

35± Acres with Potential Building Site
TBD RD 105
Gurley, NE 69141

\$39,000
35± Acres
Cheyenne County



35± Acres with Potential Building Site
Gurley, NE / Cheyenne County

SUMMARY

Address

TBD RD 105

City, State Zip

Gurley, NE 69141

County

Cheyenne County

Type

Ranches, Farms, Hunting Land

Latitude / Longitude

41.329516 / -103.053573

Acreage

35

Price

\$39,000

Property Website

<https://greatplainslandcompany.com/detail/35-acres-with-potential-building-site-cheyenne-nebraska/118970/>



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PROPERTY DESCRIPTION

This 35± acre parcel in Cheyenne County, Nebraska offers a great opportunity for anyone looking for a smaller tract of land with potential. The property features open ground with a potential building site and plenty of room for a home, shop, or other improvements.

The property has county road access with a power line located directly across the road, adding to its potential as a future building site. Located just ±5 miles from Gurley and ±16 miles from Sidney, the property offers a rural setting while still being within a reasonable distance of several larger communities.

Distances:

- Gurley, Nebraska – ±5 miles
- Sidney, Nebraska – ±16 miles
- Scottsbluff, Nebraska – ±65 miles
- Cheyenne, Wyoming – ±104 miles
- Denver, Colorado – ±187 miles

A split survey will be completed prior to closing to establish the final property boundaries and acreage.

All owned mineral rights to transfer with the property.

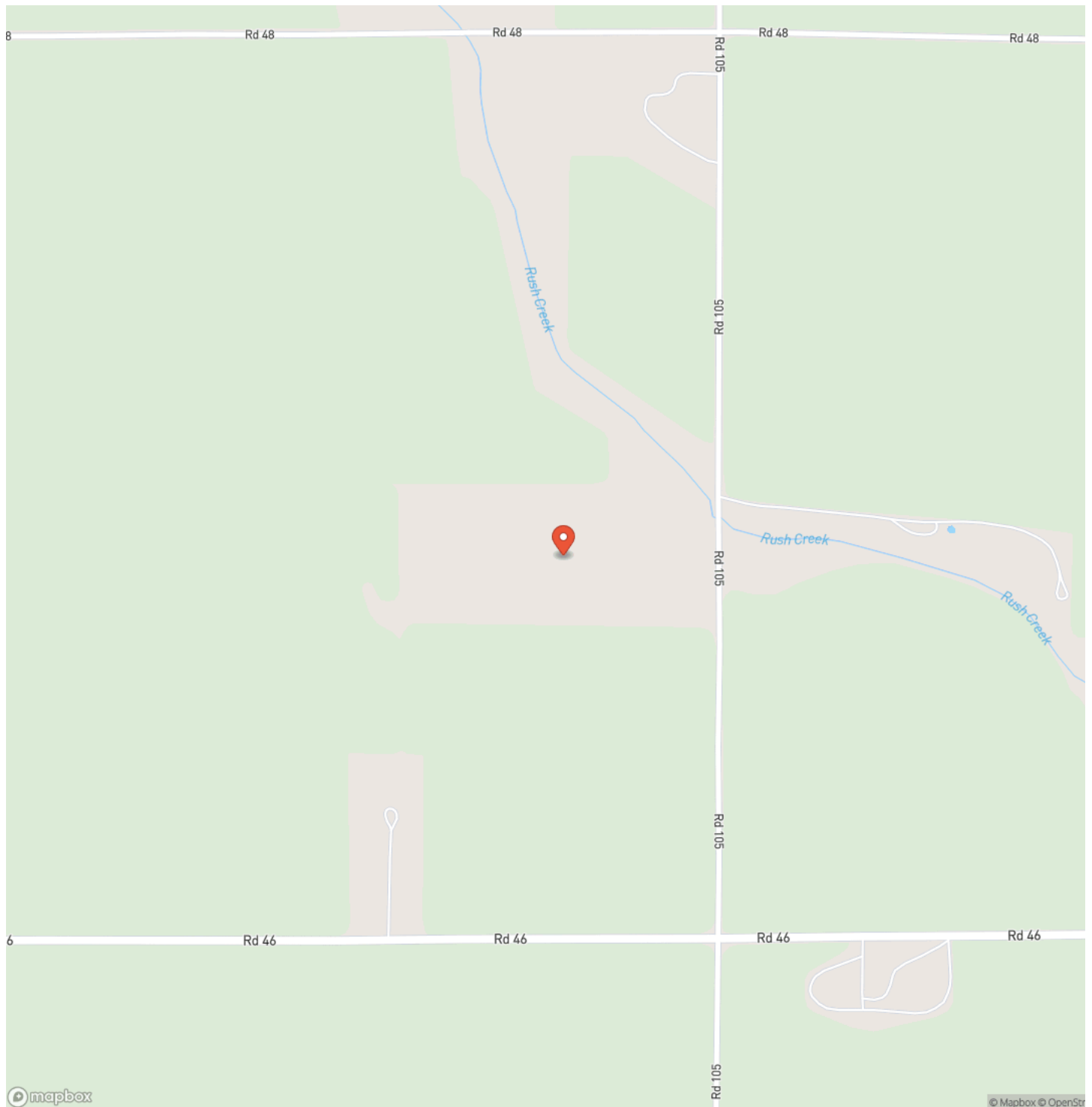
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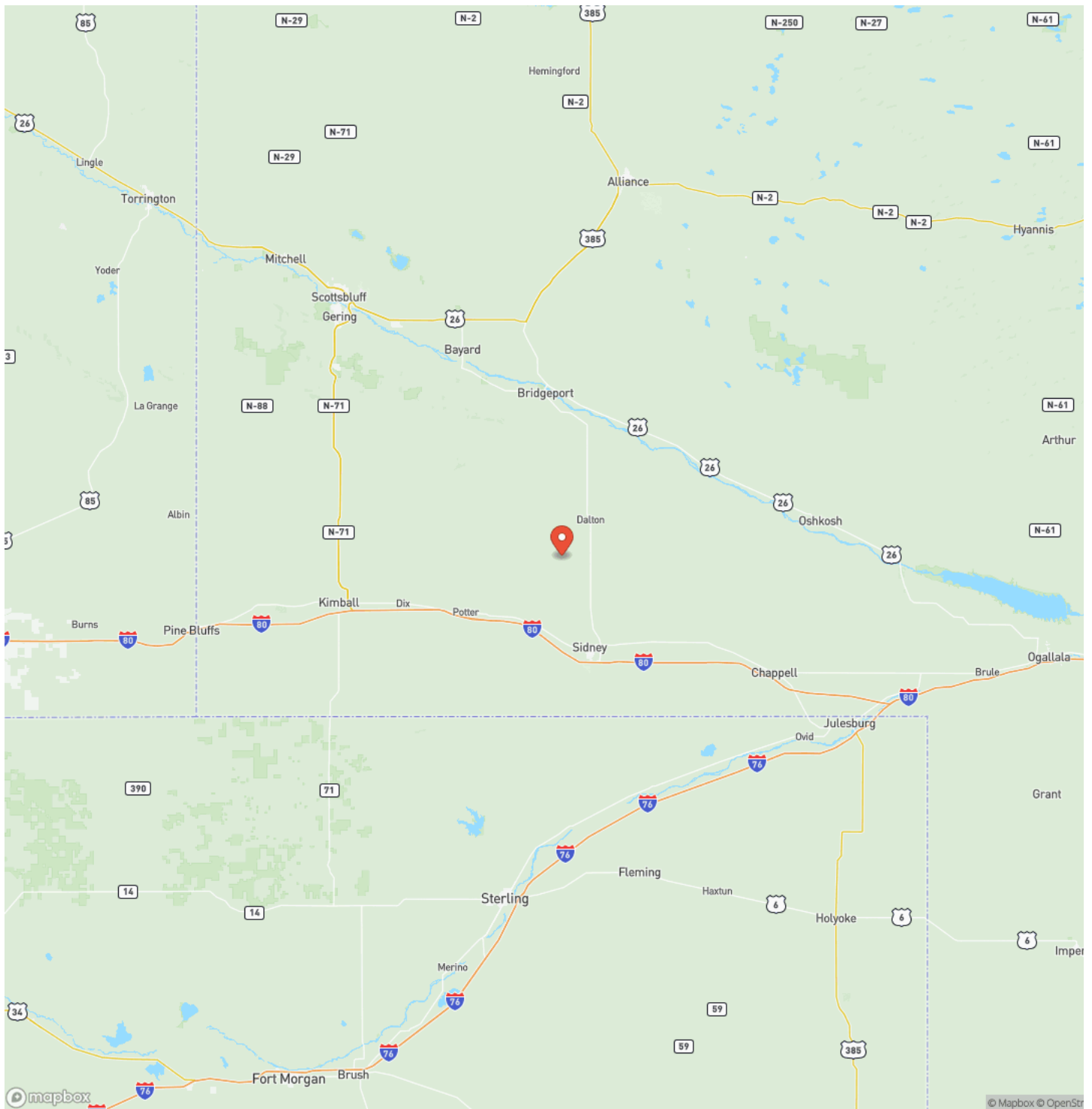
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Locator Map



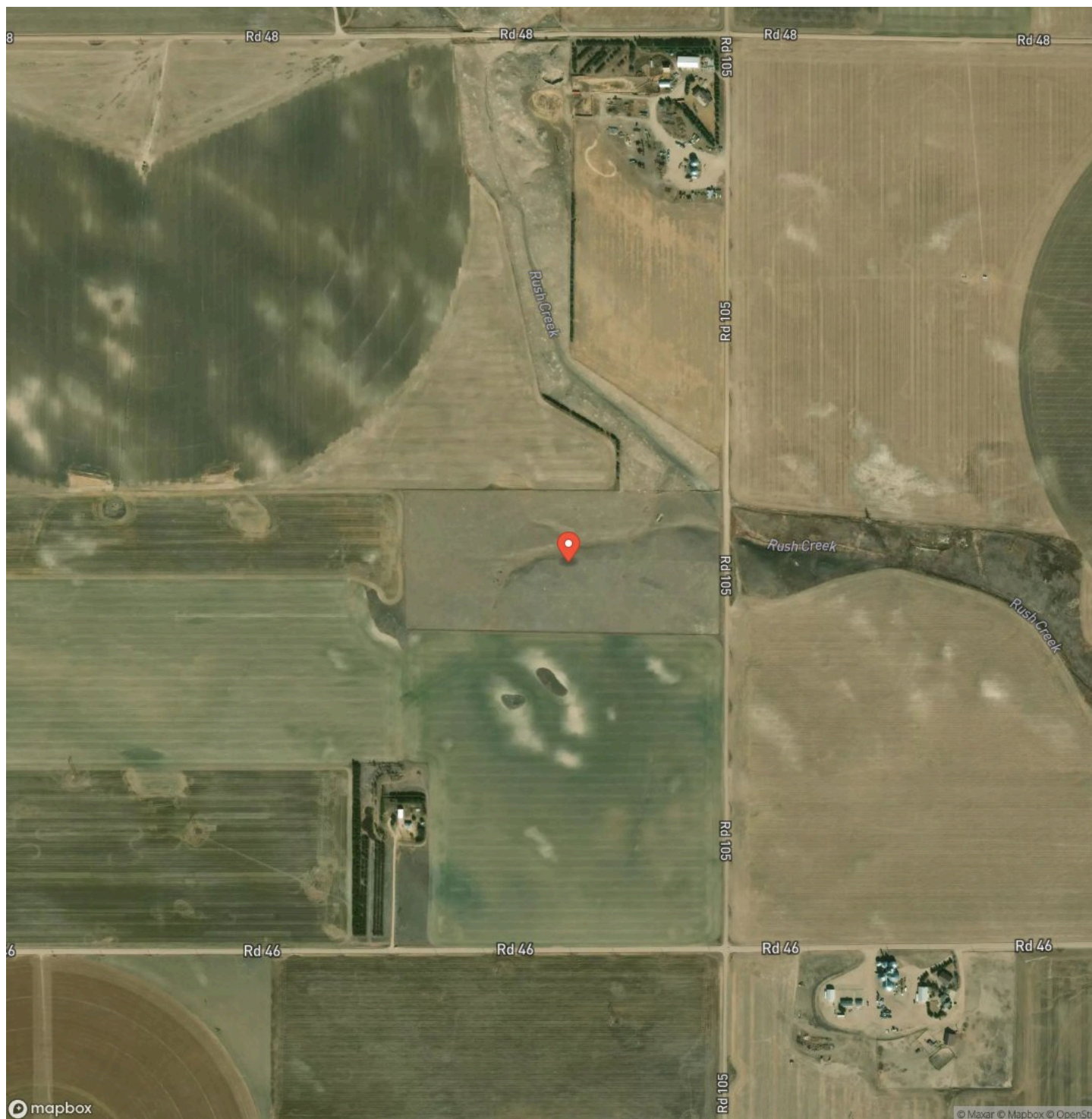
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



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Gurley, NE / Cheyenne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Riley Rohm

Mobile

(308) 203-8076

Email

riley@greatplains.land

Address

12910 Road 16

City / State / Zip

Sidney, NE 69162

NOTES

This image shows a blank 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.

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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