

2BD 1BA with Several Outbuildings
8549 Road 2
Sidney, NE 69162

\$149,000
5.500± Acres
Cheyenne County



2BD 1BA with Several Outbuildings Sidney, NE / Cheyenne County

SUMMARY

Address

8549 Road 2

City, State Zip

Sidney, NE 69162

County

Cheyenne County

Type

Ranches, Single Family, Residential Property, Horse Property

Latitude / Longitude

41.0039 / -103.2393

Dwelling Square Feet

1448

Bedrooms / Bathrooms

2 / 1

Acreage

5.500

Price

\$149,000

Property Website

<https://greatplainslandcompany.com/detail/2bd-1ba-with-several-outbuildings-cheyenne-nebraska/80011/>



2BD 1BA with Several Outbuildings Sidney, NE / Cheyenne County

PROPERTY DESCRIPTION

Country 2BR 1BA farmhouse on acreage away from the hustle and bustle of the city. Great for a buyer involved in 4H or just looking to have some space for livestock or hobbies. Recent improvements include a newer septic system and electrical box. The main level boasts of 2 bedrooms, bathroom, kitchen, living room, and bonus room. Additional storage can be found in the partial basement. Several outbuildings can be found on the property including a large metal Quonset with dirt flooring & power. Personal property items can be included with the sale including appliances, furniture, storage container, older white Ford pick-up, and other items (Contact listing agent for more details). Located only a short distance from paved County Road 74 and Peetz, CO the property has good access. Exact acreage and boundaries will be subject to a survey being completed before closing. Showings by appointment only with no exceptions! Contact the listing agent for more information or to schedule a showing.

Property Features:

- Located 7 miles west of Peetz, 17 miles southwest of Sidney, and 26 miles north of Sterling.
- Country home with acreage
- Partial basement
- Close Proximity to a paved road
- Large Quonset with dirt floor & power

Nearby Areas:

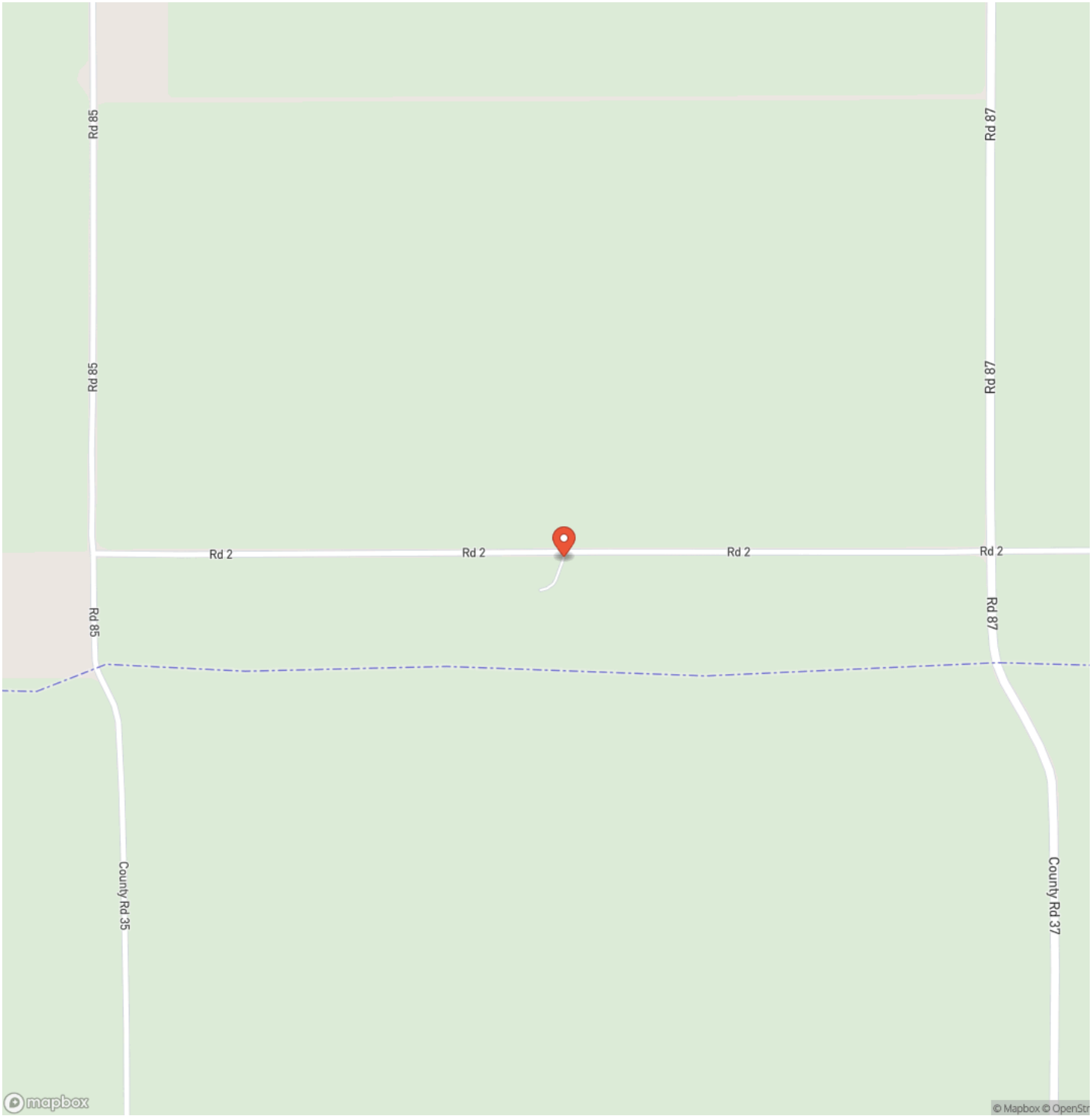
- 7 miles to Peetz, Colorado
- 17 miles to Sidney, Nebraska
- 26 miles to Sterling, Colorado
- 27 miles to Kimball, Nebraska
- 86 miles to Greeley, Colorado
- 117 miles to Denver, Colorado

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

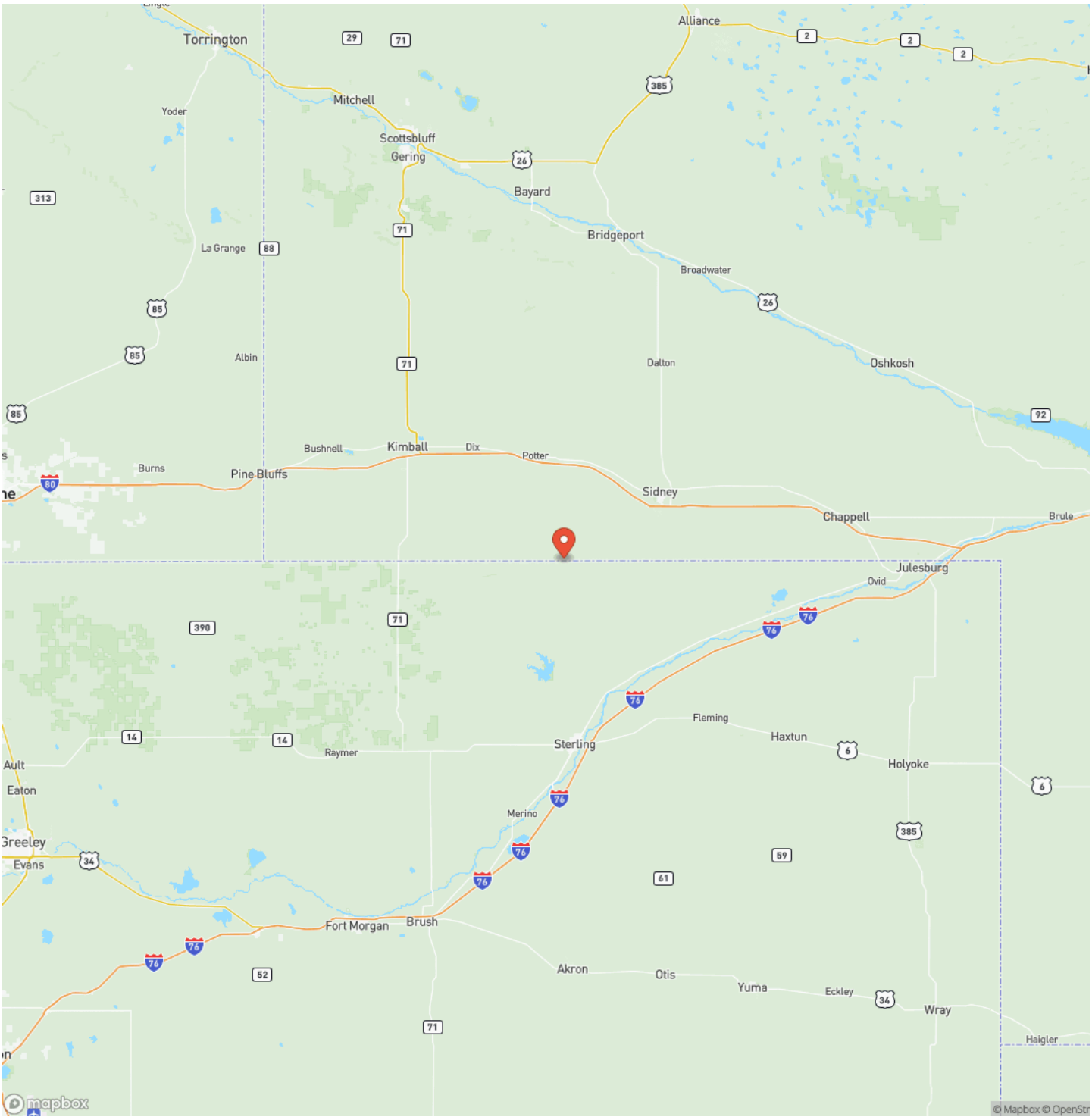
2BD 1BA with Several Outbuildings
Sidney, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



2BD 1BA with Several Outbuildings Sidney, 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 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

