LAND FOR SALE



Wheatland Quarter

159.27 ± ACRES | CHEYENNE COUNTY, NEBRASKA

Productive non-irrigated cropland located between Gurley and Dalton, Nebraska. This nearly level tract features exceptional soil quality, with approximately 89% Class II capability soils — including Kuma, Keith, and Duroc series. These loam and silt loam soils provide strong dryland crop potential and support consistent wheat, corn, and rotational cropping systems typical of Cheyenne County.



LISTING AGENT:

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View full property information & photos

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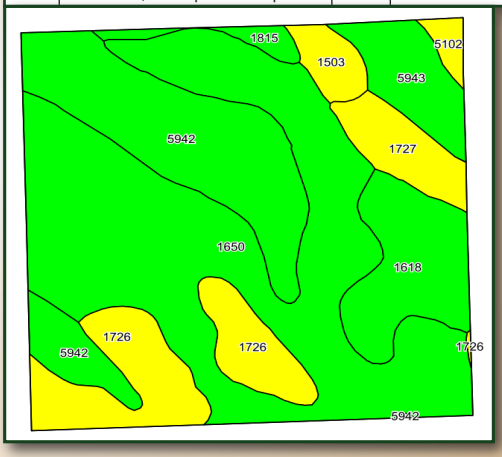
PROPERTY INFORMATION

LEGAL DESCRIPTION:	NW¼ Section 18-T16N-R49W of the 6th P.M.
LOCATION:	From Gurley, NE, head north on US Highway 385 for 2 miles. Turn west on Road 50 for 1 mile. Turn north on Road 111 ½ mile. Property is located on the east side of roadway.
ACRES & TAXES:	159.27 tax-assessed acres 2025 taxes due in 2026: $1,111.46
LAND USE:	Dry cropland
USDA-FSA INFORMATION:	Total FSA cropland acres 79 wheat base acres @ 38 PLC yield
POSSESSION:	Owner to retain a ⅔ share of the 2027 wheat crop on an estimated 80 acres through harvest or loss of the crop.

PRICE: $205,000

SOILS MAP

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1650	Kuma loam, 0 to 1 percent slopes	71.63	45.5%		IIc
5942	Duroc loam, 0 to 1 percent slopes	30.61	19.5%		IIc
1726	Rosebud loam, 1 to 3 percent slopes	18.22	11.6%		IIIe
1618	Keith loam, 1 to 3 percent slopes	14.24	9.1%		IIe





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