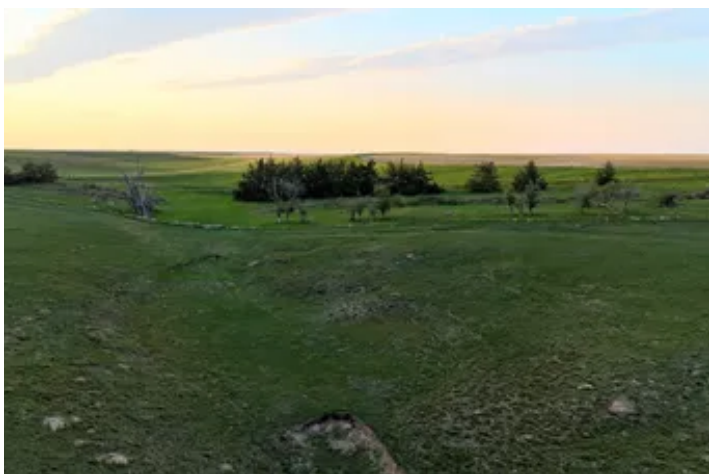


Combination Half Section with Cropland and Canyon
Pasture
TBD Road 36
Potter, NE 69156

\$225,000
314.300± Acres
Cheyenne County



Combination Half Section with Cropland and Canyon Pasture Potter, NE / Cheyenne County

SUMMARY

Address

TBD Road 36

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

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

Latitude / Longitude

41.2513 / -103.2947

Acreage

314.300

Price

\$225,000

Property Website

<https://greatplainslandcompany.com/detail/combination-half-section-with-cropland-and-canyon-pasture-cheyenne-nebraska/76591/>



Combination Half Section with Cropland and Canyon Pasture Potter, NE / Cheyenne County

PROPERTY DESCRIPTION

Here is a great combination property with income & recreational opportunities. The acreage consists of 50+/- acres of quality cropland, with the balance being canyon pasture. Both the tillable and pasture acres offer the potential for annual rental income. Tillable cropland acres consist of mostly Class II soils with a good proven yield history. The pasture acres have been leased out in for the 2025 grazing season but could be open for the 2026 season. In the pasture portion of the parcel, you will find a deep canyon draw offering great hunting and exploring. Hunting opportunities in the area include deer, antelope, upland birds, predators, and small game. This area is known for its amazing sunrises/sunsets and views overlooking the Lodgepole Creek Bottom to the south. Located a short distance from Potter, NE, and Interstate I80 there is easy year-round access. Additional acreage and 3BR 1BA Ranch Home are available (see combination listing for more details & pictures). 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!

Property Details:

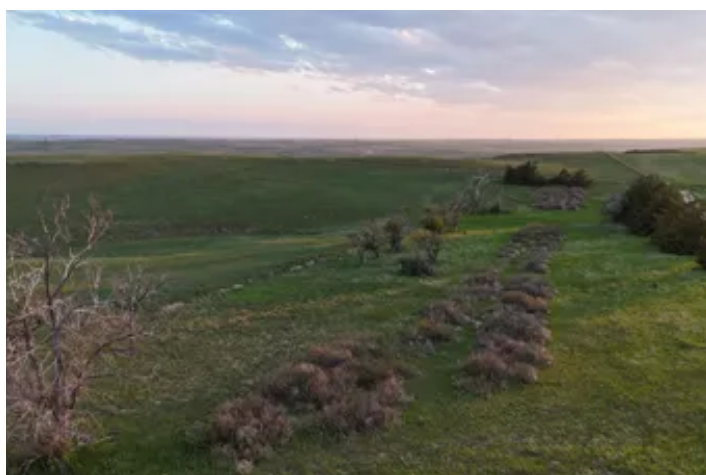
- Legal Description - E2 SEC28 T15N R52W
- Located NE of Potter, NE
- Canyon Pasture
- Hunting Opportunities
- Prime cropland with income potential

Nearby Areas:

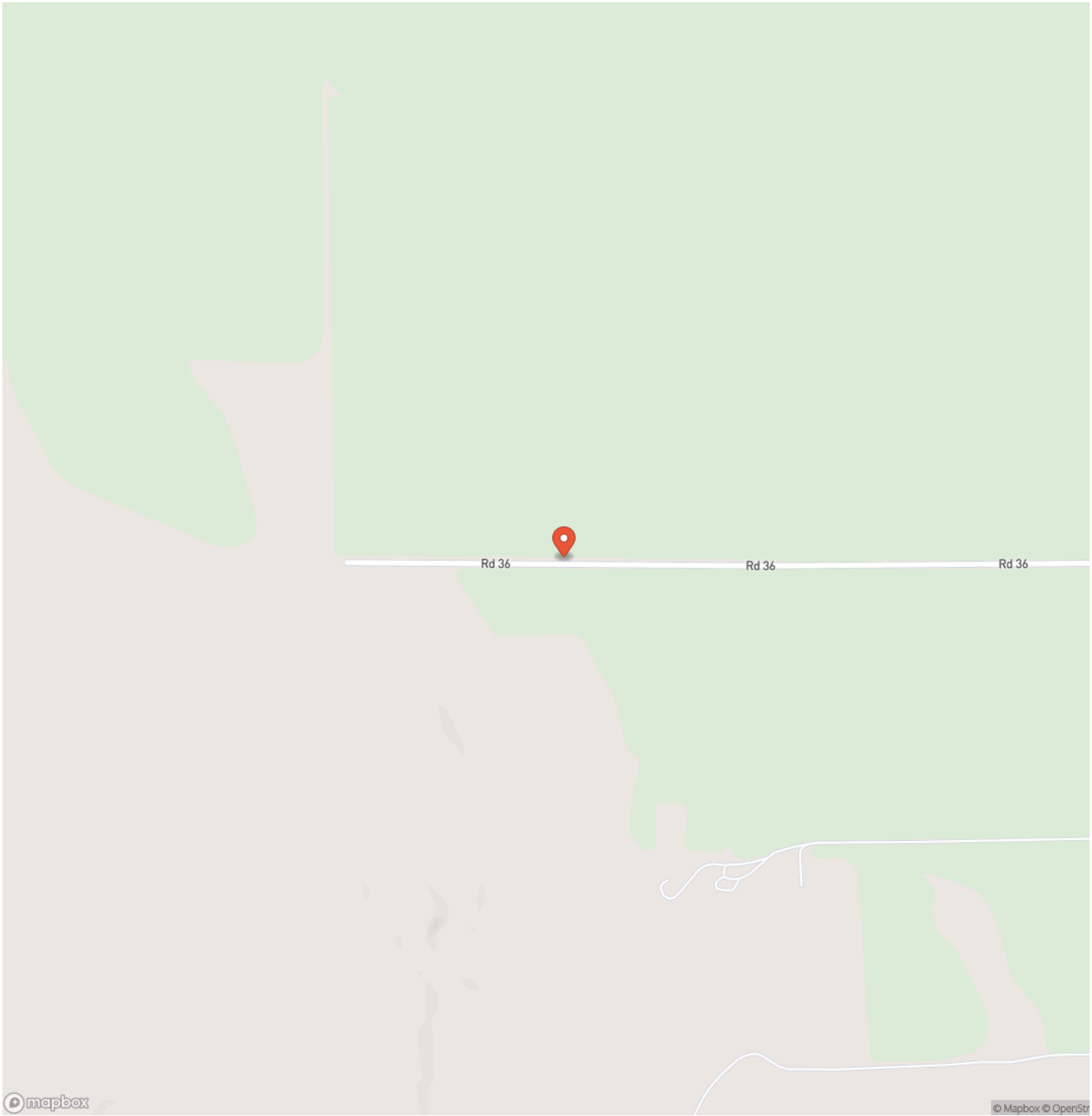
- 3 miles to Potter, NE
- 18 miles to Sidney, NE
- 78 miles to Cheyenne, WY
- 94 miles to Greeley, CO
- 135 miles to Denver, CO

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.

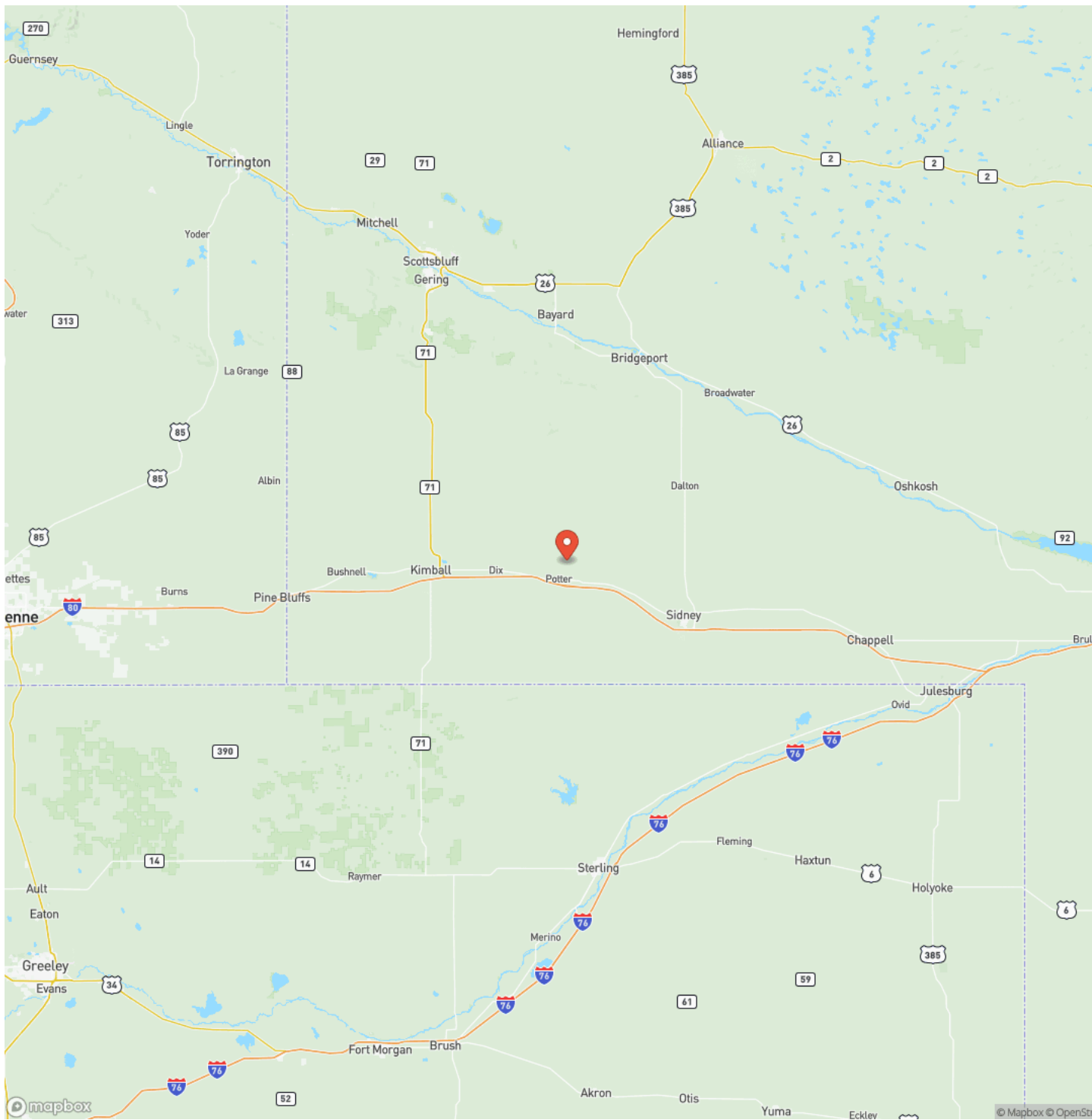
Combination Half Section with Cropland and Canyon Pasture
Potter, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



**Combination Half Section with Cropland and Canyon Pasture
Potter, 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

[illegible]

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, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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