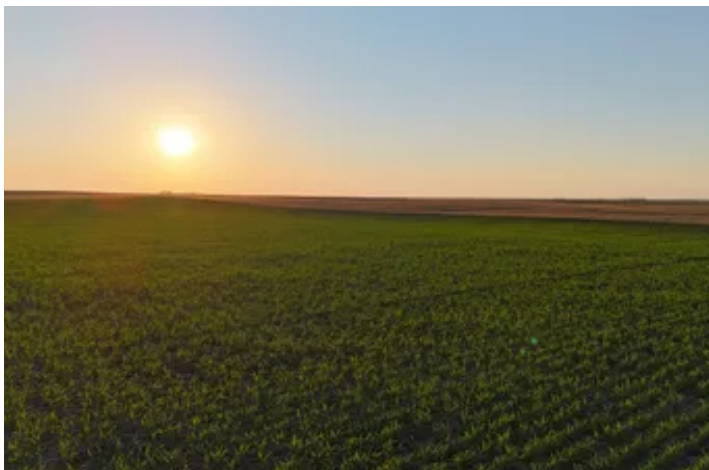


Leyton Tillable Cropland
69131
Dalton, NE 69162

\$208,000
166.9± Acres
Cheyenne County



Leyton Tillable Cropland
Dalton, NE / Cheyenne County

SUMMARY

Address

69131

City, State Zip

Dalton, NE 69162

County

Cheyenne County

Type

Farms

Latitude / Longitude

41.370081 / -102.768574

Acreage

166.9

Price

\$208,000

Property Website

<https://greatplainslandcompany.com/detail/leyton-tillable-cropland-cheyenne-nebraska/111826/>



Leyton Tillable Cropland Dalton, NE / Cheyenne County

PROPERTY DESCRIPTION

Leyton Cropland is a 166.9± acre tract located in Cheyenne County, Nebraska, with approximately 160.9± acres currently being farmed. The property consists primarily of productive cropland and offers a high percentage of tillable acres, making it an efficient addition to an existing farming operation or a solid agricultural investment.

Located near Dalton Nebraska, the farm has good access and is situated in a well-established farming area with a history of dryland crop production. The layout allows for efficient field operations and continued agricultural use. All owned mineral right to transfer.

Cash rent in the local area is approximately \$50 per farmed acre, providing a general indication of current rental rates. Actual lease terms and rental income will vary based on market conditions and individual agreements.

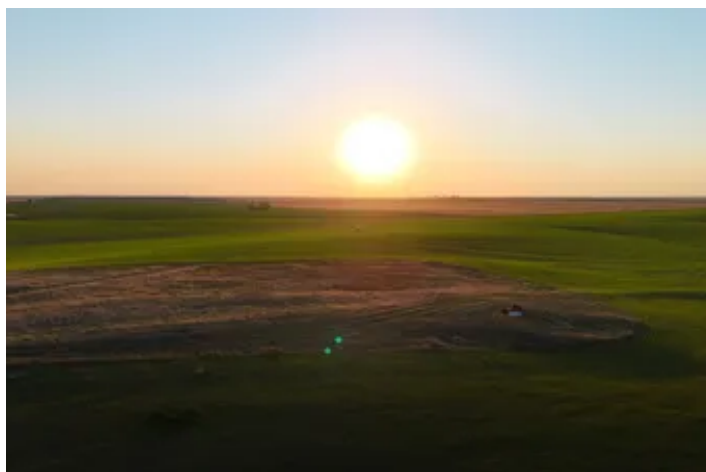
This property presents an opportunity to own productive western Nebraska cropland with a strong percentage of farmable acres in a region known for long-term agricultural use.

Disclosure: Seller is a licensed real estate professional in the State of Nebraska.

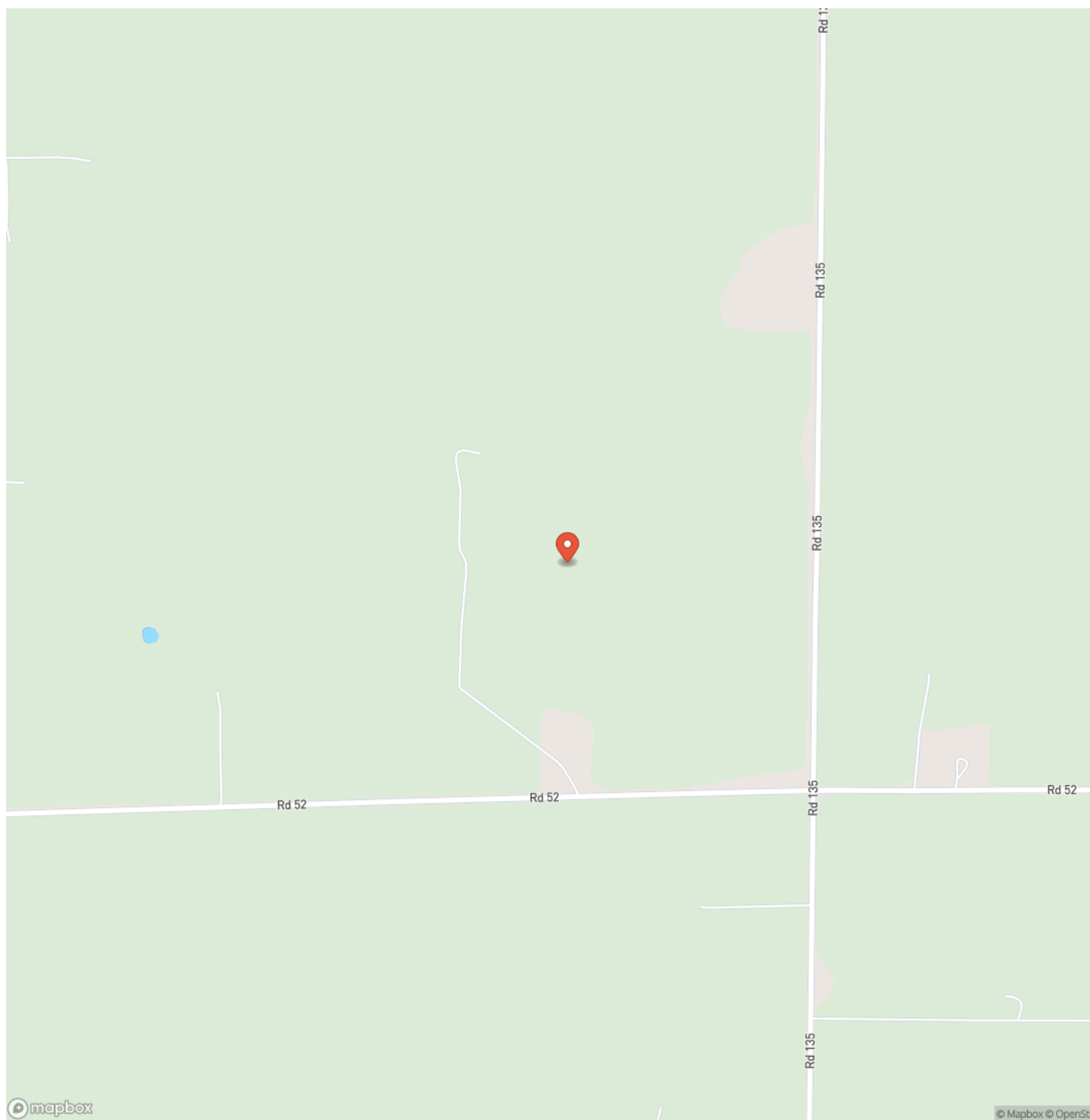
The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.



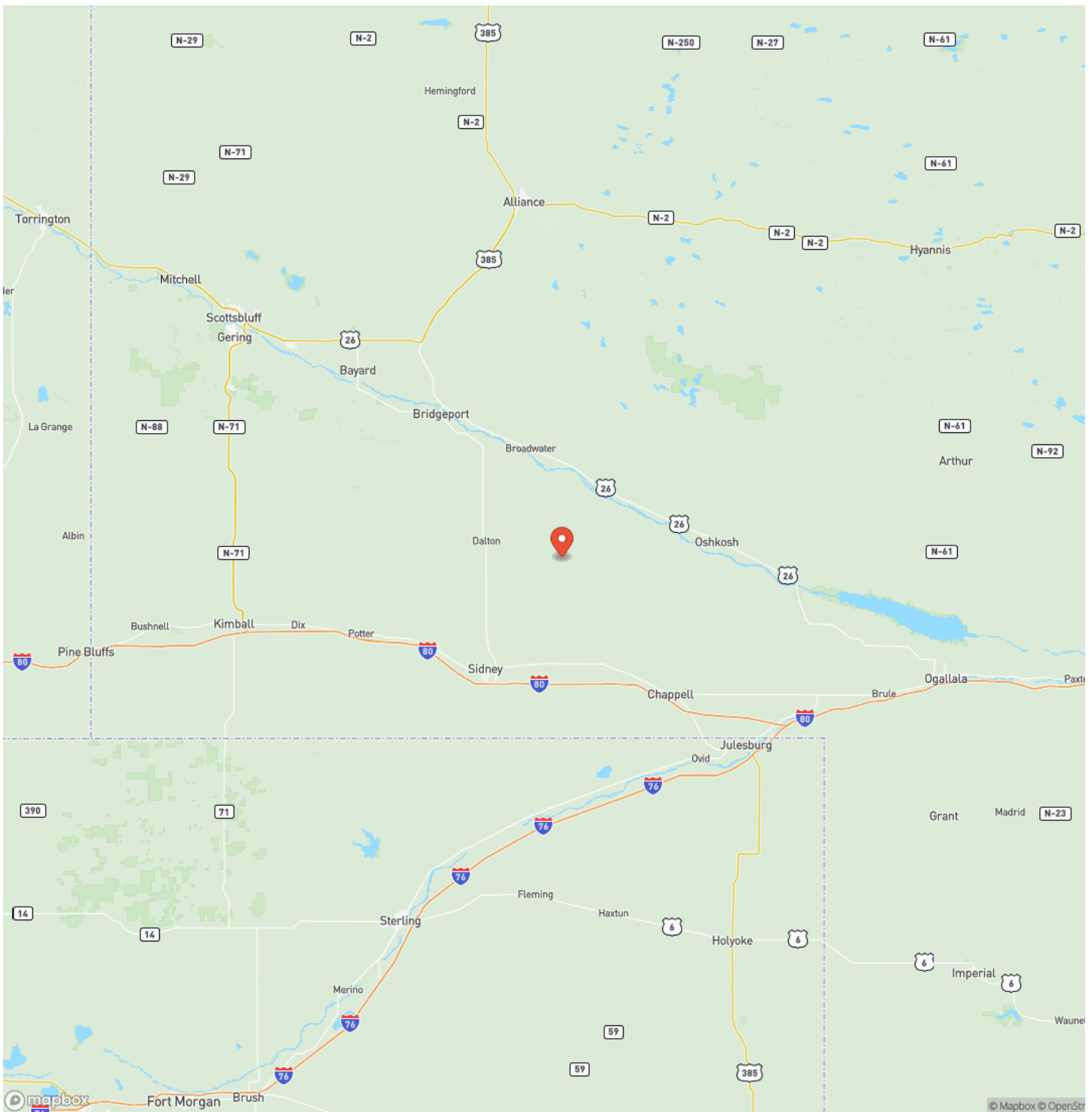
Leyton Tillable Cropland
Dalton, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



Leyton Tillable Cropland
Dalton, NE / Cheyenne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Riley Rohm

Mobile

(308) 203-8076

Email

riley@greatplains.land

Address

12910 Road 16

City / State / Zip

Sidney, NE 69162

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

