

**Cow Creek Cropland & Grassland CRP with Close
Proximity to I80**
TBD County Road 135
Sidney, NE 69162

\$529,000
483.2± Acres
Cheyenne County



Cow Creek Cropland & Grassland CRP with Close Proximity to I80 Sidney, NE / Cheyenne County

SUMMARY

Address

TBD County Road 135

City, State Zip

Sidney, NE 69162

County

Cheyenne County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

41.0915 / -102.7636

Acreage

483.2

Price

\$529,000

Property Website

<https://greatplainslandcompany.com/detail/cow-creek-cropland-grassland-crp-with-close-proximity-to-i80/cheyenne/nebraska/104971/>



Cow Creek Cropland & Grassland CRP with Close Proximity to I80 Sidney, NE / Cheyenne County

PROPERTY DESCRIPTION

Cheyenne County, NE 483.2

Cow Creek Cropland & Grassland CRP is a great combination property providing tillable cropland with a cash lease while also offering the possibilities grazing & recreational opportunities. Currently 315.15 acres of tillable cropland is cash leased for \$55 per acre with a local tenant and are subject to tenant rights. The tillable cropland fields consist of mostly level Class 2c soils not only provide income but also a great food source for wildlife. There are approximately 157.88 acres of pasture that haven't been grazed in several years and has been enrolled into the Grassland CRP program paying \$1,738 annually. There is an older windmill water well located in the center of the property near an older home site offering a possible water source for livestock or wildlife. Cow Creek runs through the northeast portion of the parcel creating great habitat and a natural travel corridor for deer, upland birds, & small game. With the cropland cash lease paying \$17,333 annually and Grassland CRP paying \$1,738 annually plus the potential for additional income streams this is a diverse property that is ideal for just about any type of buyer offering a 3.6%+ yearly ROI based on the asking price. Contact the listing Land Professional today for more information or to schedule a showing on this great recreational & investment property. ***Showings by appointment only***

Property Details:

Located east of Sidney, NE

Cropland with written cash lease

Mostly level Class 2c tillable soils

Grassland CRP income

Water Well

High annual ROI

Hunting opportunities

Driving Directions: From Sidney, NE take I80 east approximately 9.5 miles until you reach Road 135 then exit the Interstate and turn right (south) for 1.5 miles until you reach the SW corner of the property.

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.

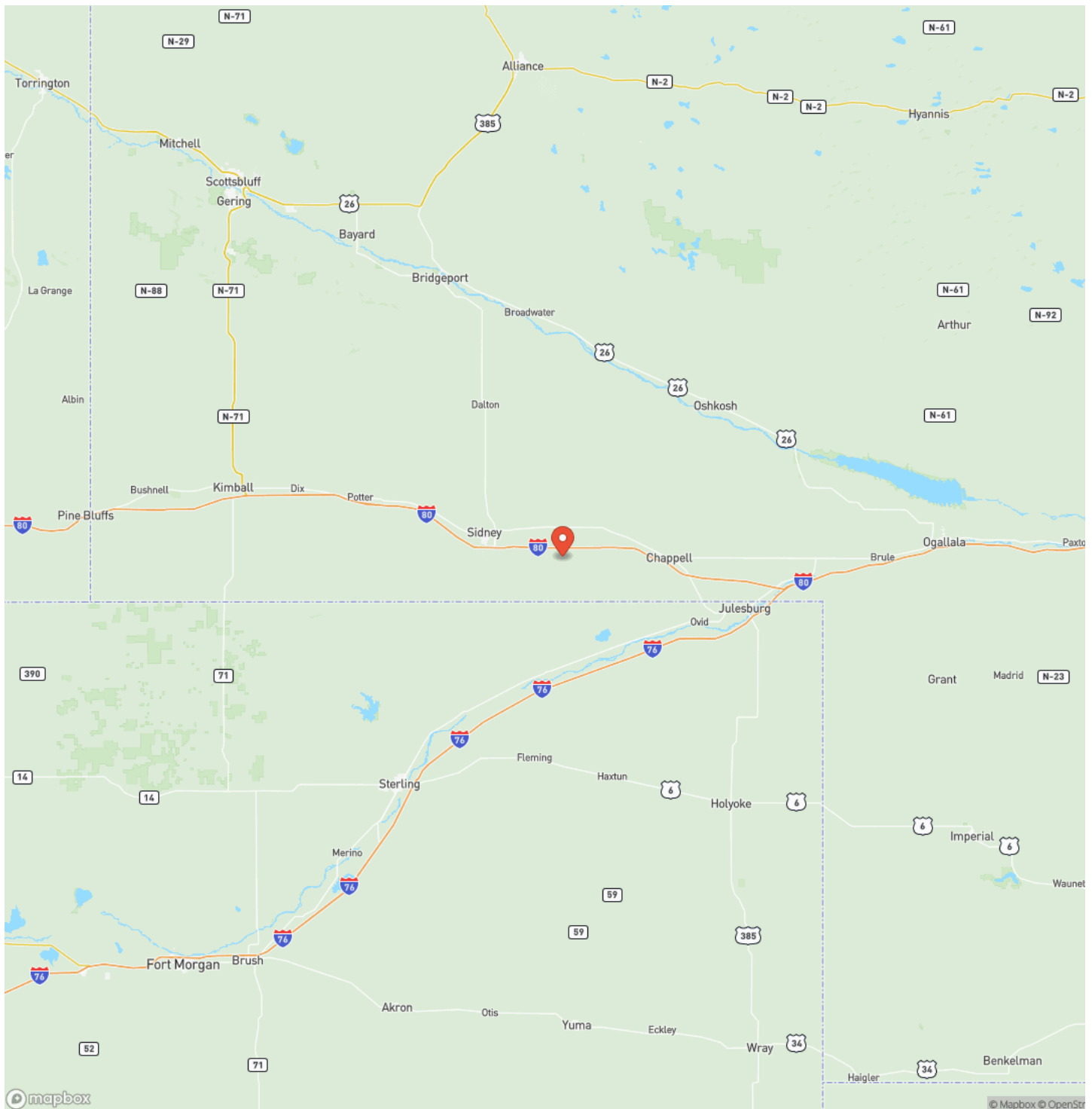
**Cow Creek Cropland & Grassland CRP with Close Proximity to I80
Sidney, NE / Cheyenne County**



Locator Map



Locator Map



Satellite Map



Cow Creek Cropland & Grassland CRP with Close Proximity to I80 Sidney, NE / Cheyenne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

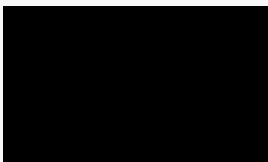
daniel@greatplains.land

Address

City / State / Zip

Merino, CO 80741

NOTES

[illegible]

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.



<https://greatplainslandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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