

Fenced Pasture with 3BR 1BA Farm House
3235 Road 83
Potter, NE 69156

\$99,000
40± Acres
Cheyenne County



**Fenced Pasture with 3BR 1BA Farm House
Potter, NE / Cheyenne County**

SUMMARY

Address

3235 Road 83

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

41.2368 / -103.2624

Dwelling Square Feet

1056

Bedrooms / Bathrooms

3 / 1

Acreage

40

Price

\$99,000

Property Website

<https://greatplainslandcompany.com/detail/fenced-pasture-with-3br-1ba-farm-house-cheyenne-nebraska/81221/>



Fenced Pasture with 3BR 1BA Farm House Potter, NE / Cheyenne County

PROPERTY DESCRIPTION

Fenced pasture with good recreational opportunities and an older 3BR 1BA Farmhouse. Not only does this 38+ acres of 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. A water well at the improvement site provides a water source for livestock & wildlife. There is county maintained road access 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
- 3BR 1BA Older Farmhouse
- Fenced Pasture
- Hunting Opportunities
- Maintained County Road Access

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

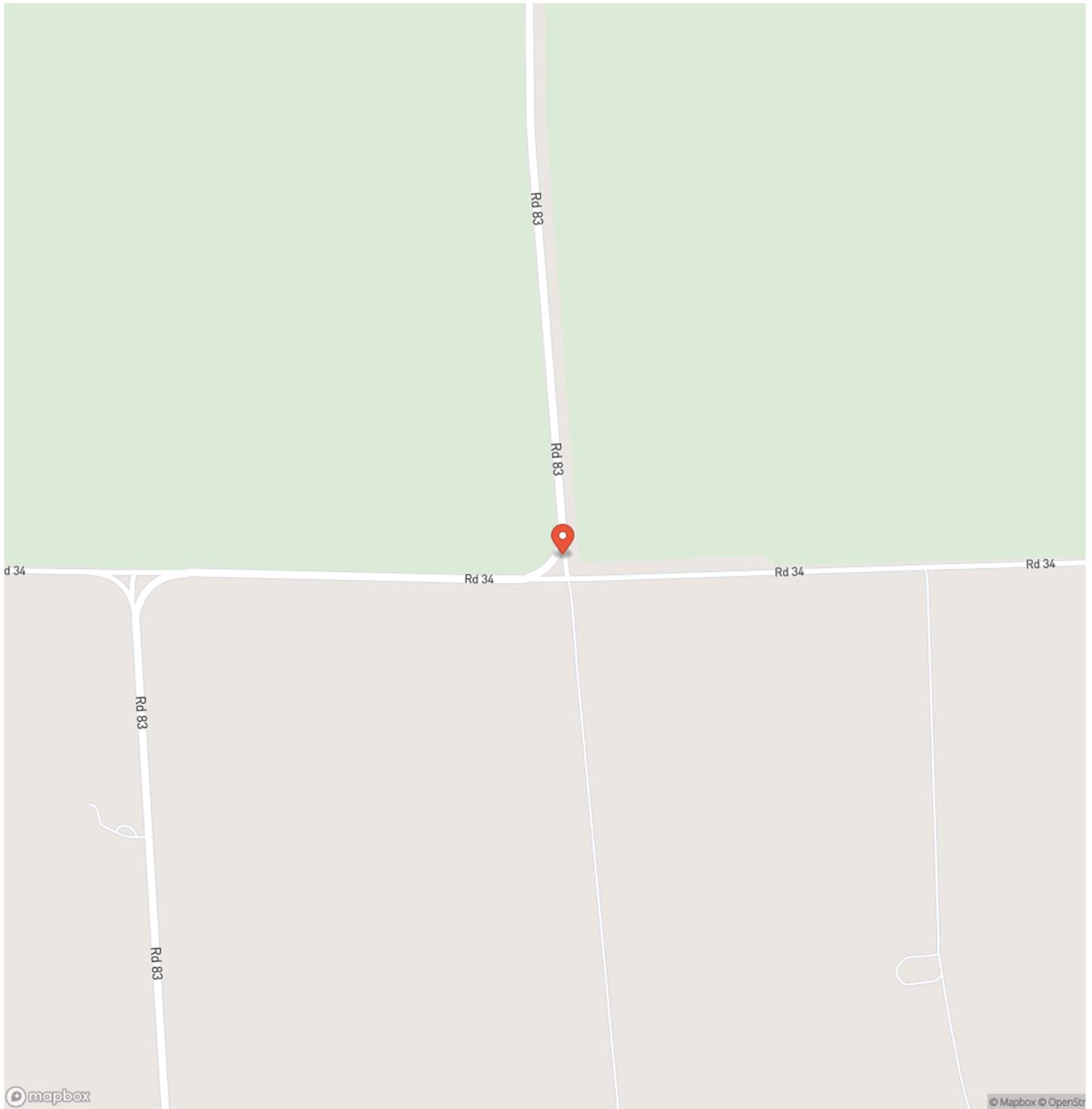
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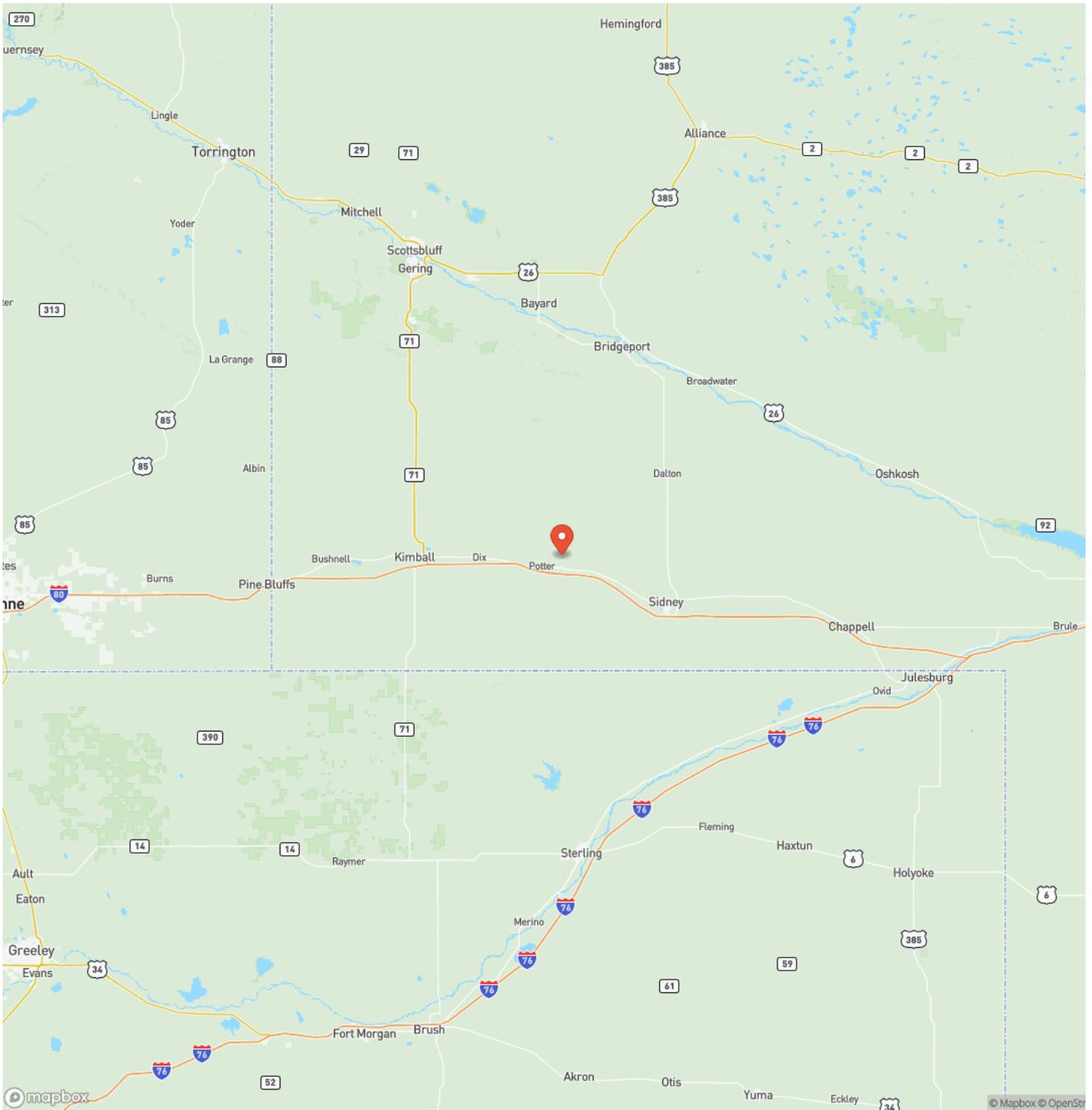
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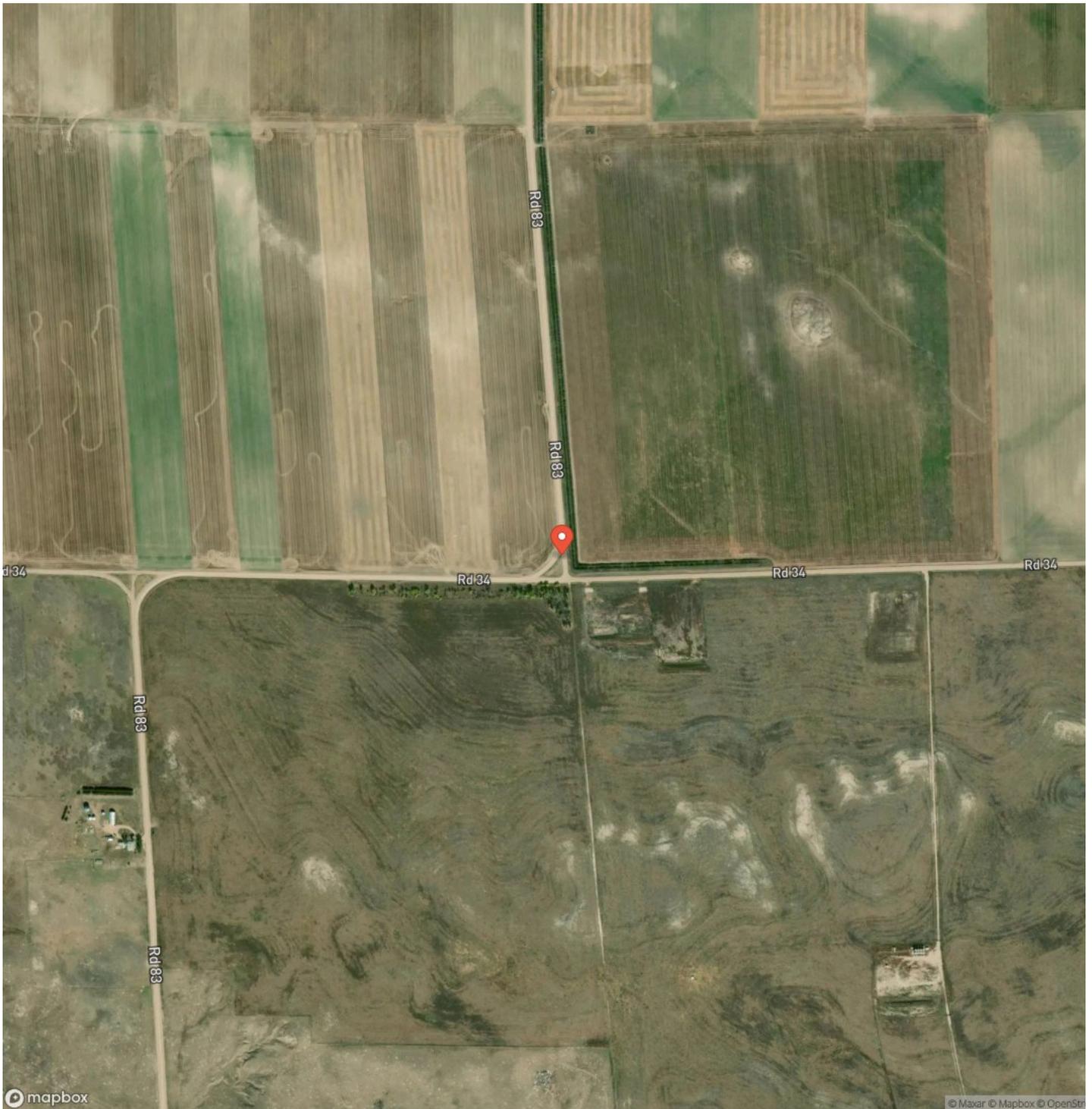
Locator Map



Locator Map



Satellite Map



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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

