

**CRP Investment Property with County Road Frontage
on Multiple Sides
TBD County Road 34
Potter, NE 69156**

\$146,000
162,400± Acres
Cheyenne County



CRP Investment Property with County Road Frontage on Multiple Sides Potter, NE / Cheyenne County

SUMMARY

Address

TBD County Road 34

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.2365 / -103.2671

Acreage

162.400

Price

\$146,000

Property Website

<https://greatplainslandcompany.com/detail/crp-investment-property-with-county-road-frontage-on-multiple-sides-cheyenne-nebraska/81284/>



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PROPERTY DESCRIPTION

CRP investment parcel with income and great hunting opportunities. Enrolled in CRP until 2035, the annual payment is approximately \$4,403, making this property a great long-term investment. Bordering the property, there is current farming of wheat, milo, and millet. With mostly level Class II & Class III soils, the parcel has the option to be put back into cropland production once the current CRP contract expires in 2035. Good county road frontage on multiple sides makes for easy access and is only a short distance from Paved Highway 30 & Potter, NE. The rows of mature trees along the northern boundary provides great wildlife habitat while also making a great wind break. Hunting opportunities include deer, pronghorn, upland birds, and small game. Average moisture in the area is approximately 15 to 18 inches annually. 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 landowner interested in conservation practices, this property delivers substantial benefits.

Property Details:

- Legal - NE4 34-15-52
- CRP contract paying roughly \$4,403 until 2035
- Mostly level Class II & Class III soils
- Recreational opportunities
- Maintained County Road frontage

Nearby Areas:

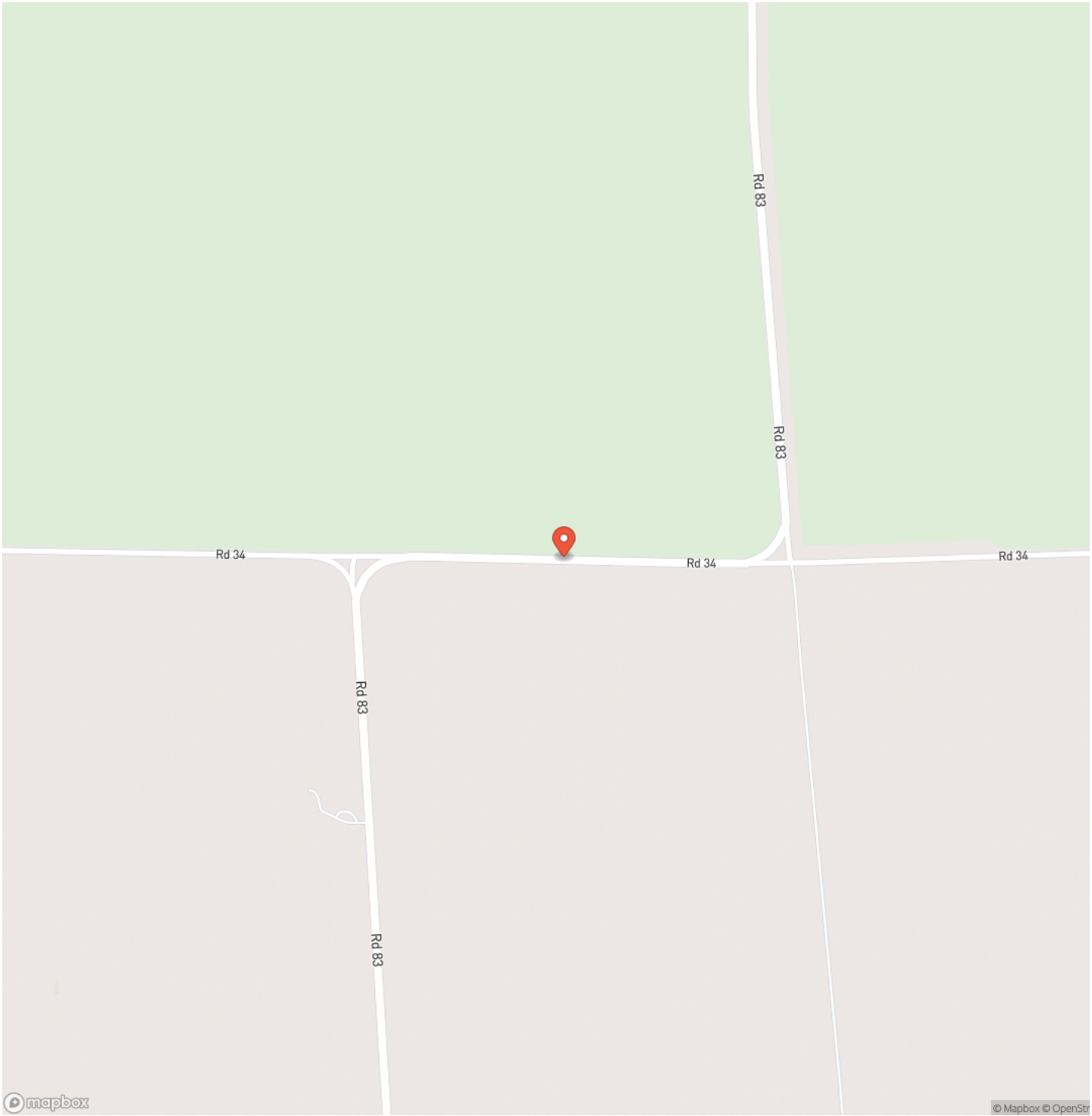
- 3 miles to Potter, NE
- 17 miles to Sidney, NE
- 29 miles to Kimball, NE
- 42 miles to Sterling, CO
- 79 miles to Cheyenne, WY
- 94 miles to Greeley, CO
- 137 miles to Denver, CO

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.

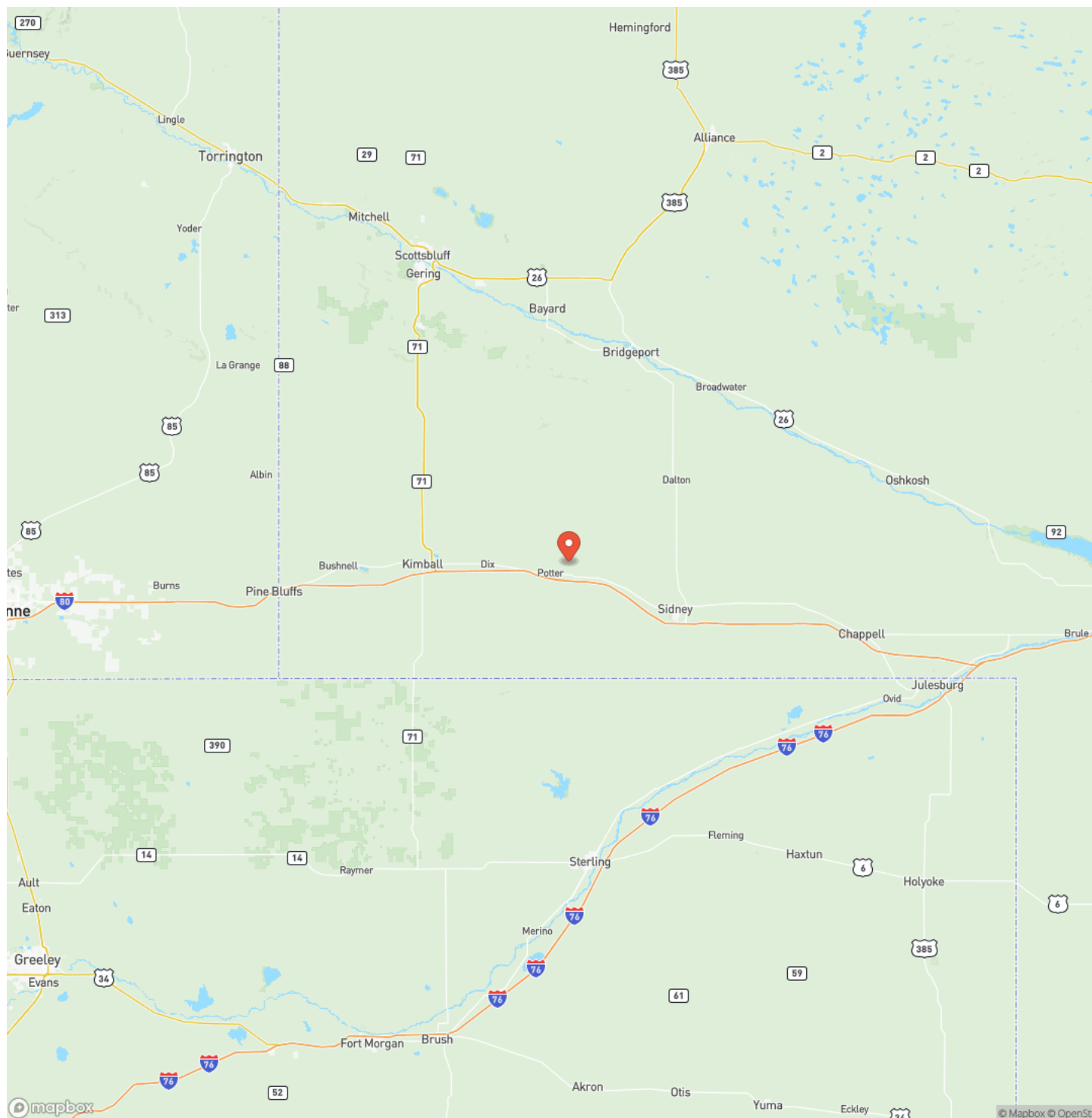
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Locator Map



Locator Map



Satellite Map



**CRP Investment Property with County Road Frontage on Multiple Sides
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.

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

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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.



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

