

# FREERICHS DRYLAND

397± ACRES | CHEYENNE COUNTY, NE

**NEW LISTING**



## OVERVIEW:

Located in a productive area with predominately class 2 and 3 soils, these parcels would make an excellent addition to an existing operation in the area or to an investment portfolio.

## QUICK FACTS:

- 369.9± total acres
- Located 15± mi East of Gurley, NE
- Located 12± mi North of Lodgepole, NE
- Seller to convey all OWNED mineral rights, if any

### Parcel #1 | 318.1± total acres

- 282.8± acres tillable (milo/wheat stubble)
- 28.0± acres pasture/grass
- 4.8± acres homesite w/ domestic well & Quonset
- Road 44 (south boundary)
- R/E Taxes: \$2,630.50 (2024)
- Legal: E½ Sec 35, T16N, R47W

**Asking Price \$400,000**

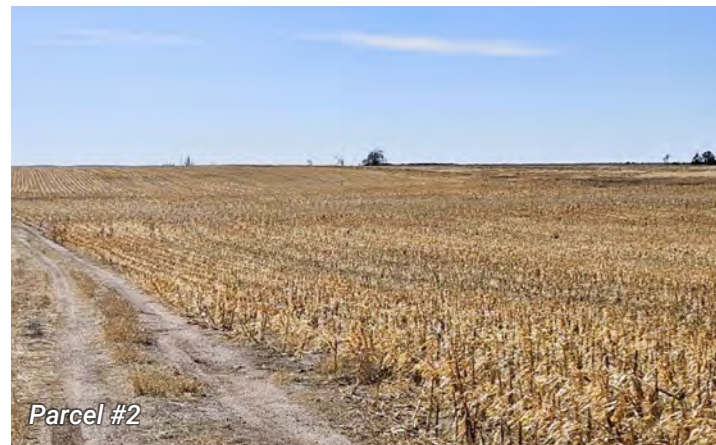
### Parcel #2 | 78.8± total acres

- 75.8± acres tillable (milo stubble)
- Road 143 (west boundary); Road 46 (south)
- R/E Taxes: \$451.68 (2024)
- Legal: S½SW¼ Sec 26, T16N, R47W

**Asking Price \$110,000**



Parcel #1



Parcel #2

## NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been provided by the Seller or obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction nor the Seller assumes responsibility for any omissions, corrections, or withdrawals. Maps are not intended as a survey and are for illustrative purposes only. Legal description(s) is(are) subject to existing fence/field boundaries or land use trades, if any; no warranty is expressed or implied as to exact acreages of each parcel. Prospective buyers should verify all information contained herein, and are urged to fully inspect the property, its condition, and to rely on their own conclusions. All equipment and improvements, if applicable, are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

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**929,846**

total acres sold

**432**

successful auctions

**18,674**

auction attendees

**2,025**

transactions



# Frerichs Dryland

397± Total Acres | 2 Parcels  
Asking \$510,000

**NEW LISTING**



SCAN THE QR FOR  
PHOTOS, SOILS,  
MAPS & MORE!

CHEYENNE COUNTY, NE



Two parcels of dry cropland in eastern Cheyenne County. Possession available for 2025 crop year.

