

**Quality Tillable Quarter with Cropland Cash Lease
Agreement**
Road 34
Lodgepole, NE 69149

\$220,000
160± Acres
Cheyenne County



Quality Tillable Quarter with Cropland Cash Lease Agreement Lodgepole, NE / Cheyenne County

SUMMARY

Address

Road 34

City, State Zip

Lodgepole, NE 69149

County

Cheyenne County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.2362 / -102.6823

Acreage

160

Price

\$220,000

Property Website

<https://greatplainslandcompany.com/detail/quality-tillable-quarter-with-cropland-cash-lease-agreement-cheyenne-nebraska/118816/>



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PROPERTY DESCRIPTION

160 Acres Prime Cropland – Cheyenne County, Nebraska

Located north of Lodgepole, Nebraska, this 160-acre parcel offers an excellent opportunity to acquire productive cropland with strong agricultural fundamentals, good county road frontage, and established income potential.

The property consists primarily of **Class II quality soils** and has a proven yield history. The tillable acres have historically been maintained in a crop rotation, with crops commonly grown on the property and throughout the surrounding area including **wheat, milo, millet, and corn**.

Currently, the property is subject to a cash lease generating approximately **\$8,725 in annual income**, providing an approximate **4% annual return based on the asking price**. This makes the property well suited for a farmer looking to expand an existing operation or an investor seeking an income-producing agricultural asset.

Convenient county road frontage provides easy access to the property, with nearby grain markets supporting the agricultural operation. The area also offers recreational opportunities, with wildlife including **deer, antelope, pheasants, waterfowl, and small game**. Depending on the buyer's objectives, the property may also provide potential for additional income through a hunting lease.

Property Highlights

- 160 total acres
- Located north of Lodgepole, Nebraska
- Primarily productive Class II cropland soils
- Proven yield history
- Historically operated in a crop rotation
- Current cash lease producing approximately \$8,725 annually
- Approximate 4% annual return based on asking price
- Good FSA base acres
- Maintained county road frontage
- Convenient access to nearby grain markets
- Hunting and recreational opportunities
- Potential hunting lease income
- 100% of Seller's owned mineral rights, if any, included with the sale
- FSA information available upon request

Whether you're looking to add quality acres to an existing farming operation or acquire a productive agricultural investment with established cash-flow, this Cheyenne County property offers a combination of productive soils, accessibility, income, and recreational potential.

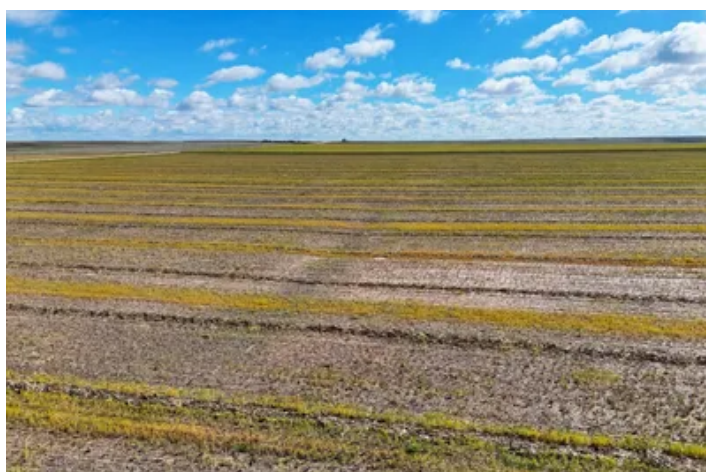
Showings are by appointment only. Please contact the local Land Professional for additional information or to schedule a private showing.



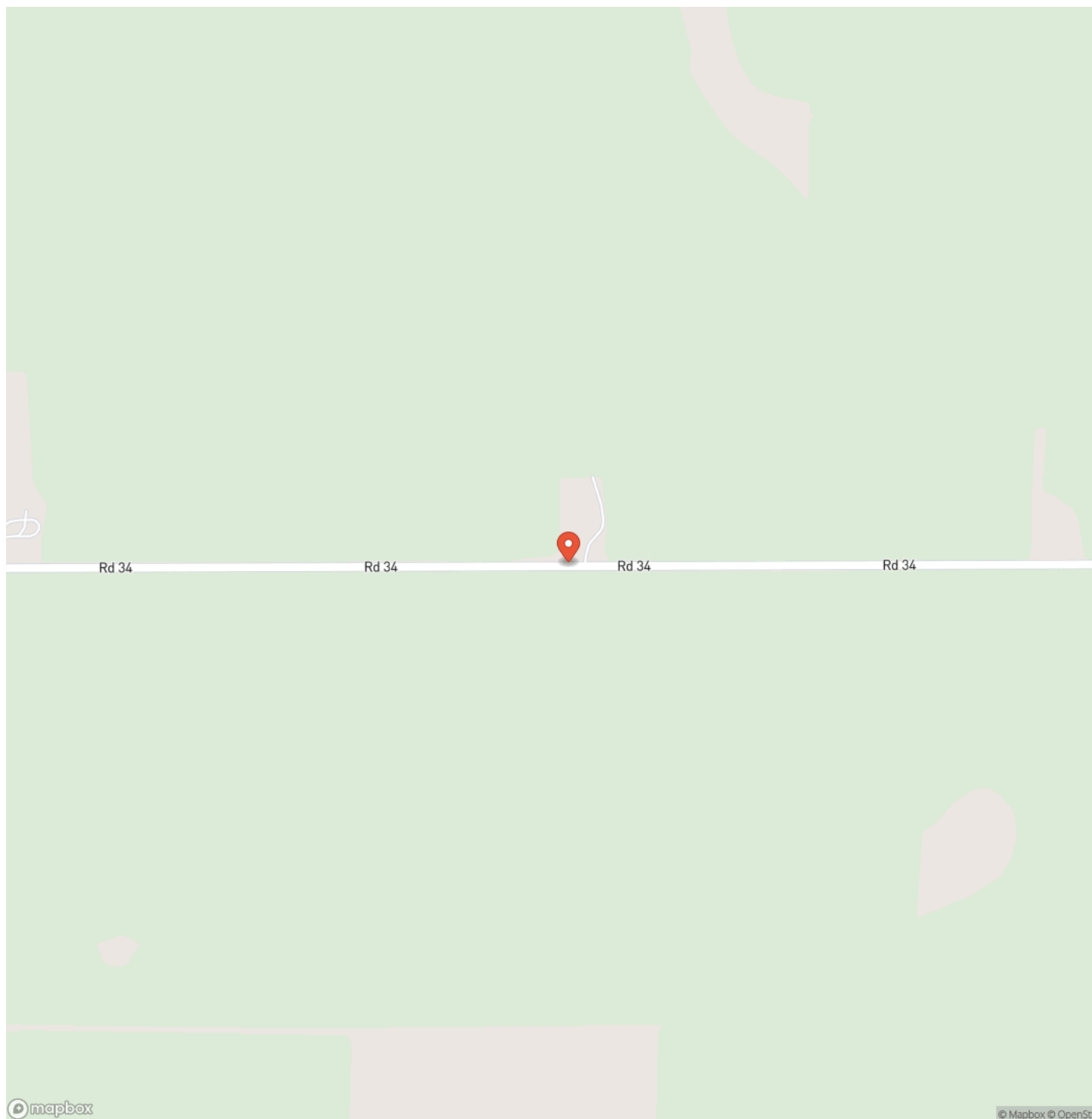
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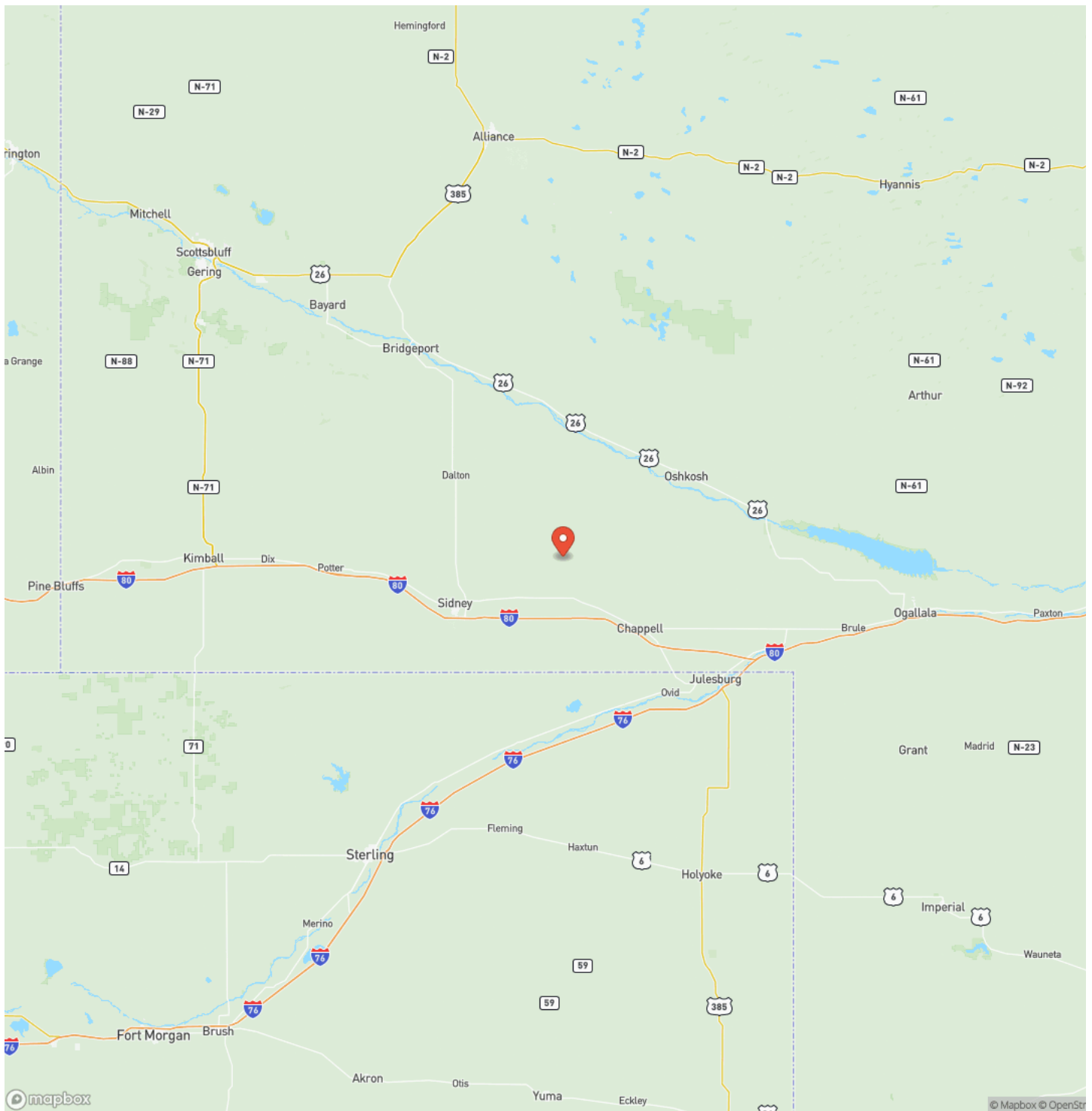
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Lodgepole, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



Quality Tillable Quarter with Cropland Cash Lease Agreement

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

Merino, CO 80741

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.



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

