

Cheyenne Co., NE 624.4 with 3BR 1BA Home
3468 ROAD 81
Potter, NE 69156

\$749,000
624.400± Acres
Cheyenne County



Cheyenne Co., NE 624.4 with 3BR 1BA Home
Potter, NE / Cheyenne County

SUMMARY

Address

3468 ROAD 81

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Horse Property

Latitude / Longitude

41.2459 / -103.2897

Dwelling Square Feet

1621

Bedrooms / Bathrooms

3 / 1

Acreage

624.400

Price

\$749,000

Property Website

<https://greatplainslandcompany.com/detail/cheyenne-co-ne-624-4-with-3br-1ba-home-cheyenne-nebraska/67061/>



Cheyenne Co., NE 624.4 with 3BR 1BA Home Potter, NE / Cheyenne County

PROPERTY DESCRIPTION

Here is a great combination property with a 3BR 1BA ranch home, large quonset, & several additional outbuildings. The acreage consists of 196+/- acres of quality cropland, with the balance being pasture and improvement site. Both the tillable and pasture acres offer the potential for annual rental income. Currently, a decent portion of the cropland is planted to winter wheat and is being farmed by the sellers. The pasture acres have been leased out in the past and will be open for the 2025 grazing season, depending on the time of closing. Located on the west side of the pasture you will find a deep canyon draw offering good hunting and exploring. Hunting opportunities in the area include deer, antelope, upland birds, predators, and small game.

Improvements on the parcel are centered around a Ranch Home consisting of 1621 sq. ft. of living space and a 464 sq. ft. partial basement offering tons of space and possibilities. The home has 3 bedrooms, 1 bathroom, a large kitchen with an eat-in dining area, living room, closed-in sun porch, canning/gardening room, and partially unfinished basement. Directly to the north of the home you will find a 600+- sq. ft detached garage that makes a great place to park vehicles or could make a nice shop. The large Quonset, consisting of 3200+/- sq. ft., provides ample space for storing equipment or toys with a concrete floor and electricity. There is also a barn and coral area that could be used for 4-H animals, livestock, or horses. An additional older grain storage building and grain silo help tell the history of this multi-generational farm while offering the new buyers tons of possibilities. This area is known for its amazing sunrises/sunsets and views overlooking the Lodgepole Creek Bottom to the south. Located in close proximity to Potter, NE, and Interstate I80 makes for easy year-round access. Property is being advertised as a whole and also as smaller parcels. Contact the listing agent today to find out more information or to schedule a showing on this unique opportunity. Surface Rights Only. Showing By Appointment Only With No Exceptions!

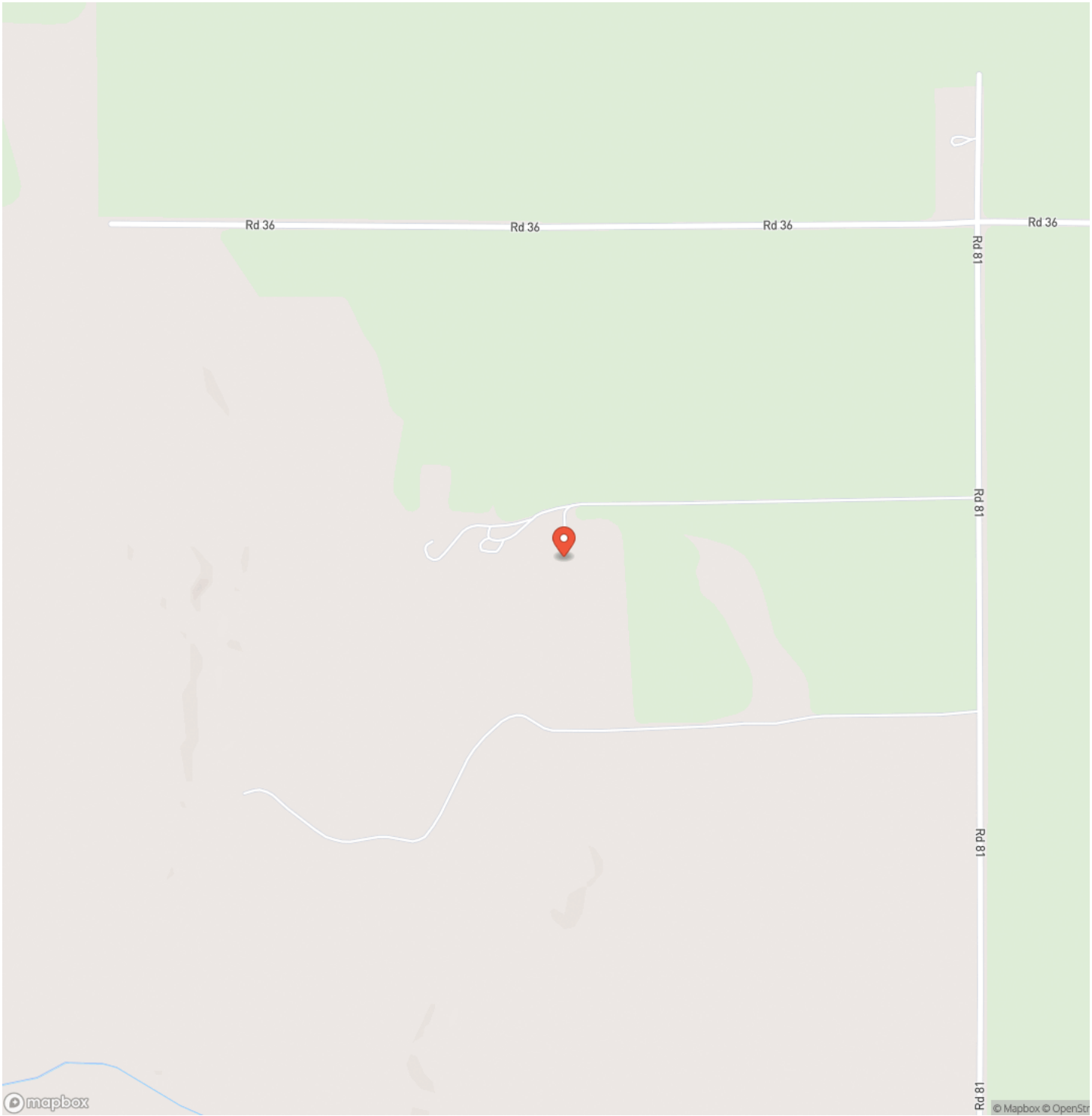
- Legal Description - SEC28 T15N R52W
- Located NE of Potter, NE
- 3BR 1BA ranch home with 1621 sq ft
- Large Quonset and several additional outbuildings
- Prime cropland with income potential
- Fully Fenced Pasture

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.

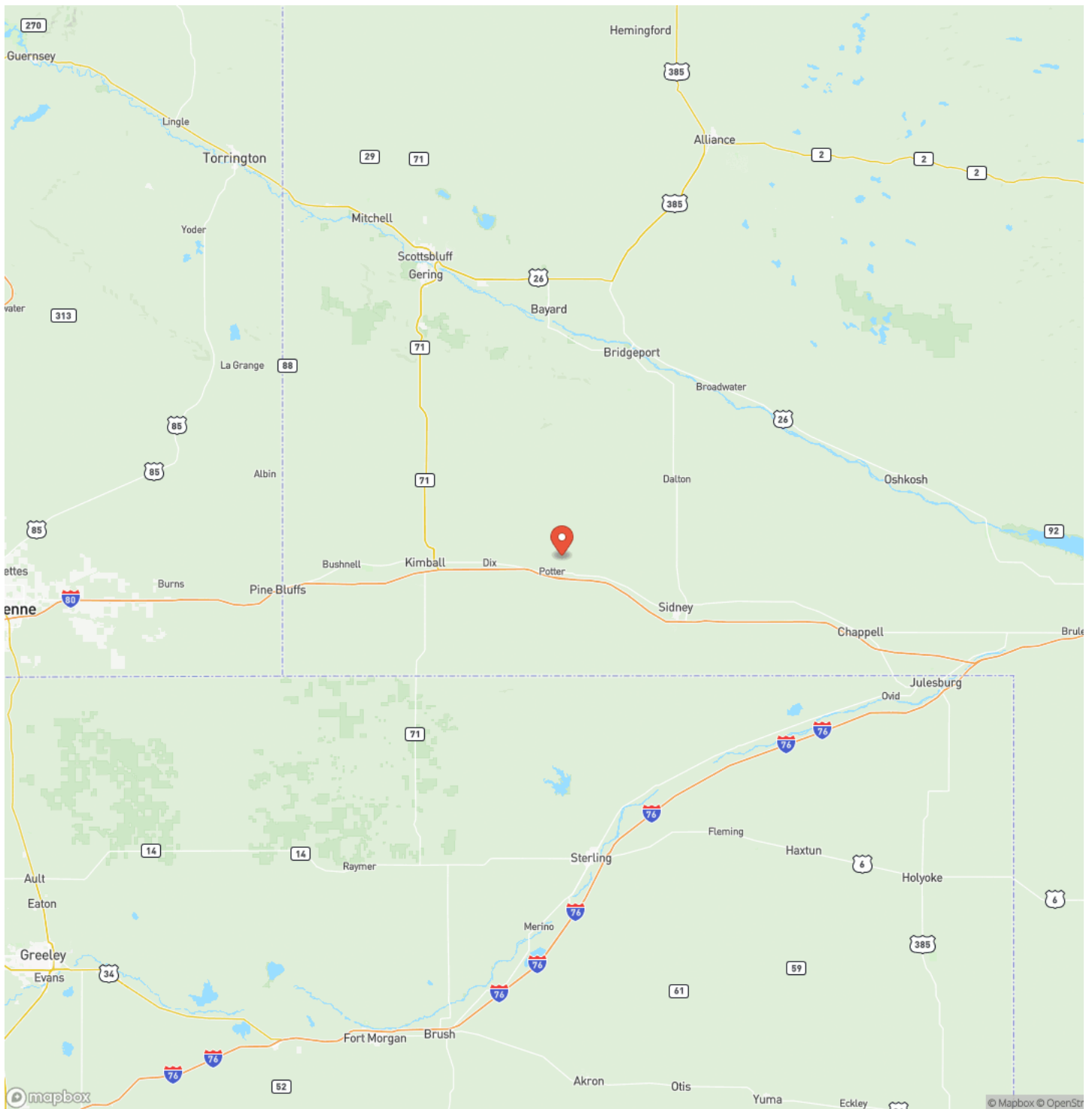
Cheyenne Co., NE 624.4 with 3BR 1BA Home
Potter, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



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.



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

