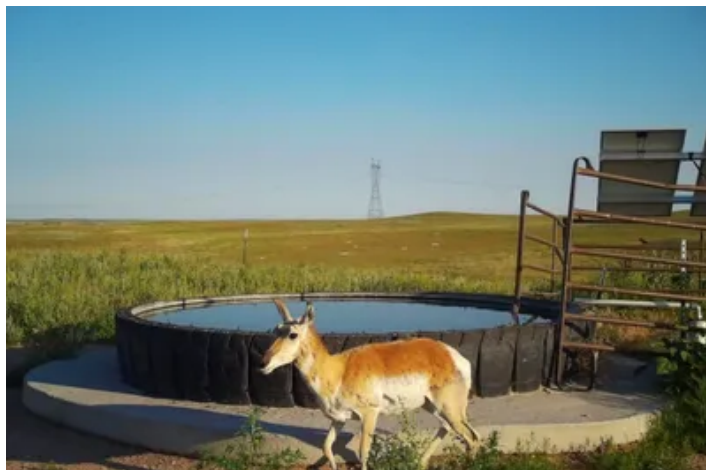


Pasture with Fencing & Newer Solar Water Well
TBD Road 34
Potter, NE 69156

\$250,000
320± Acres
Cheyenne County



Pasture with Fencing & Newer Solar Water Well Potter, NE / Cheyenne County

SUMMARY

Address

TBD Road 34

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

41.2367 / -103.2537

Acreage

320

Price

\$250,000

Property Website

<https://greatplainslandcompany.com/detail/pasture-with-fencing-newer-solar-water-well-cheyenne-nebraska/84546/>



Pasture with Fencing & Newer Solar Water Well Potter, NE / Cheyenne County

PROPERTY DESCRIPTION

Fenced pasture and CRP with good recreational opportunities and newer solar water well. Not only does the pasture offer grazing options, but it also provides great habitat for local wildlife. While walking the property, I jumped several deer out of the draws and even found a antler shed as seen in the listing pictures. The pasture could be leased out for annual income or utilized by a rancher looking to expand their holdings. Another possible option is to apply to enroll the property in the Grassland CRP program enrollment for added annual income. The newer solar water well with water tank provides a water source for livestock & wildlife. There is county maintained road access with an easement to be recorded before closing and it's only a short distance to Potter, NE. Hunting opportunities include trophy deer, pronghorn, upland birds, and small game. Immediate possession available. Exact acreage & boundaries will be subject to a survey being completed before closing. Please contact the listing agent for more information or to schedule a showing. SHOWINGS BY APPOINTMENT ONLY!!!

Property Details:

- Located Northeast of Potter, NE
- Income Potential
- Newer Solar Water Well & Water Tank
- Fenced Pasture
- Hunting Opportunities
- Easement to be Provided

Nearby Areas:

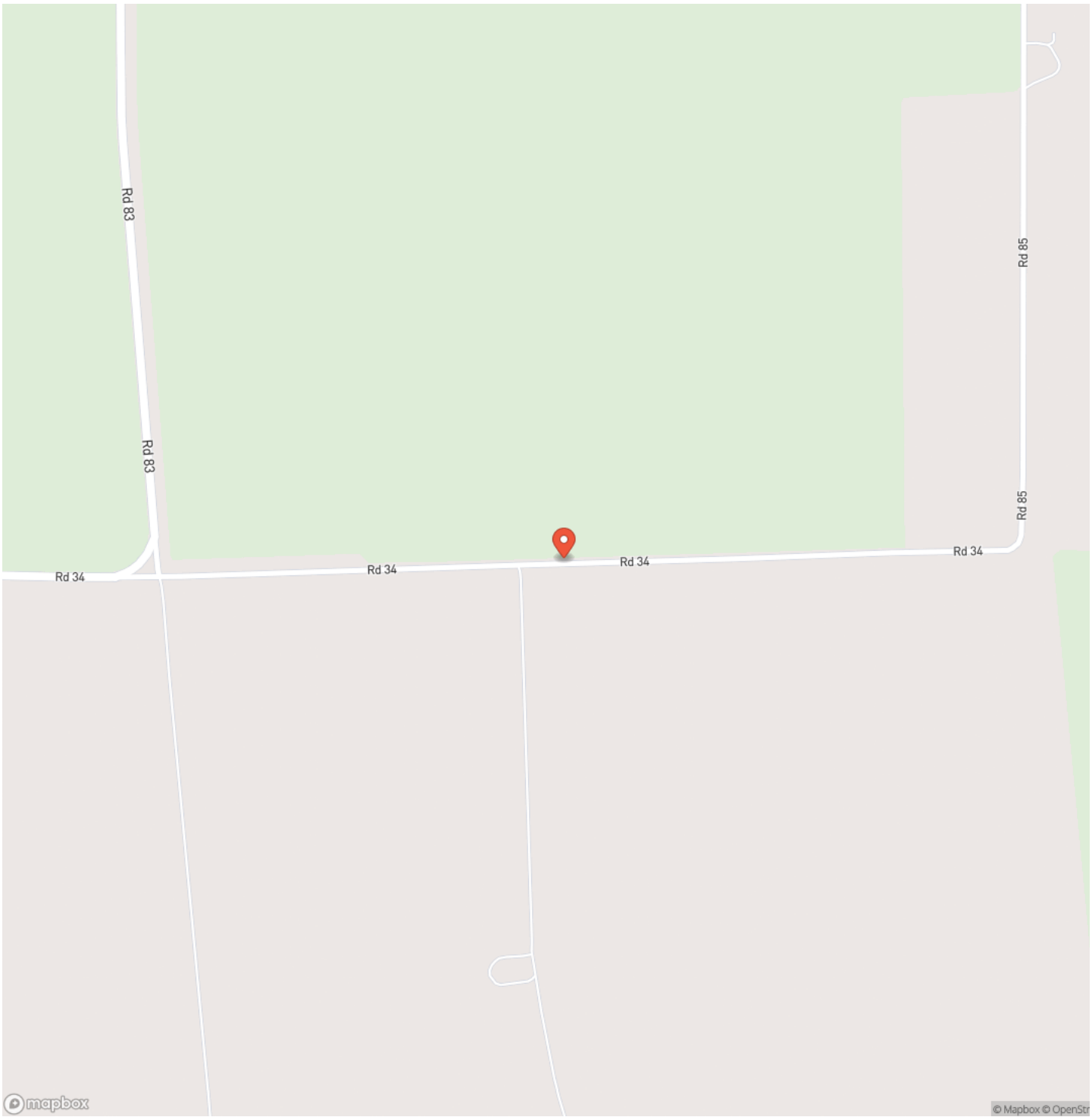
- 3 miles to Potter, NE
- 17 miles to Sidney, NE
- 29 miles to Kimball, NE
- 42 miles to Sterling, CO
- 79 miles to Cheyenne, WY
- 94 miles to Greeley, CO
- 137 miles to Denver, CO

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.

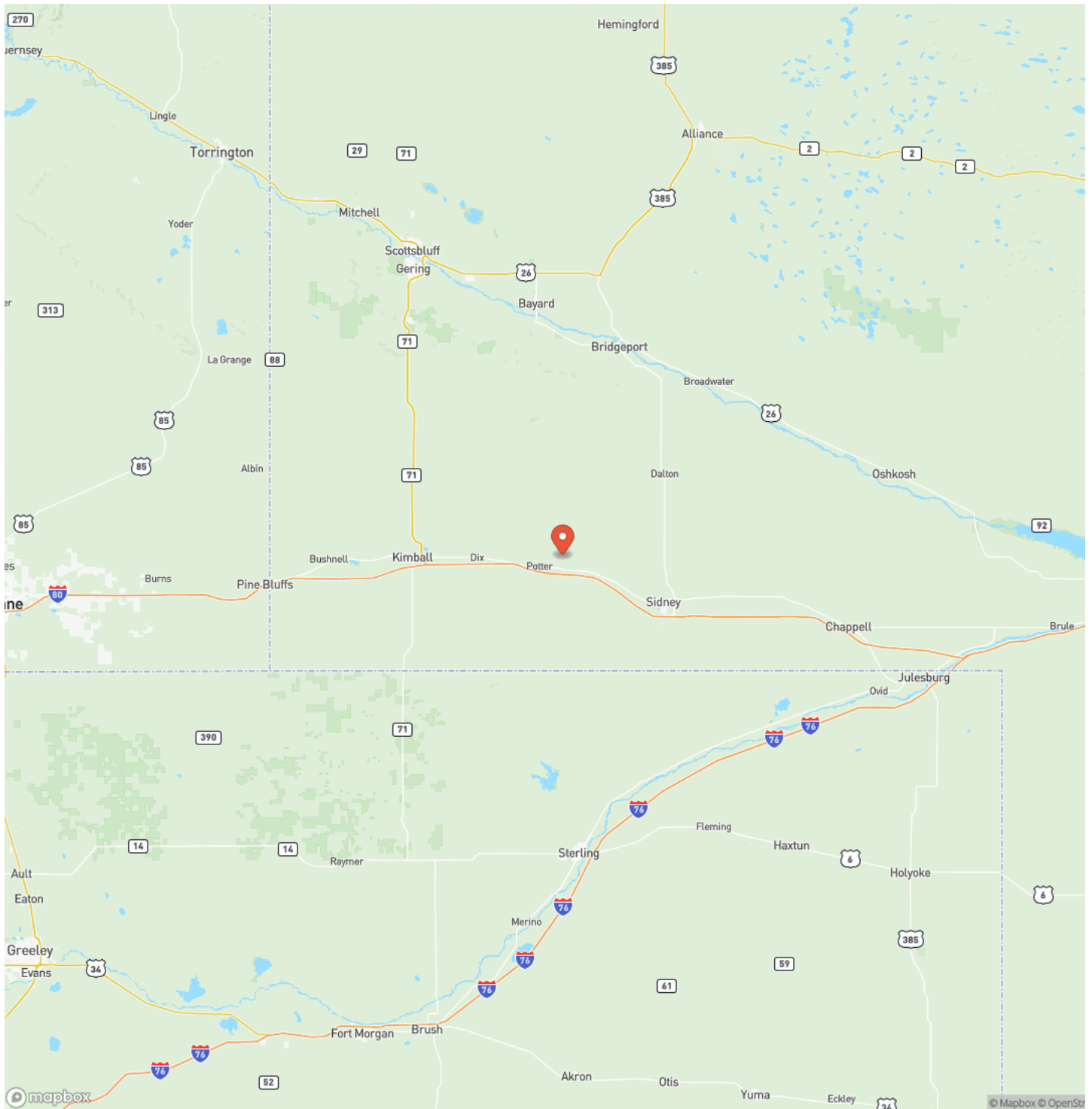
Pasture with Fencing & Newer Solar Water Well
Potter, NE / Cheyenne County



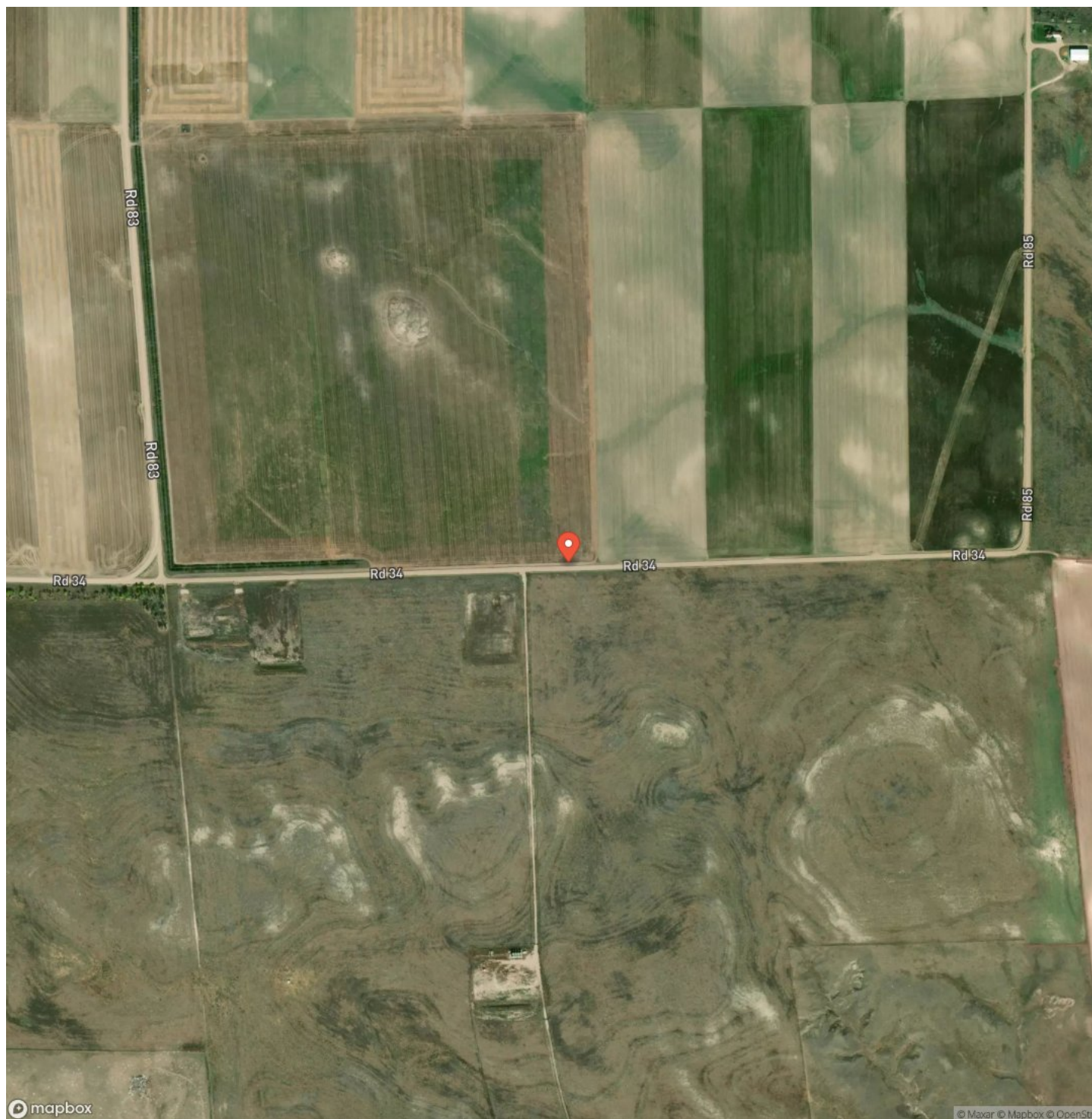
Locator Map



Locator Map



Satellite Map



Pasture with Fencing & Newer Solar Water Well

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

This image shows a blank 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.

[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.

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

