

**Quality Cropland & Grassland CRP Pasture with
Recreational Opportunities**
TBD Road 32
Lodgepole, NE 69149

\$290,000
268.300± Acres
Cheyenne County



Quality Cropland & Grassland CRP Pasture with Recreational Opportunities Lodgepole, NE / Cheyenne County

SUMMARY

Address

TBD Road 32

City, State Zip

Lodgepole, NE 69149

County

Cheyenne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

41.2218 / -102.6958

Acreage

268.300

Price

\$290,000

Property Website

<https://greatplainslandcompany.com/detail/quality-cropland-grassland-crp-pasture-with-recreational-opportunities-cheyenne-nebraska/89269/>



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PROPERTY DESCRIPTION

Cheyenne Co., NE 268.3

Here is a combination property providing income from tillable cropland with a cash lease while also offering the possibilities grazing & recreational opportunities. Currently approximately 159 acres of tillable cropland is cash leased for \$45 per acre to a local tenant and are subject to tenant rights. The two tillable cropland fields not only provide income but also a great food source for wildlife. There are approximately 104.28 acres of partially fenced pasture that hasn't been grazed in several years and has been enrolled into the Grassland CRP program paying \$1,148 annually until 2035. There is an older windmill water well located in the center of the property offering a possible water source for livestock or wildlife. Most of the pasture soils are prime Keith Loam 1-3 Percent Slopes Class 2e & Alliance Loam 3-6 Percent Slope Class 3e offering the possibility of converting it into producing cropland once the Grassland CRP Contract expires in 2035 or leasing it out for pasture for additional income. A mature tree row runs through the northwest portion of the parcel creating great habitat for deer, upland birds, & small game. Seller's Owned Mineral Rights are Included (if any). With the cropland cash lease providing over \$7,155+ annually and Grassland CRP Contract paying \$1,148 annually plus the potential for additional income streams this is a diverse property that is ideal for just about any type of buyer. Exact acreage and boundaries are subject to a survey before closing. Contact the listing Land Professional today for more information or to schedule a showing. ***Showings by appointment only***

Property Details:

Located Northwest of Lodgepole, NE

Tillable Cropland with Cash Lease

Mature Tree Row

Partially Fenced Pasture

Grassland CRP Income

High ROI Potential

Hunting Opportunities

Driving Directions:

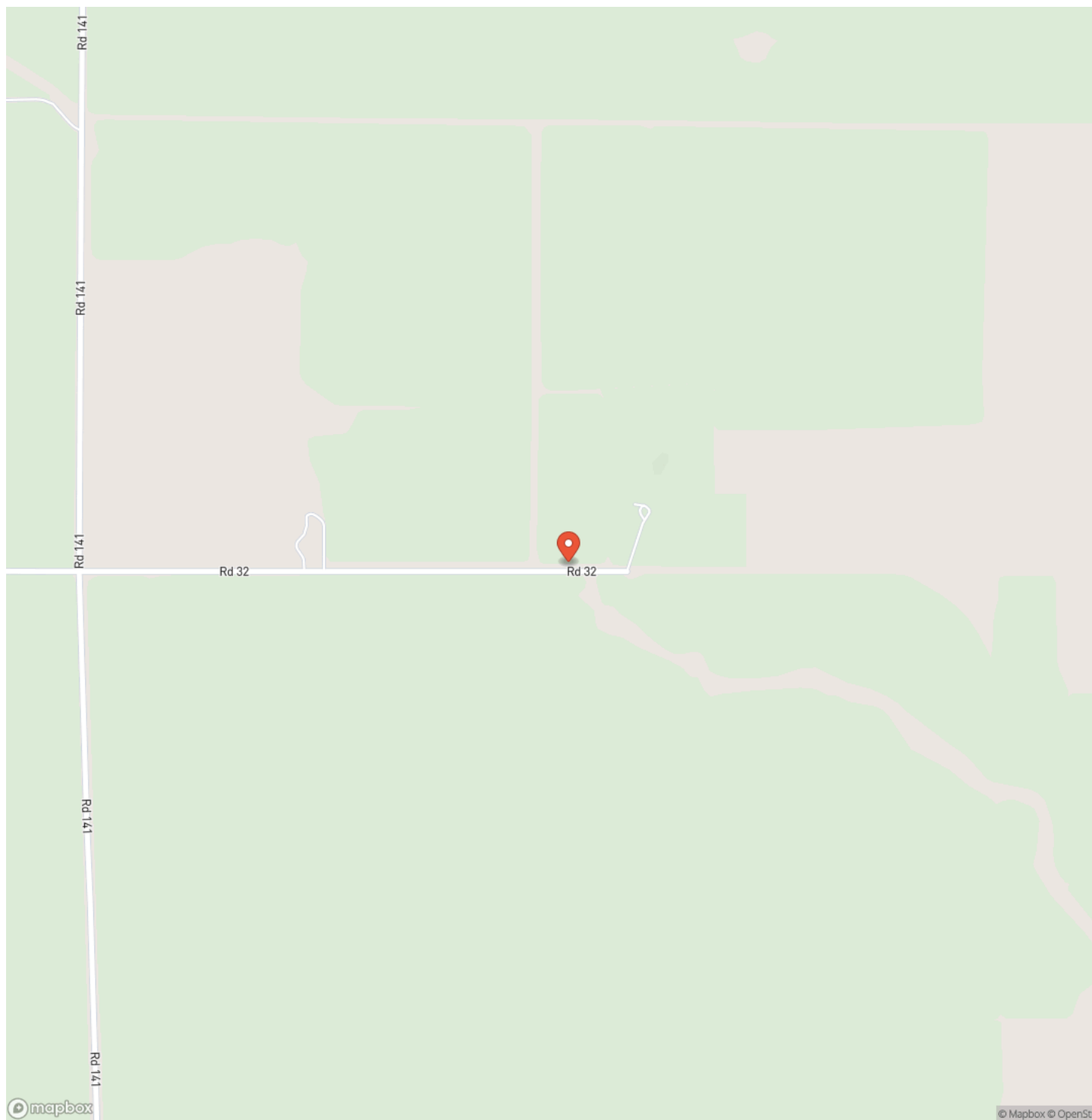
From Lodgepole, NE take Road 147 north 3.75 miles until you reach Road 30 then turn left (west) for 3 miles until you reach Road 141 then turn right (north) for 1 mile until you reach Road 32 then turn right and go 1/2 mile to the SW corner of the property.

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.

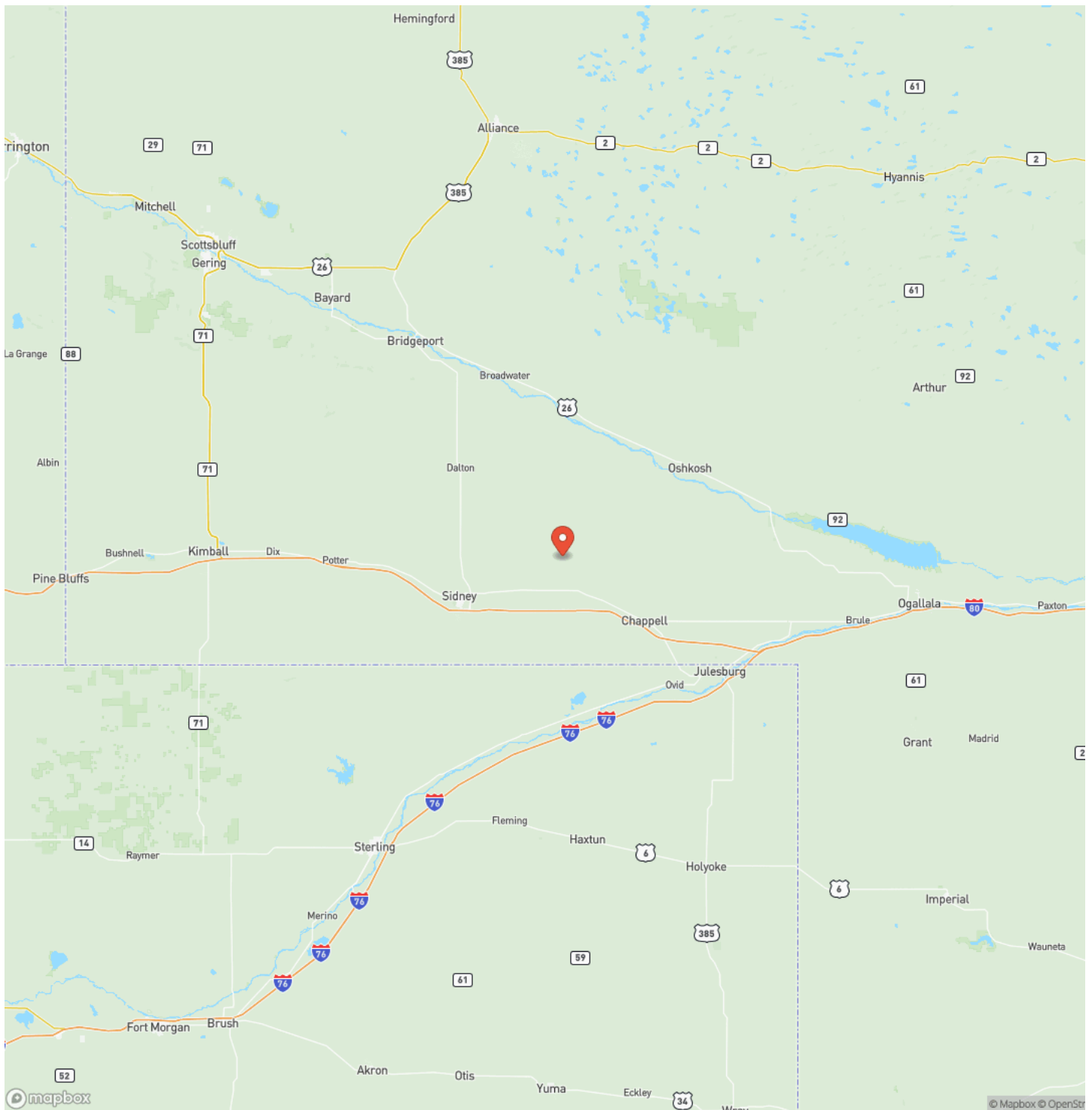
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Locator Map



Locator Map



Satellite Map



Quality Cropland & Grassland CRP Pasture with Recreational Opportunities

Lodgepole, NE / Cheyenne County

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

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



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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