

**Whitney Dryland Alfalfa**  
TBD-Norman Rd  
Whitney, NE 69367

**\$440,240**  
275.150± Acres  
Dawes County



**Whitney Dryland Alfalfa**  
**Whitney, NE / Dawes County**

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**SUMMARY**

**Address**

TBD-Norman Rd

**City, State Zip**

Whitney, NE 69367

**County**

Dawes County

**Type**

Farms

**Latitude / Longitude**

42.763627 / -103.221269

**Taxes (Annually)**

1773

**Acreage**

275.150

**Price**

\$440,240

**Property Website**

<https://www.ranchandrecreation.com/property/whitney-dryland-alfalfa-dawes-nebraska/80698/>





## Whitney Dryland Alfalfa

### Whitney, NE / Dawes County

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#### **PROPERTY DESCRIPTION**

##### **Whitney, Nebraska | 274.73± Acres**

#1 Properties Ranch and Recreation proudly presents a highly productive **dryland alfalfa opportunity** in Dawes County, Nebraska. This 274.73± acre parcel sits in a **prime location at the corner of Highway 20 and Norman Road**, offering excellent access and strong soils ideally suited for dryland forage production.

The property was **newly seeded to alfalfa in 2024**. In 2023, it yielded approximately **2 tons per acre with millet hay planted**.

With excellent highway frontage, strong producing soils, and a highly desirable location, this property would be ideal for:

- Hay production operations
- Farming expansion
- Investment holdings

##### **Key Features:**

- **Location:** Highway 20 & Norman Road, Whitney, NE
- **Access:** Full frontage on Highway 20 and Norman Road
- **Crop:** Dryland Alfalfa (new seeding in 2024) (Most alfalfa in the area will produce 1.5 tons per acre in a normal year)
- **Yields:** 2 tons/acre with millet hay in 2023
- **Utilities:** Power nearby
- **Topography:** Gently rolling farmland

##### **Soil Profile Highlights:**

- 52.79% Bufton silty clay loam (3–9% slopes)
- 21.68% Keith-Ulysses silt loams (3–9% slopes)
- 16.94% Richfield silt loam (1–3% slopes)
- Smaller balances of Norrest silty clay loam, Ulysses silt loam, Keith silt loam
- Soil ratings support excellent dryland forage production

##### **Location:**

Southeast of Whitney, NE — easy access to Chadron, Alliance, and surrounding markets.

**Parcel IDs:** 230002579 and 230002578

**Total Acres:** 274.73± Acres

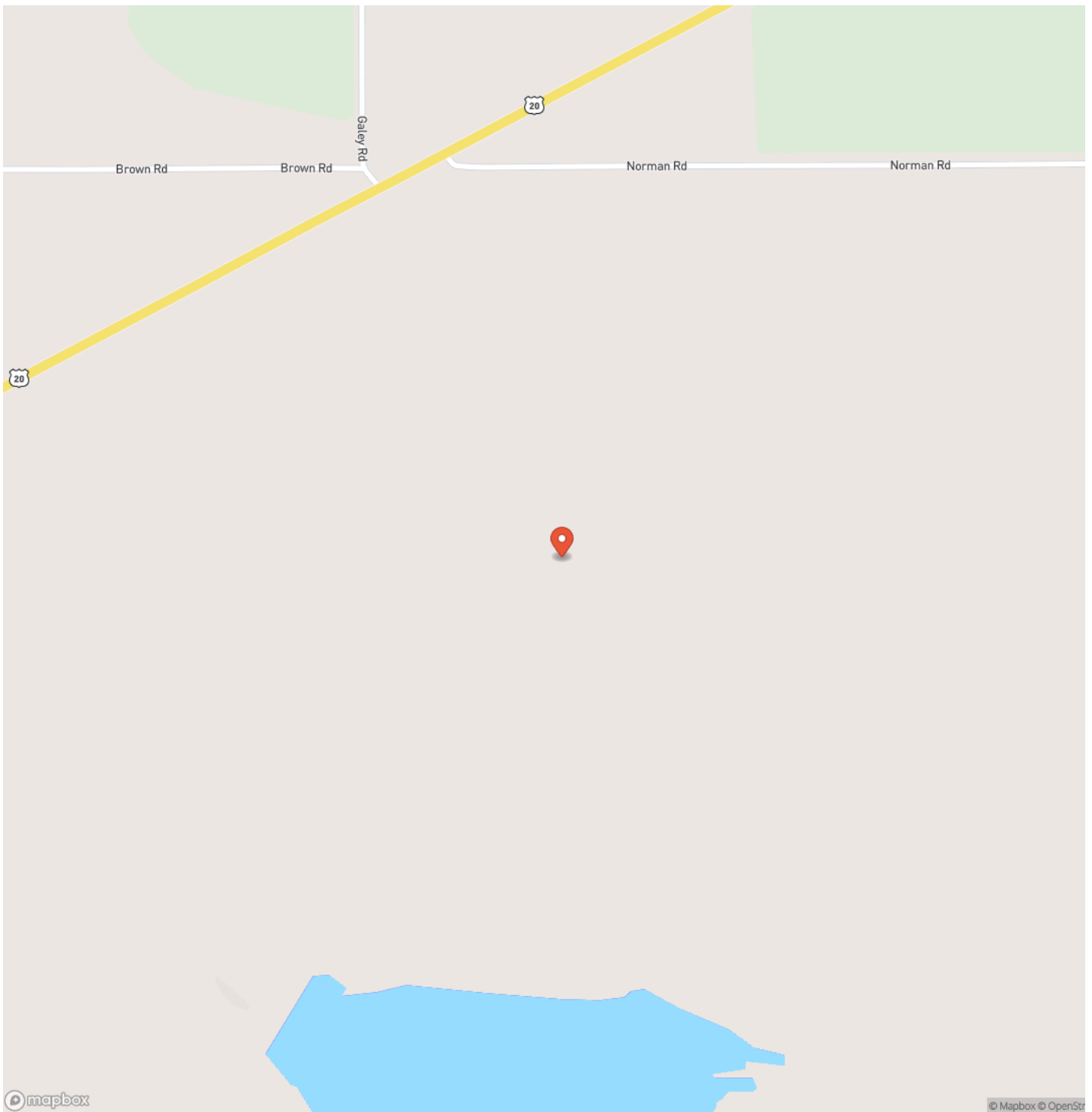
**Contact Tommy Wiles at [308-360-2030](tel:308-360-2030)** for additional information or to schedule a showing.

**Whitney Dryland Alfalfa**  
**Whitney, NE / Dawes County**

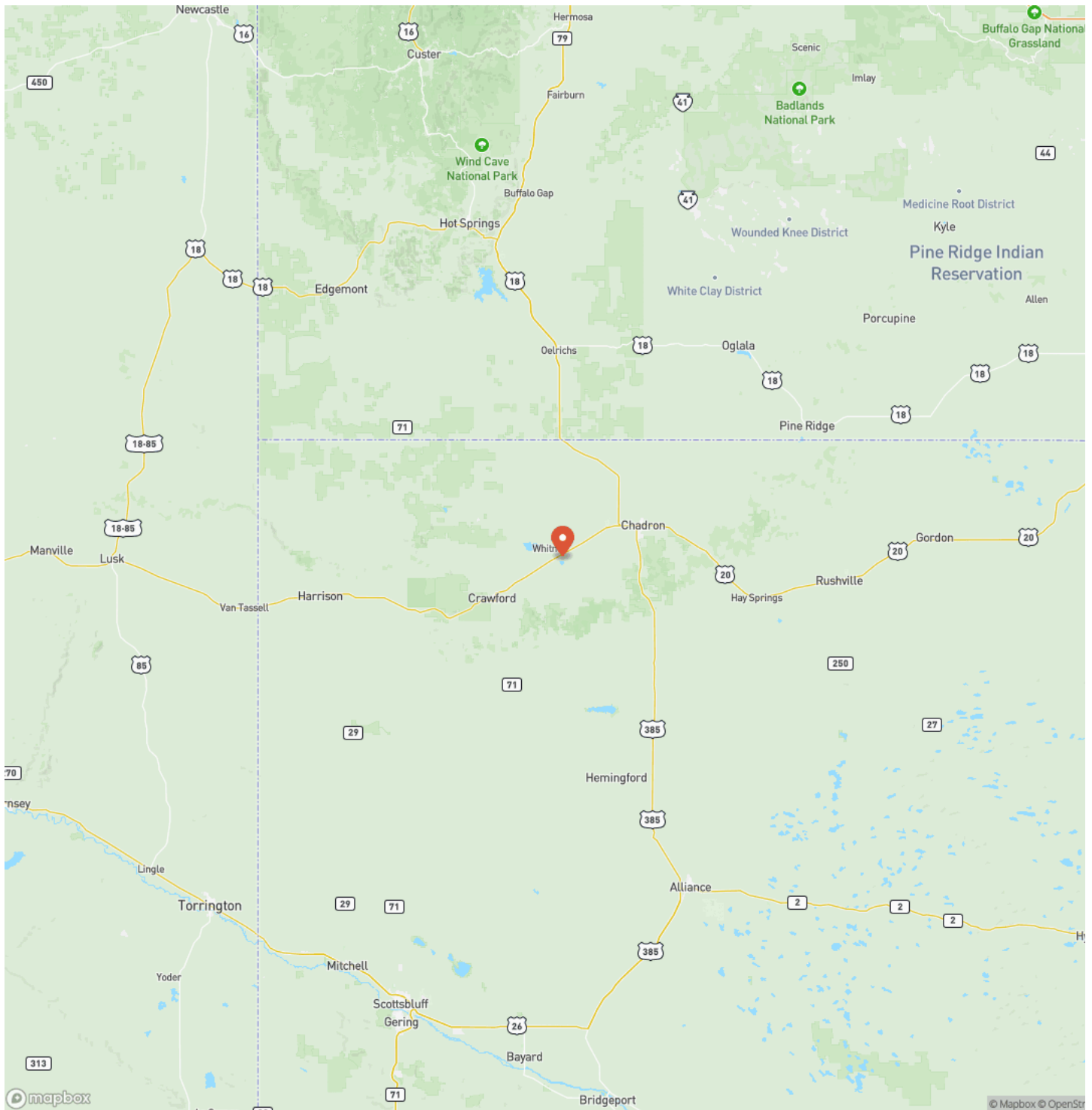
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tommy Wiles

## Mobile

(308) 360-2030

## Email

tommy@ranchandrecreation.com

**Address**

915 east 8th st

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

1. **Acreage and Survey:** Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process.
2. **Soil Types and Crop Production:** Buyer is advised to consult with the Farm Service Agency and any other appropriate agencies regarding the soil types on the property and the kinds of crops and the amount of production that may be grown on and realized from the property.
3. **Reassessment of the Property:** Buyer acknowledges that the property may be reassessed for real estate tax purposes after the Buyer purchases the property. Such reassessment may result in higher real estate taxes.

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**#1 Properties Ranch & Recreation**  
6106 Yellowstone Rd  
Cheyenne, WY 82009  
(307) 236-8299  
[ranchandrecreation.com](http://ranchandrecreation.com)

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