

Quality Parcel with Trees & CRP Income
TBD Road 34
Potter, NE 80624

\$49,500
40± Acres
Cheyenne County



Quality Parcel with Trees & CRP Income

Potter, NE / Cheyenne County

SUMMARY

Address

TBD Road 34

City, State Zip

Potter, NE 80624

County

Cheyenne County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

41.2365 / -103.2644

Acreage

40

Price

\$49,500

Property Website

<https://greatplainslandcompany.com/detail/quality-parcel-with-trees-crp-income-cheyenne-nebraska/85783/>



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PROPERTY DESCRIPTION

Here is an affordable CRP parcel in close proximity to I80 with good County Road frontage and electricity nearby. Come enjoy the recreational opportunities on the weekends and have a place away from the city. The property is currently enrolled in CRP (Conservation Reserve Program) creating an approximate annual income of \$1,000 until 2035. There are no HOAs or Covenants in place with the only restrictions being from Cheyenne County & the CRP Contract. A large tree row can be found running along the northern boundary creating a great wind break and wildlife habitat. Hunting opportunities include deer, antelope, upland birds, & small game. A survey with exact acreage and boundaries to be completed before closing. There is additional acreage available. Surface Rights Only. Contact the Listing Land Professional for more information or to schedule a showing. Showings by appointment only!

Property Details:

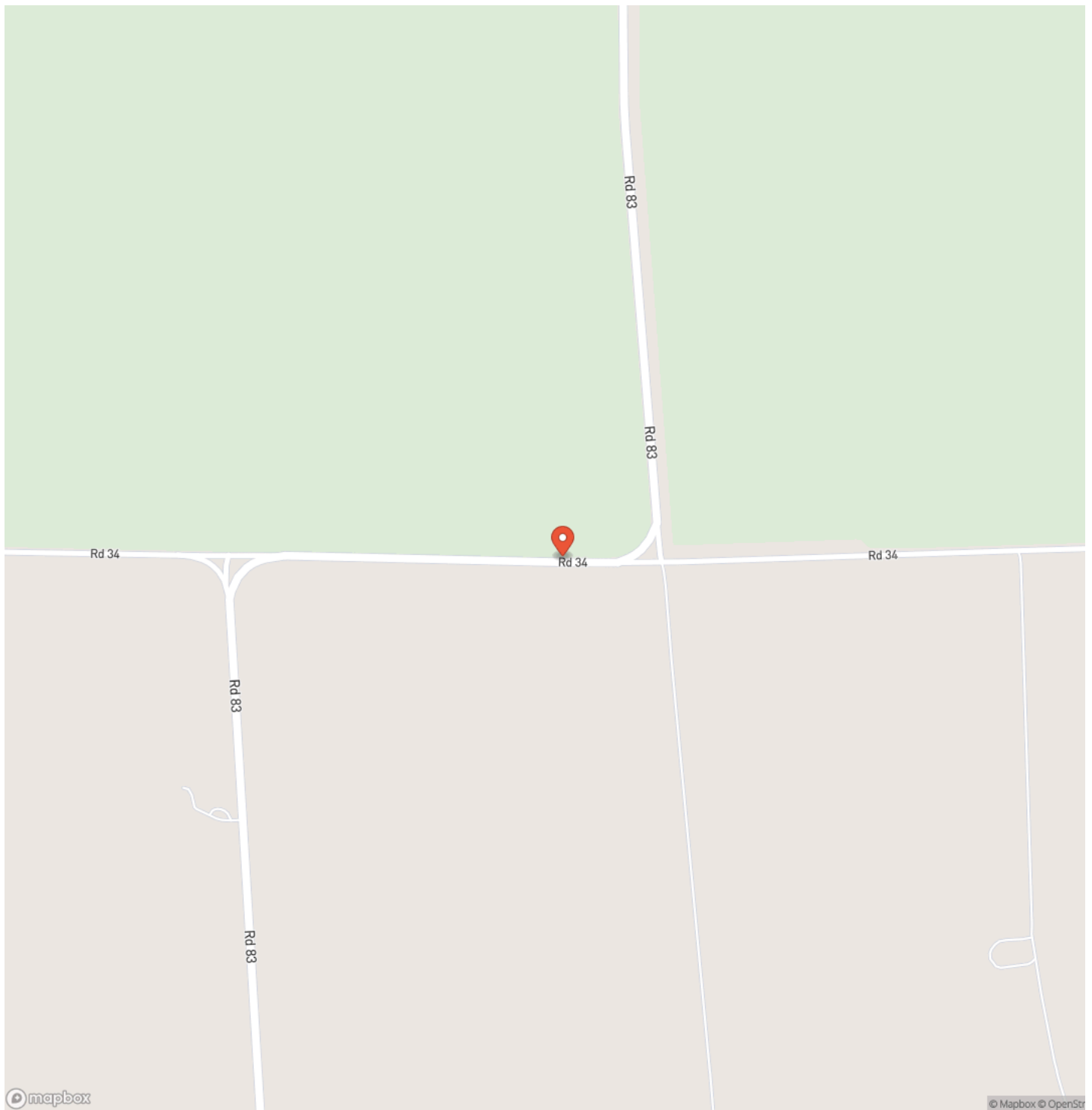
- Legal - NE4NE4 34-15-52
- Located Northeast of Potter, NE
- CRP Contract Until 2035
- Approx. \$1,000 Annual CRP Income
- Recreational Opportunities
- Survey to be Completed
- County Road Frontage

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.

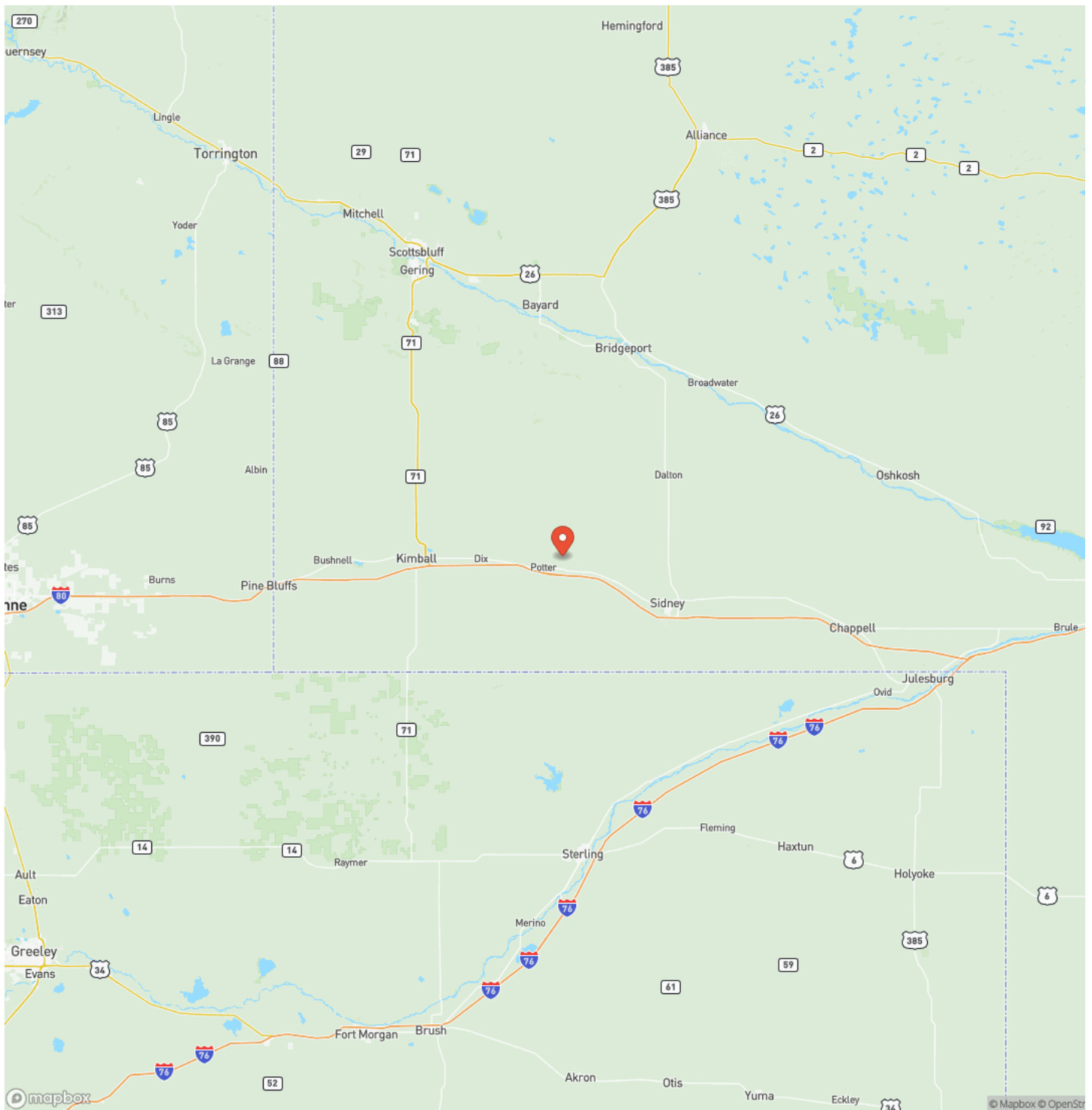
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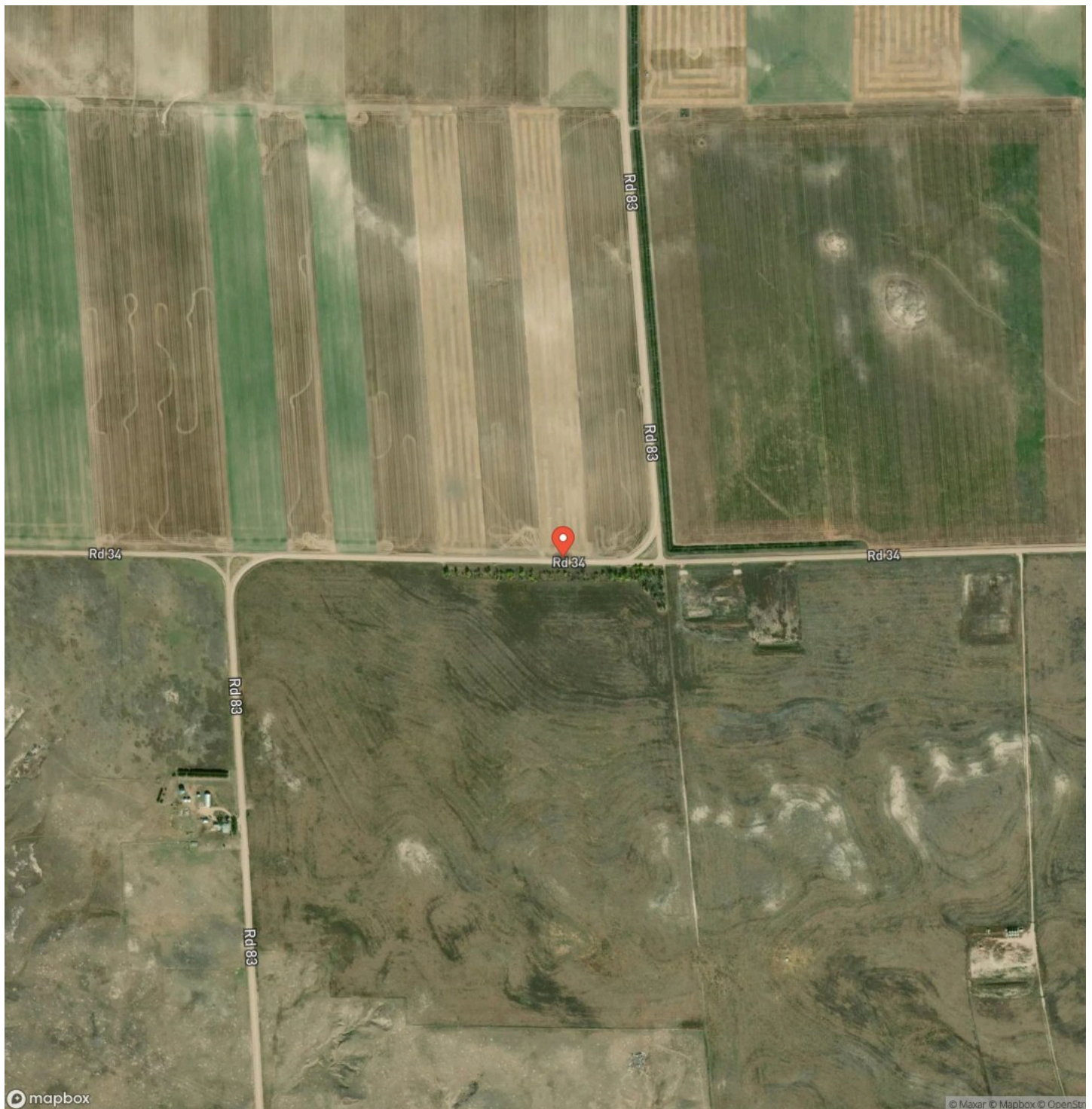
Locator Map



Locator Map



Satellite Map



Quality Parcel with Trees & CRP Income

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

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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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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