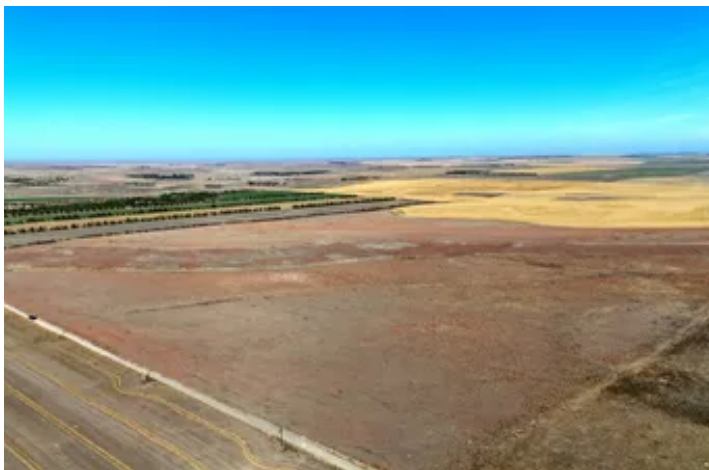


CRP Investment & Recreational Parcel
TBD Road 145
Lodgepole, NE 69149

\$138,000
182,500± Acres
Cheyenne County



CRP Investment & Recreational Parcel Lodgepole, NE / Cheyenne County

SUMMARY

Address

TBD Road 145

City, State Zip

Lodgepole, NE 69149

County

Cheyenne County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.2471 / -102.6675

Acreage

182.500

Price

\$138,000

Property Website

<https://greatplainslandcompany.com/detail/crp-investment-recreational-parcel-cheyenne-nebraska/92820/>



CRP Investment & Recreational Parcel Lodgepole, NE / Cheyenne County

PROPERTY DESCRIPTION

Cheyenne Co., NE 182.5+/- Acres

CRP investment parcel with income and great recreational opportunities. Currently there are 162.34 acres enrolled in CRP until 2037 with an annual payment of \$6,650 (tenant receives 50% of payment), making this property a great long-term investment. Bordering the property, there are current farming of corn, wheat, milo, and millet. Good county road frontage on multiple sides makes for easy access and is only a short distance from Paved Highway 30 and Interstate 180. Several rows of mature trees on the neighboring parcel to the north provides a diverse habitat along with the thick CRP grasses located on this parcel. Hunting opportunities include deer, pronghorn, upland birds, and small game. Several deer rubs were found in the scattered small cottonwood trees located on the few acres that haven't been enrolled in CRP. Average moisture in the area is approximately 15 to 18 inches annually. Exact acreage & boundaries will be subject to a survey being completed before closing. Contact the listing agent for more information or to schedule a showing today.

Whether you're an investor looking for a stable revenue stream from annual CRP payment or a recreational minded landowner interested in conservation practices, this property delivers substantial benefits.

Property Details:

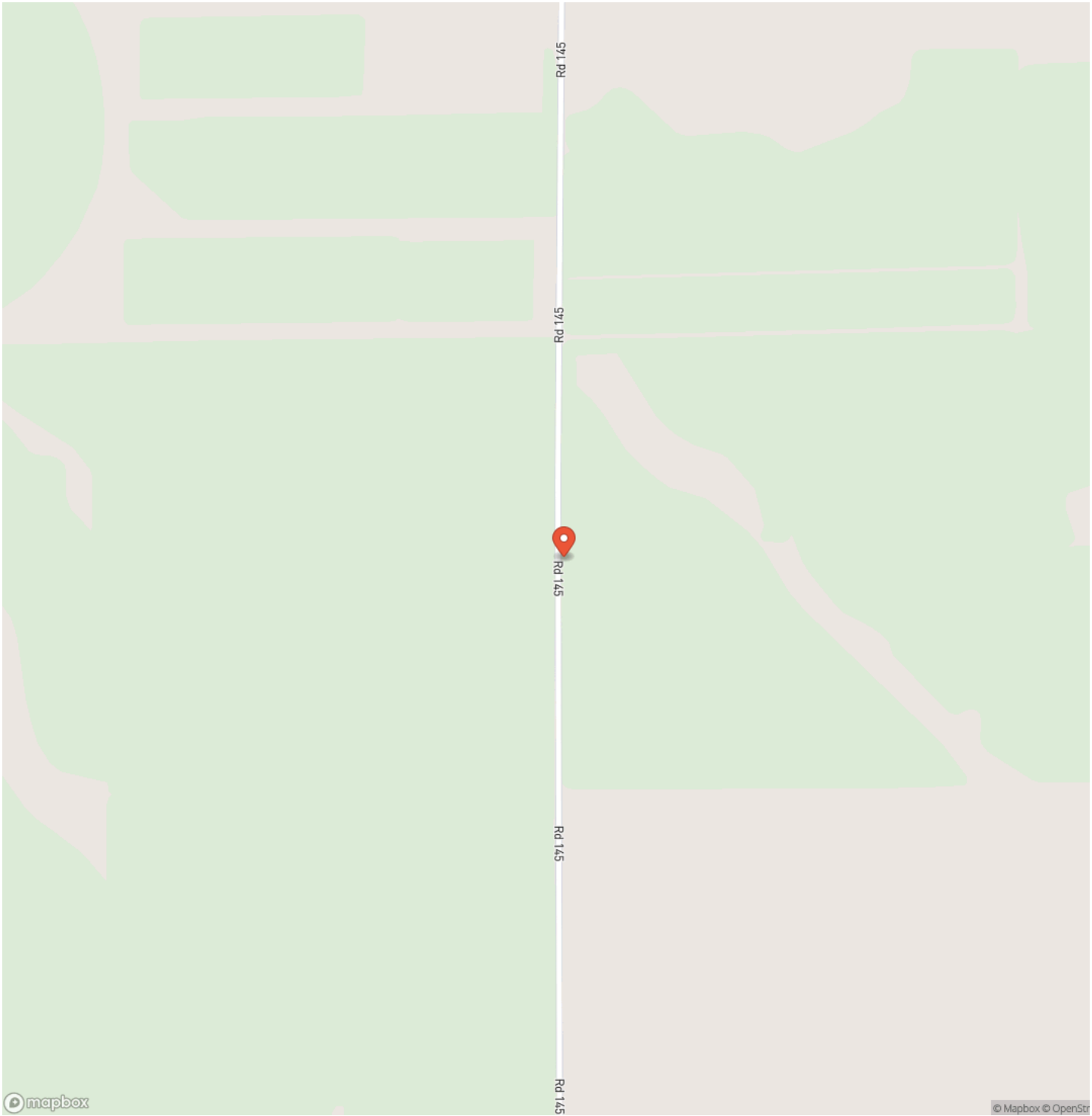
- Located North of Lodgepole, NE
- CRP contract paying roughly \$6,650 until 2037
- Tenant Receives 50% of the annual CRP Payment
- Mostly level Class II & Class III soils
- Corn, Milo, Wheat, & Millet Grown in the Area
- Hunting opportunities
- Maintained County Road frontage on Multiple Sides

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.

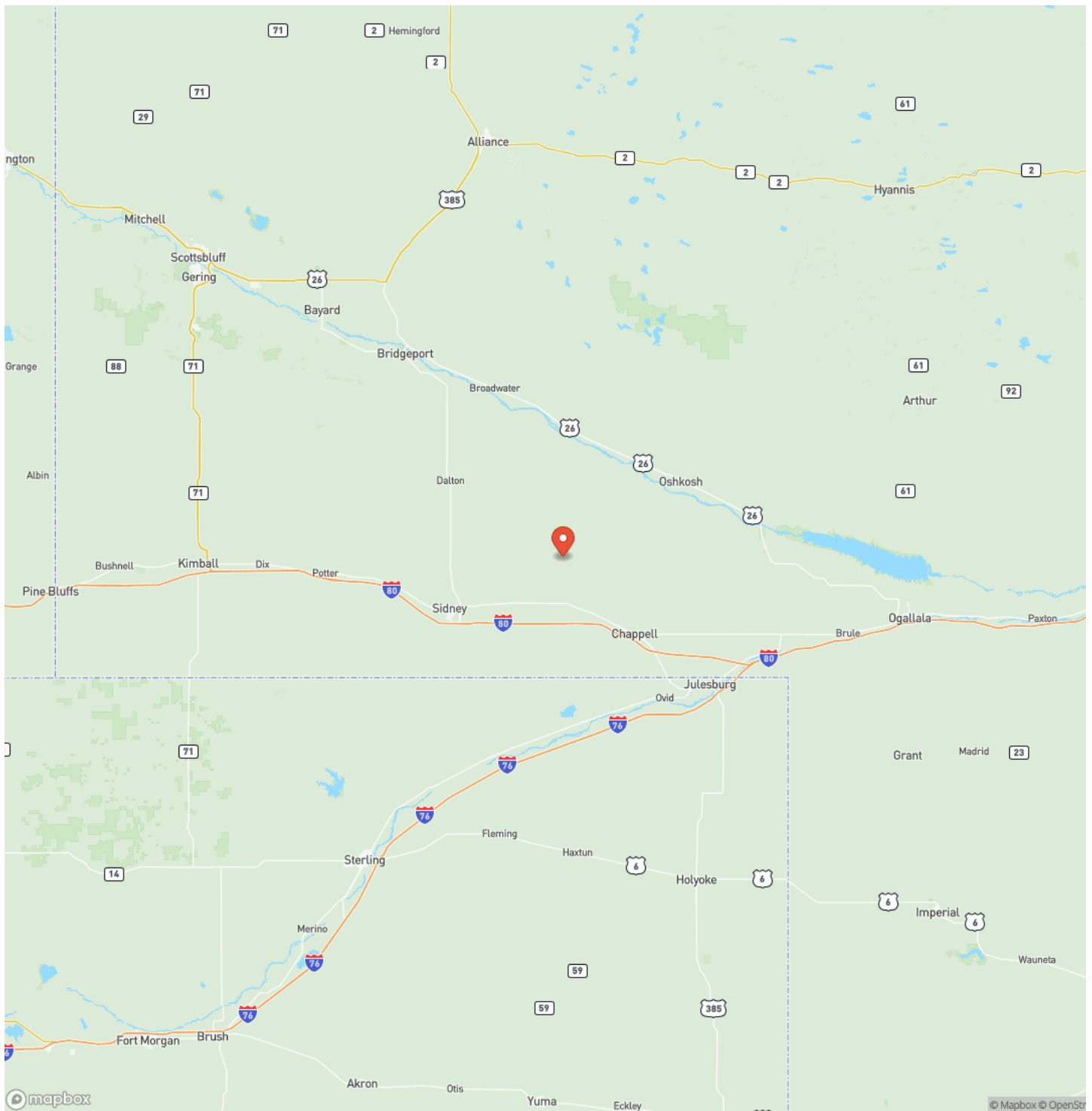
CRP Investment & Recreational Parcel
Lodgepole, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



CRP Investment & Recreational Parcel
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

[illegible]

[illegible]

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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