



CHEYENNE COUNTY CRP NORTH



A CRP and grass land property located North of Potter, NE.

SCOTT SAULTS

Associate Broker

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PROPERTY HIGHLIGHTS

List Price ~~\$168,000~~ **\$153,000**

Location 9 miles North of Potter, NE

Legal Description

NE 1/4 S19-T16N-R52 West of the 6th P.M. Cheyenne County Nebraska

Acres **160.6±**

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$807.62**

Property Summary

A very good quarter of farmground in Cheyenne County NE, North of Potter. There are 80.06 acres in CRP expiring this fall. Another 64.5 acres gets \$1480 per year and expires in 2032. There is also a payment from Pheasants Forever, which pays \$374.75 per year, and that contract ends 7/31/2026.

This land has an excellent stand of grass and would make a great place to build a home, or after the CRP expires would be an excellent pasture for a group of cows. It could also be farmed again. Access is excellent with county roads on the East and North sides of the property.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

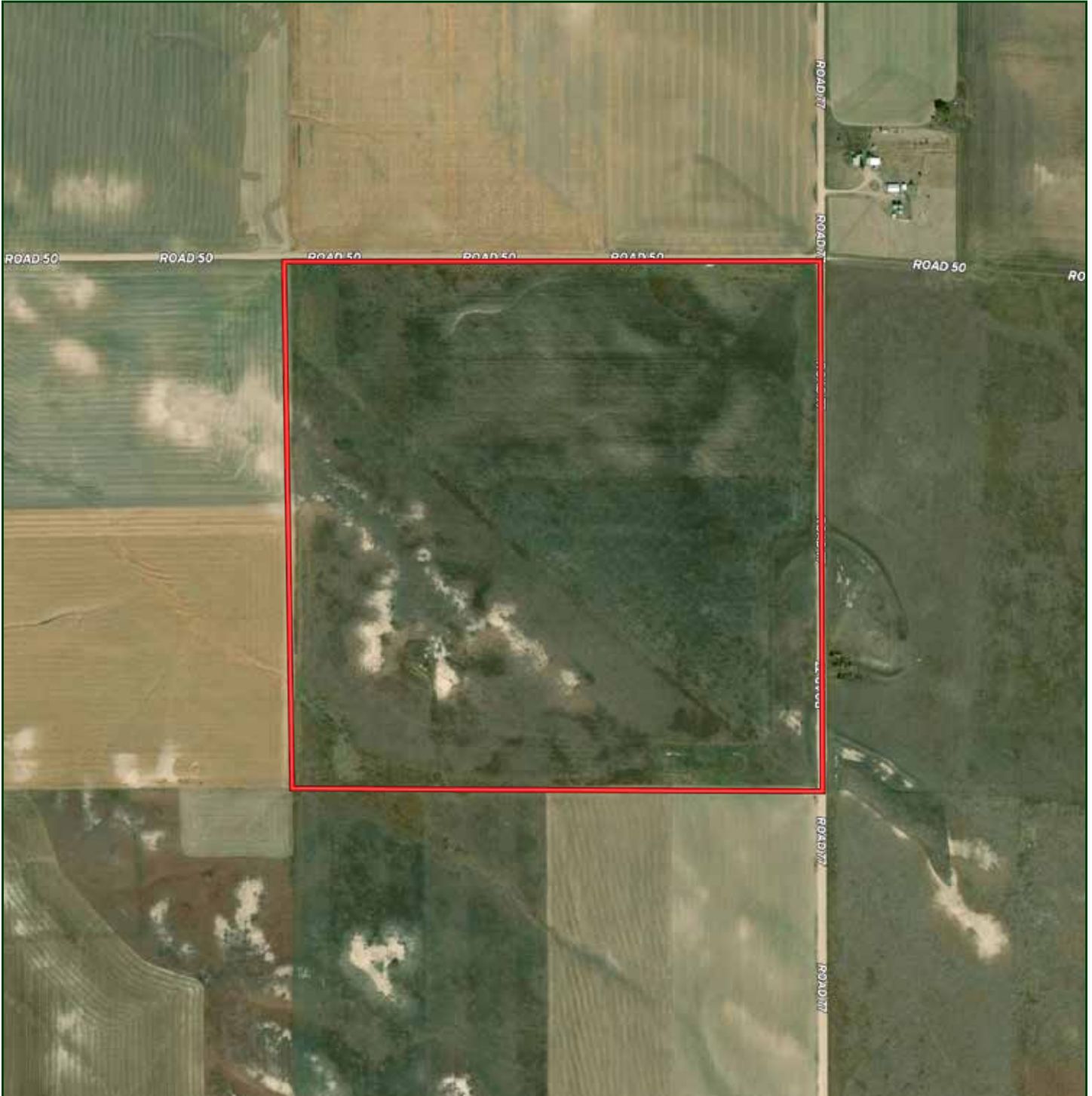
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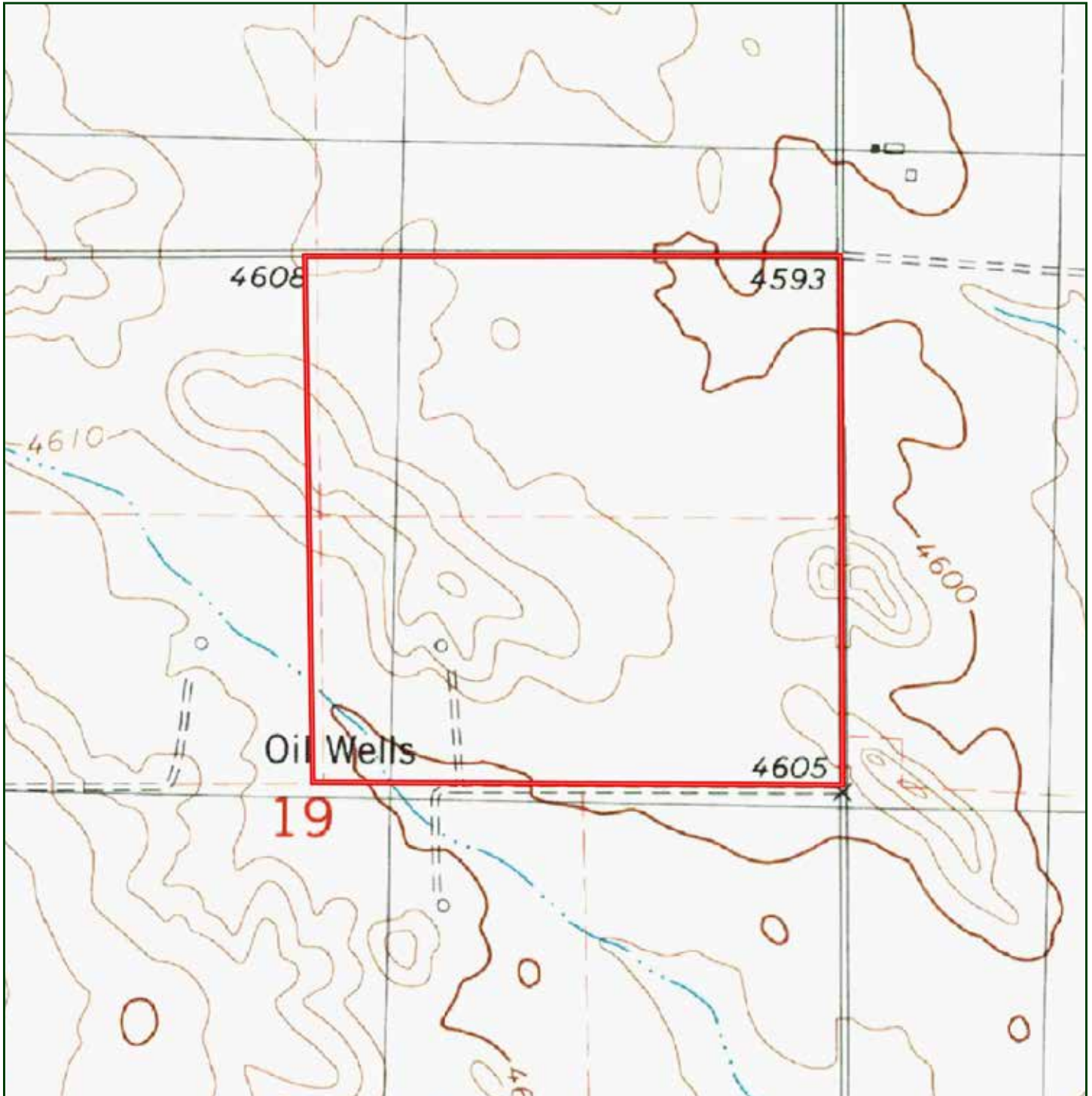
AERIAL MAP



Boundary lines are estimates - Map for illustration only

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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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