

**Cheyenne County Half Section of CRP & Native Grass
with Recreational Opportunities**
TBD
Potter, NE 69156

\$290,000
330.85± Acres
Cheyenne County



Cheyenne County Half Section of CRP & Native Grass with Recreational Opportunities

Potter, NE / Cheyenne County

SUMMARY

Address

TBD

City, State Zip

Potter, NE 69156

County

Cheyenne County

Type

Hunting Land, Farms, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

41.0914 / -103.2894

Acreage

330.85

Price

\$290,000

Property Website

<https://greatplainslandcompany.com/detail/cheyenne-county-half-section-of-crp-native-grass-with-recreational-opportunities-cheyenne-nebraska/117556/>



Cheyenne County Half Section of CRP & Native Grass with Recreational Opportunities

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PROPERTY DESCRIPTION

330.85± Acres | Cheyenne County, Nebraska | CRP Income | Hunting | Agricultural Potential

Exceptional 330.85± acre investment and recreational property located just south of Interstate 80 and southwest of Sidney, Nebraska. This versatile tract offers a unique combination of **immediate CRP income, future agricultural potential, grazing opportunities, and quality recreational hunting.**

Approximately **198.44 acres are enrolled in a new 10-year Conservation Reserve Program (CRP) contract**, generating **\$6,080 in annual income**. The CRP provides an immediate income stream while maintaining flexibility for future land-use decisions.

A significant advantage for the next owner is the potential option to **terminate the CRP enrollment and return the acreage to crop production or utilize it for livestock grazing**, subject to applicable program requirements and approvals. The CRP grass stand has **not yet been established**, providing additional flexibility for a buyer evaluating the property's long-term agricultural potential.

The property is surrounded by productive agricultural operations, with wheat, milo, and millet commonly grown in the area. Quality soils and the property's location within a strong agricultural region provide excellent potential for a long-term land investment.

The remaining acreage includes approximately **108+ acres of native grass**, offering additional recreational and agricultural value. These acres could potentially be utilized for livestock grazing or evaluated for enrollment in a grassland CRP program, providing an opportunity to generate additional income, subject to program eligibility and approval.

Recreational & Hunting Opportunity

This property also offers excellent hunting potential. As the CRP grass becomes established, it should provide valuable **bedding cover, nesting habitat, and wildlife habitat**, enhancing the property's recreational appeal over time.

During the listing inspection, **multiple mule deer and antelope were observed on the property**, and wildlife can be seen in the listing photos and video. Hunting opportunities include **mule deer, antelope, and small game.**

Conveniently located just south of Interstate 80 and southwest of Sidney, the property provides easy access while maintaining the privacy and recreational character of a rural Nebraska tract.

Property Highlights

- **330.85± total acres** in Cheyenne County, Nebraska
- **Legal Description:** 21-13-52 E 1/2
- **198.44± acres enrolled in a new 10-year CRP contract**
- **\$6,080 in annual CRP income**
- Potential opportunity to terminate CRP and return acreage to **crop production or livestock grazing**, subject to applicable program requirements
- Approximately **108+ acres of native grass**
- Potential for additional grassland CRP enrollment, subject to eligibility
- Quality soils with strong long-term agricultural investment potential
- Surrounded by productive farming and ranching operations



- Close proximity to **Interstate 80 and Sidney, Nebraska**
- Excellent hunting potential for **mule deer, antelope, and small game**
- Multiple deer and antelope observed during listing inspection
- **2025 property taxes: \$1,213**

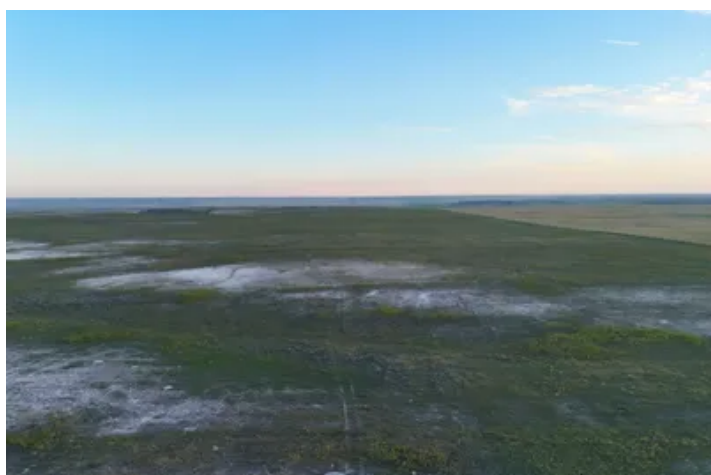
Whether you're looking for **dependable CRP income, future agricultural upside, grazing potential, recreational hunting, or a combination of all four**, this 330.85± acre Cheyenne County property presents a compelling opportunity to own land in a strong agricultural and recreational region of western Nebraska.

For additional information or to schedule a private showing, contact the Listing Land Professional.

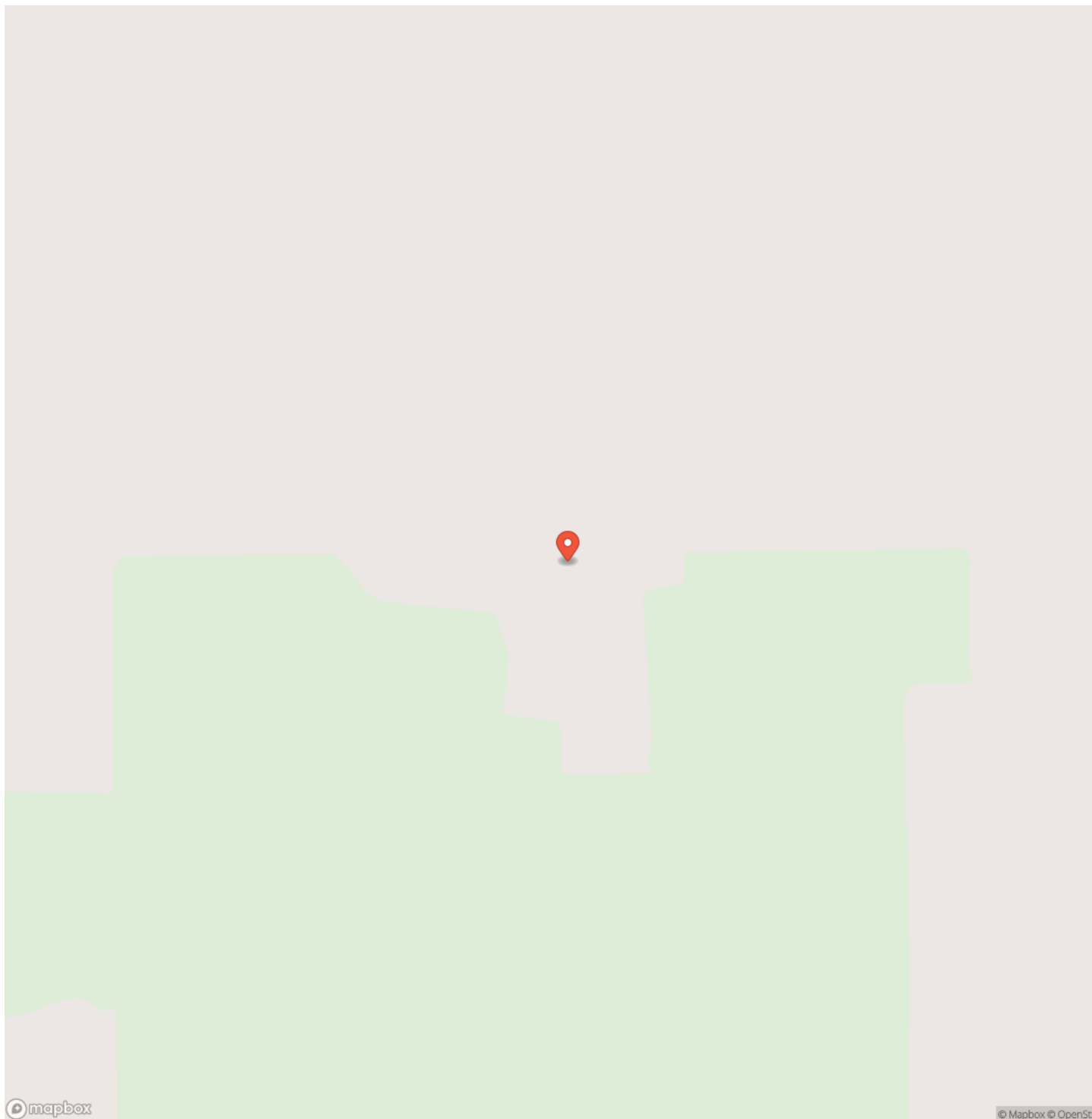
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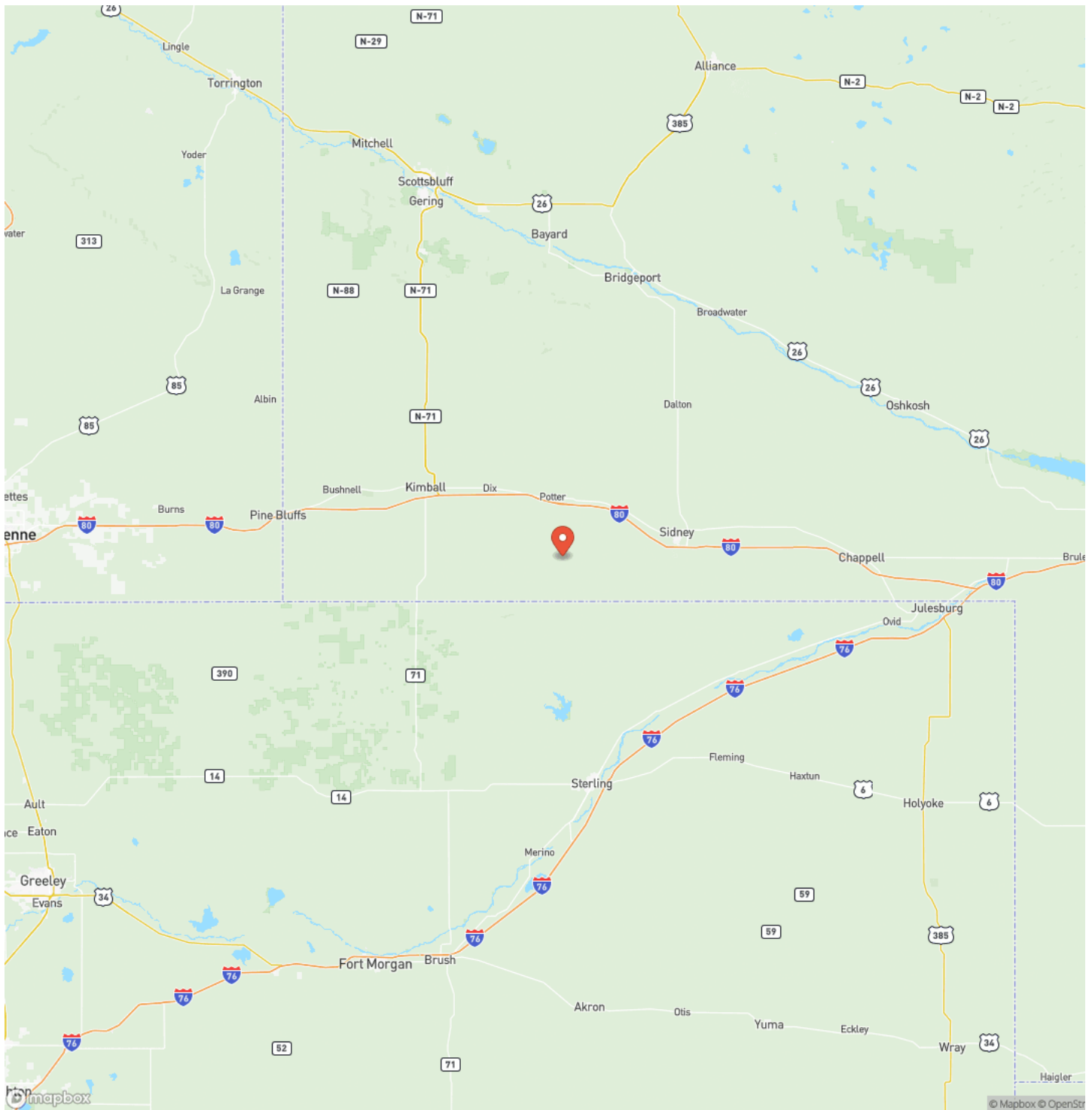
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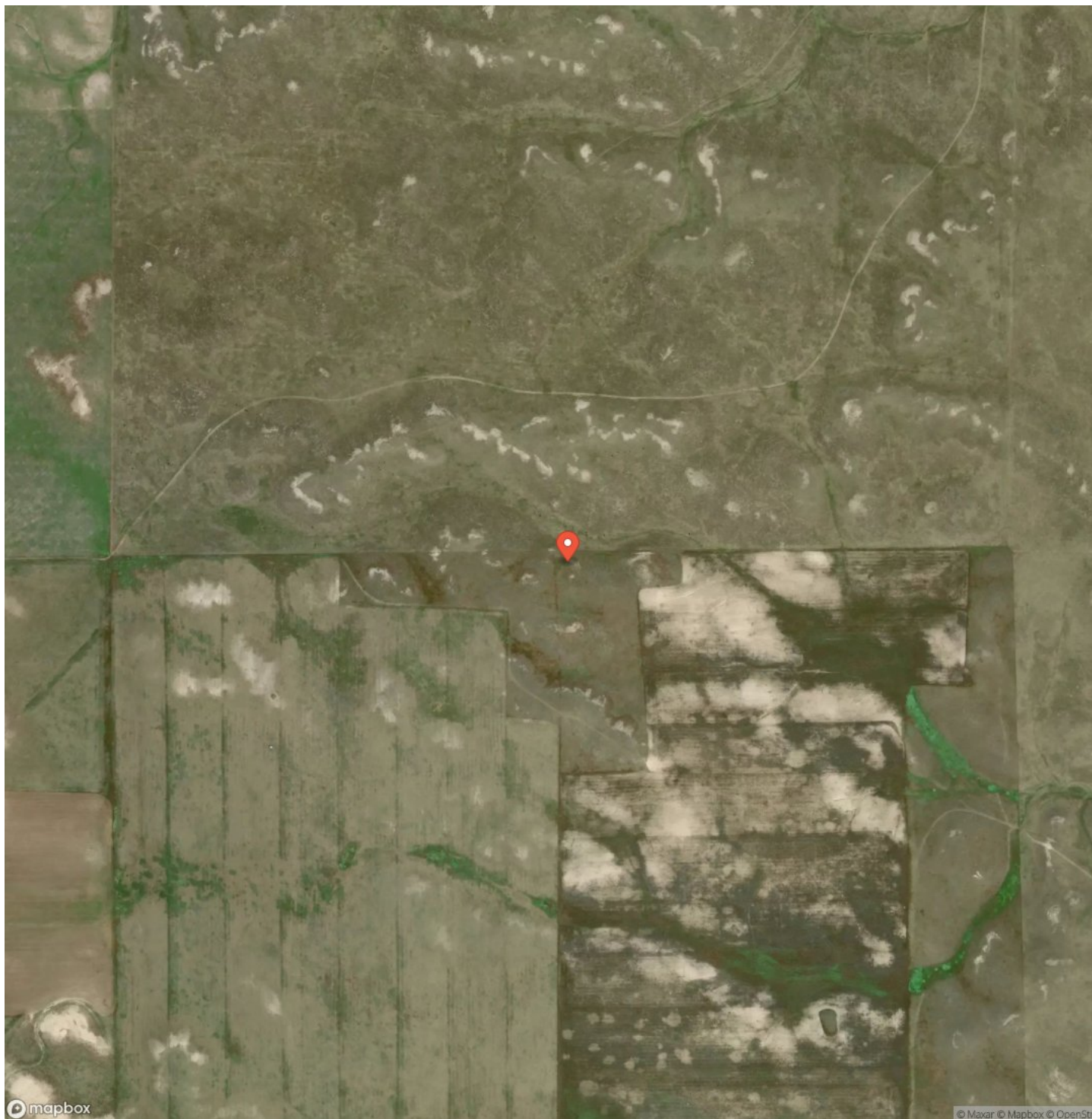
Locator Map



Locator Map



Satellite Map



GREAT PLAINS

LAND CO.

Cheyenne County Half Section of CRP & Native Grass with Recreational Opportunities

Potter, NE / Cheyenne County

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

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NOTES

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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.



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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