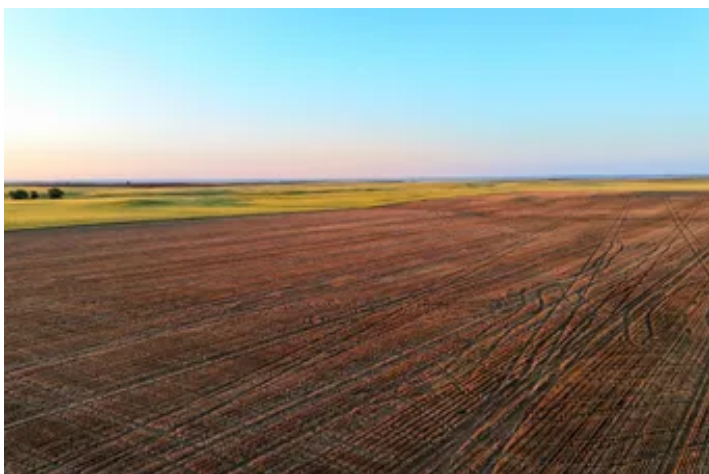


**Large Parcels of Continuous Cropland with Cash Lease
Option**
TBD County Road 6
Lodgepole, NE 69149

\$2,000,000
1,443.300± Acres
Cheyenne County



Large Parcels of Continuous Cropland with Cash Lease Option Lodgepole, NE / Cheyenne County

SUMMARY

Address

TBD County Road 6

City, State Zip

Lodgepole, NE 69149

County

Cheyenne County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.033474 / -102.673

Taxes (Annually)

4981

Acreage

1,443.300

Price

\$2,000,000

Property Website

<https://greatplainslandcompany.com/detail/large-parcels-of-continuous-cropland-with-cash-lease-option-cheyenne-nebraska/84090/>



Large Parcels of Continuous Cropland with Cash Lease Option Lodgepole, NE / Cheyenne County

PROPERTY DESCRIPTION

Here a couple of large parcel of continuous cropland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Kuma Loam 0-1 percent slope Class (2c) & Keith Loam 1-3 percent slope Class (2e) soils. The cropland has good proven yield history with a Corn APH of 72 to 79 bushel and Wheat APH 49 to 50 bushel. Crops grown on the property and in the area include Wheat, Milo, Millet, and Corn. Currently, all of the tillable cropland is in a Wheat/Corn rotation. There are several local tenants in the area who would cash rent the tillable acres for \$55 per acre creating a nice possible annual income. There are 62.60 acres of Grassland CRP with a decent size draw that not only adds \$690 of annual income until 2035 but also hunting opportunities. Wildlife found in the area include Deer, Antelope, Pheasants, Waterfowl, and Small Game. The property has well maintained county road frontage on multiple sides creating easy access and is in a great farming area. FSA information is available upon request. 100% of the Seller's Owned Mineral Rights are included (if any). Please contact the local Land Professional for additional information or to schedule a showing. Showings by appointment only!!!

Property Details:

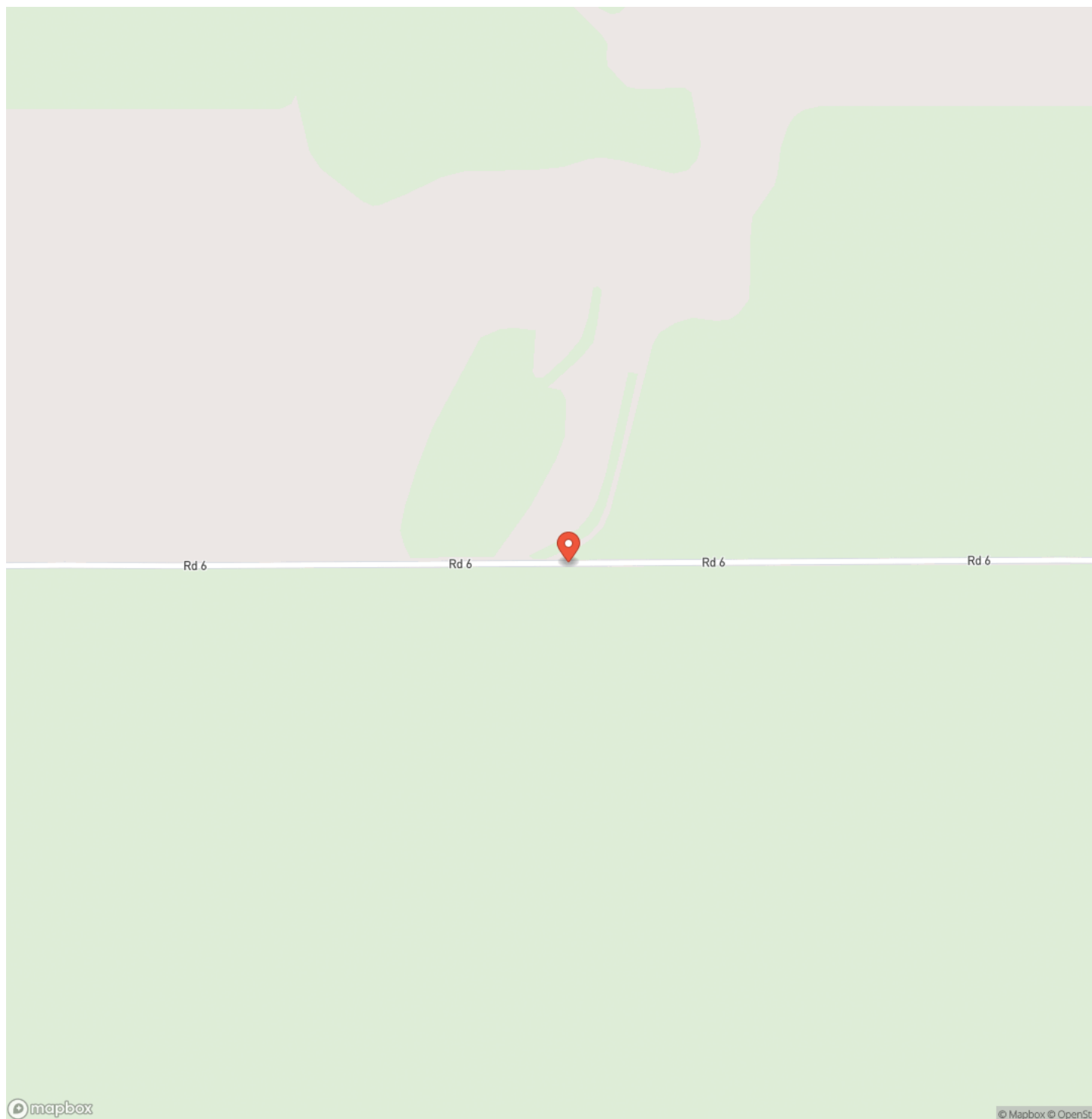
- Located South of Lodgepole, NE
- Mostly Prime Tillable Cropland with Mostly Class II Soils
- Tillable Acres
- Potential Cash Rent of \$55 Per Tillable Acre
- Corn APH Ranging From 72 to 79 Bushel
- Wheat APH Ranging from 49 to 50 Bushel
- 62.60 Acres of Grassland CRP Paying \$690 Annually until 2035
- High Potential Return on Investment (ROI)
- County Road Frontage on Multiple Sides
- Hunting Opportunities or Hunting Lease Possible Income

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company

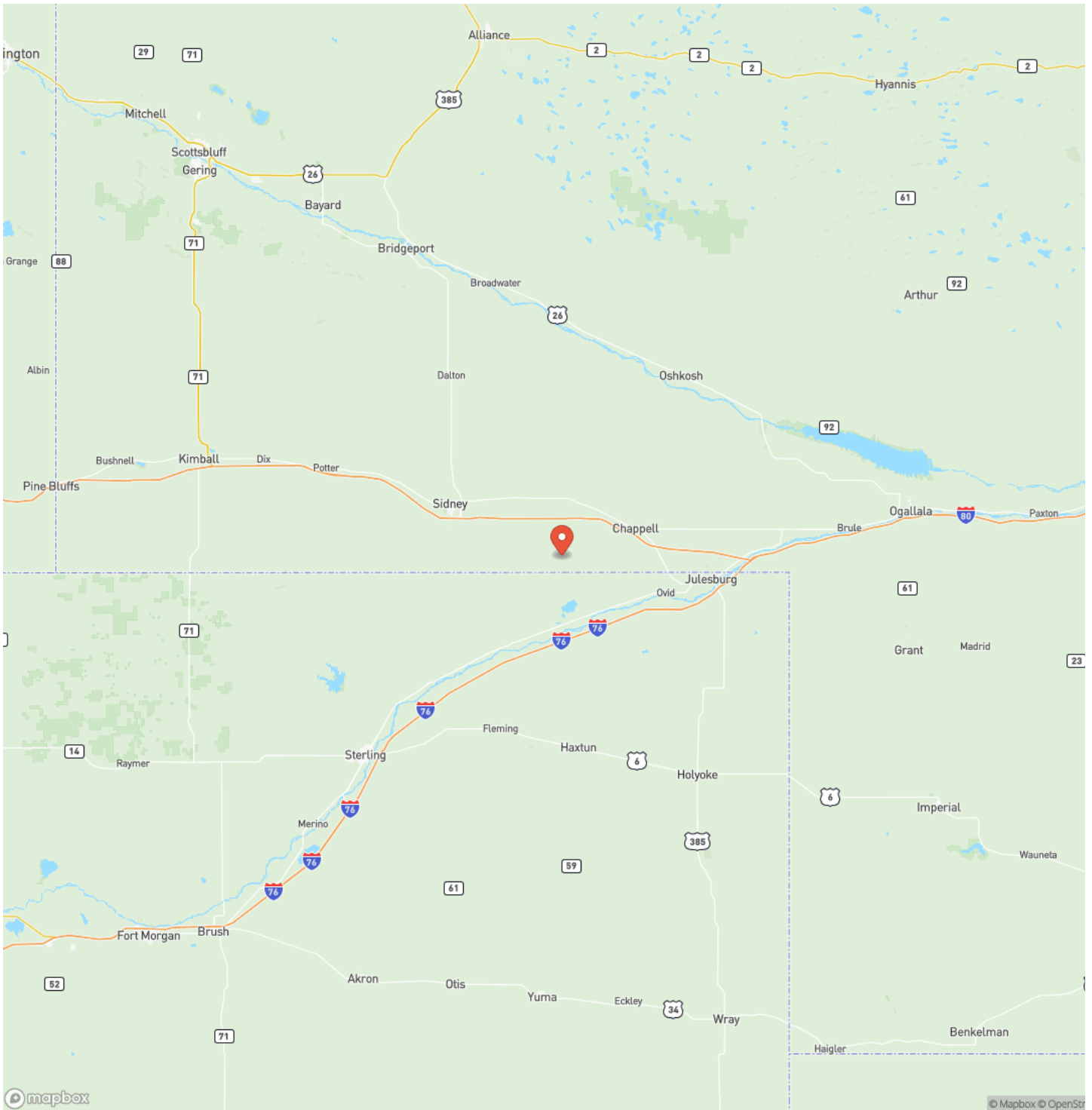
Large Parcels of Continuous Cropland with Cash Lease Option
Lodgepole, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



Large Parcels of Continuous Cropland with Cash Lease Option

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

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.



MORE INFO ONLINE:
greatplainslandcompany.com

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.

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