

3BR 1BA Ranch Style Home with Cropland & Pasture
3468 ROAD 81
Potter, NE 69156

\$449,000
217± Acres
Cheyenne County



3BR 1BA Ranch Style Home with Cropland & Pasture Potter, NE / Cheyenne County

SUMMARY

Address

3468 ROAD 81

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

Farms, Horse Property, Single Family, Ranches, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

41.2459 / -103.2897

Dwelling Square Feet

1621

Bedrooms / Bathrooms

3 / 1

Acreage

217

Price

\$449,000

Property Website

<https://greatplainslandcompany.com/detail/3br-1ba-ranch-style-home-with-cropland-pasture-cheyenne-nebraska/76590/>



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PROPERTY DESCRIPTION

Here is a great combination property with a 3BR 1BA ranch home, large quonset, & several additional outbuildings. The acreage consists of approximately 53+/- 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. 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. Hunting opportunities in the area include deer, antelope, upland birds, predators, and small game. Additional acreage is available (contact the listing agent for details).

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. 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 With No Exceptions!

Located NE of Potter, NE

3BR 1BA ranch home with 1621 sq ft

Large Quonset and several additional outbuildings

Cropland with income potential

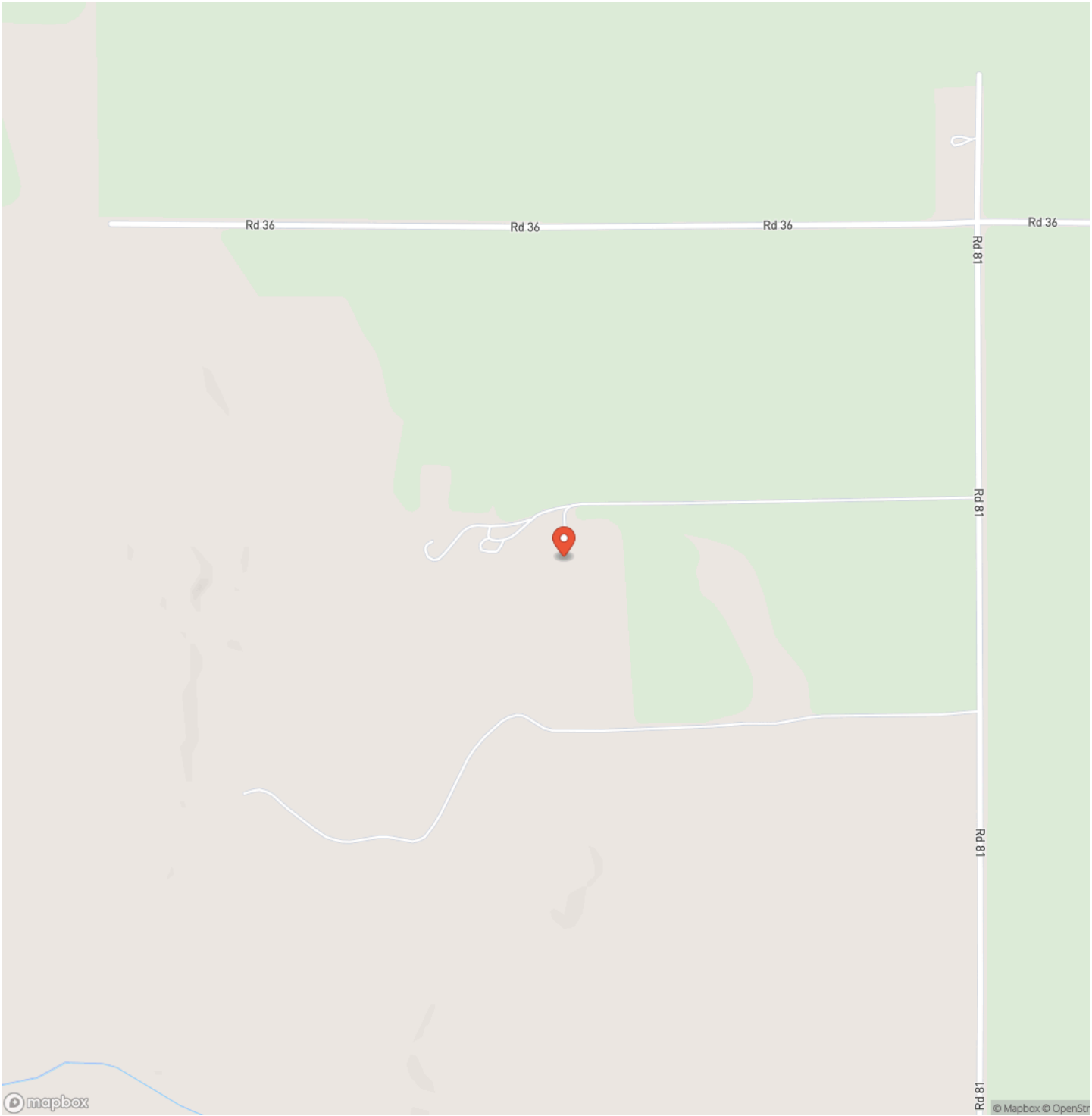
Additional acreage is available

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.

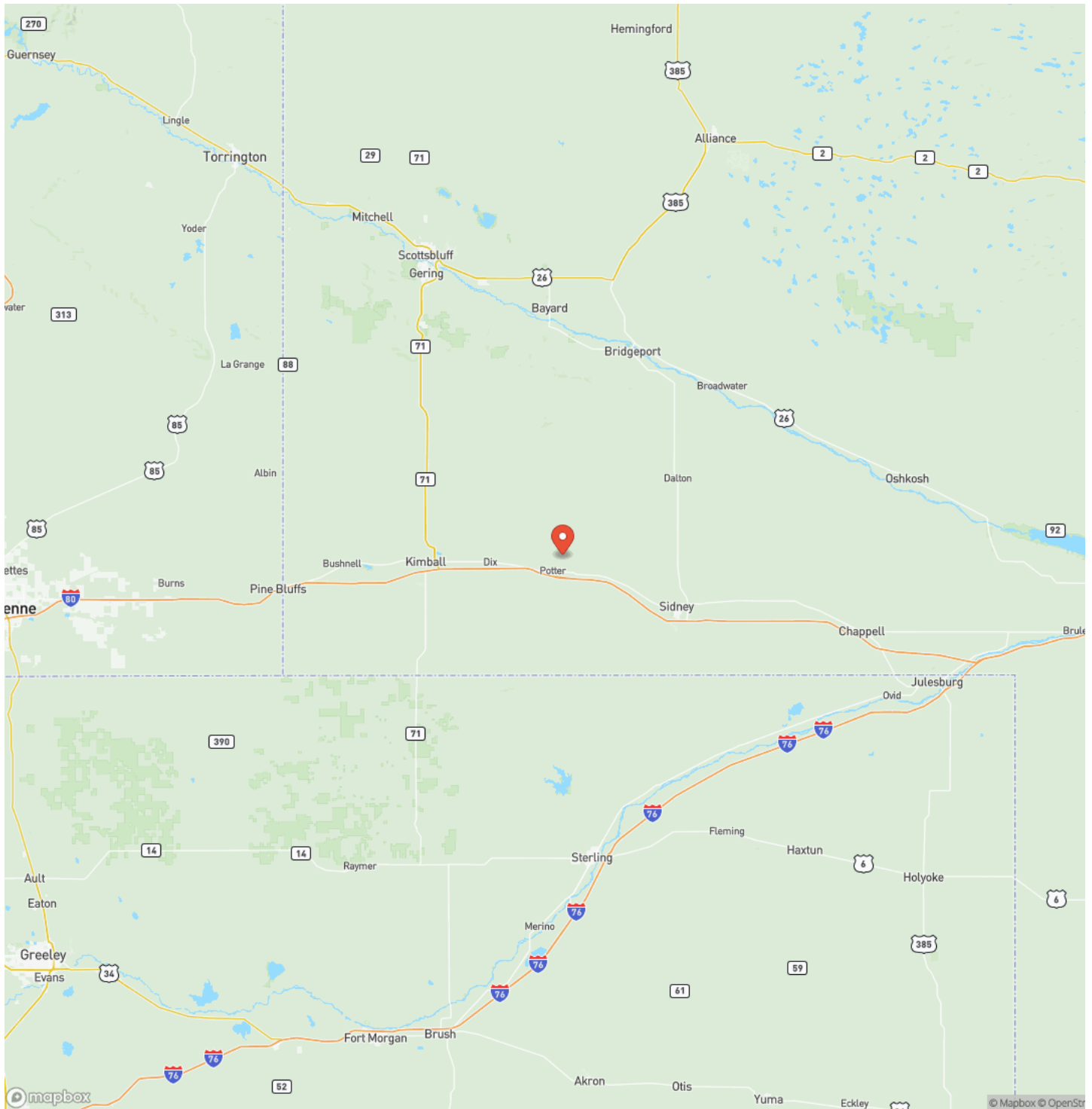
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Potter, NE / Cheyenne County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



3BR 1BA Ranch Style Home with Cropland & 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 a blank sheet of 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

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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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