Legal Description:** Part of the E1/2 Section 28 Twp 16 N R 48 West of the 6<sup>th</sup> PM in Cheyenne, County, Nebraska.

**Taxes:** The 2021 taxes were \$2,155.66. Court House records indicate 313.11 Taxed Acres with 238.61 acres in Grass, 68.5 Acres Farmground and 6 Acres in Roads. Tax ID#s; 170032264, 170032256.

**Minerals** The Seller Is Reserving An undivided One-Half nonparticipating royalty interest for a period of 15 years from and after the date of deed, in event of production in 15 years the reservation shall continue as long as there is production in commercial paying quantities if production has commenced within the 15 years.

**Asking Price: \$280,000.00 (\$895.00/Acre)**

## Ryan and Lacie LembkeSellers



**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 Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note, we will not accept Sub-agency without prior written consent. Anyone wishing to inspect the property should make arrangements with Kraupie's at 308-262-1150.