

**Mostly Tillable Cropland Parcel with Grassland CRP near
Sidney, NE**
Road 26
Sidney, NE 69162

\$238,000
190.01± Acres
Cheyenne County



Mostly Tillable Cropland Parcel with Grassland CRP near Sidney, NE

Sidney, NE / Cheyenne County

SUMMARY

Address

Road 26

City, State Zip

Sidney, NE 69162

County

Cheyenne County

Type

Farms, Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

41.1781 / -102.933

Acreage

190.01

Price

\$238,000

Property Website

<https://greatplainslandcompany.com/detail/mostly-tillable-cropland-parcel-with-grassland-crp-near-sidney-ne-cheyenne-nebraska/118858/>



Mostly Tillable Cropland Parcel with Grassland CRP near Sidney, NE Sidney, NE / Cheyenne County

PROPERTY DESCRIPTION

190.01 Acres — Cheyenne County, Nebraska

Turn-key Agricultural Investment Opportunity Near Sidney, Nebraska

Located northeast of Sidney, Nebraska, this **190.01-acre property** offers an excellent opportunity for an operator looking to expand an existing farming operation or an investor seeking to add productive agricultural land to their portfolio.

The property features **mostly Class II tillable soils** with a good proven yield history. Crops commonly grown on the property and throughout the area include **wheat, milo, millet, and corn**. Historically, the tillable acres have been maintained in a crop rotation, and the property is currently subject to a **cash lease generating approximately \$8,987 annually**, providing immediate income to the new owner.

In addition to the cropland, the property includes **23.71 acres of native grass enrolled in the Grassland CRP program**, providing additional annual income. These grass acres may also offer flexibility for a future owner, including the potential to fence the acreage for livestock grazing.

Wildlife in the area includes **deer, antelope, pheasants, waterfowl, and small game**, creating additional recreational appeal and potential hunting-lease income. Maintained county road frontage provides convenient property access, while the location offers close proximity to **Sidney and Interstate 80**, as well as nearby grain markets.

FSA information is available upon request.

Property Highlights

- **190.01 total acres**
- Located northeast of **Sidney, Nebraska**
- Mostly Class II tillable cropland soils
- Proven yield history
- Cash lease generating approximately **\$8,987 annually**
- Good FSA base acres
- **23.71 acres of Grassland CRP**
- County road frontage and convenient access
- Close proximity to Sidney and Interstate 80
- Nearby grain markets
- Deer, antelope, pheasants, waterfowl, and small game
- Potential hunting or hunting-lease income
- **Showings by appointment only**

Buyer Broker Notice



When purchasing a property listed by **Great Plains Land Company**, a Buyer's Broker, if applicable, must be identified upon 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.

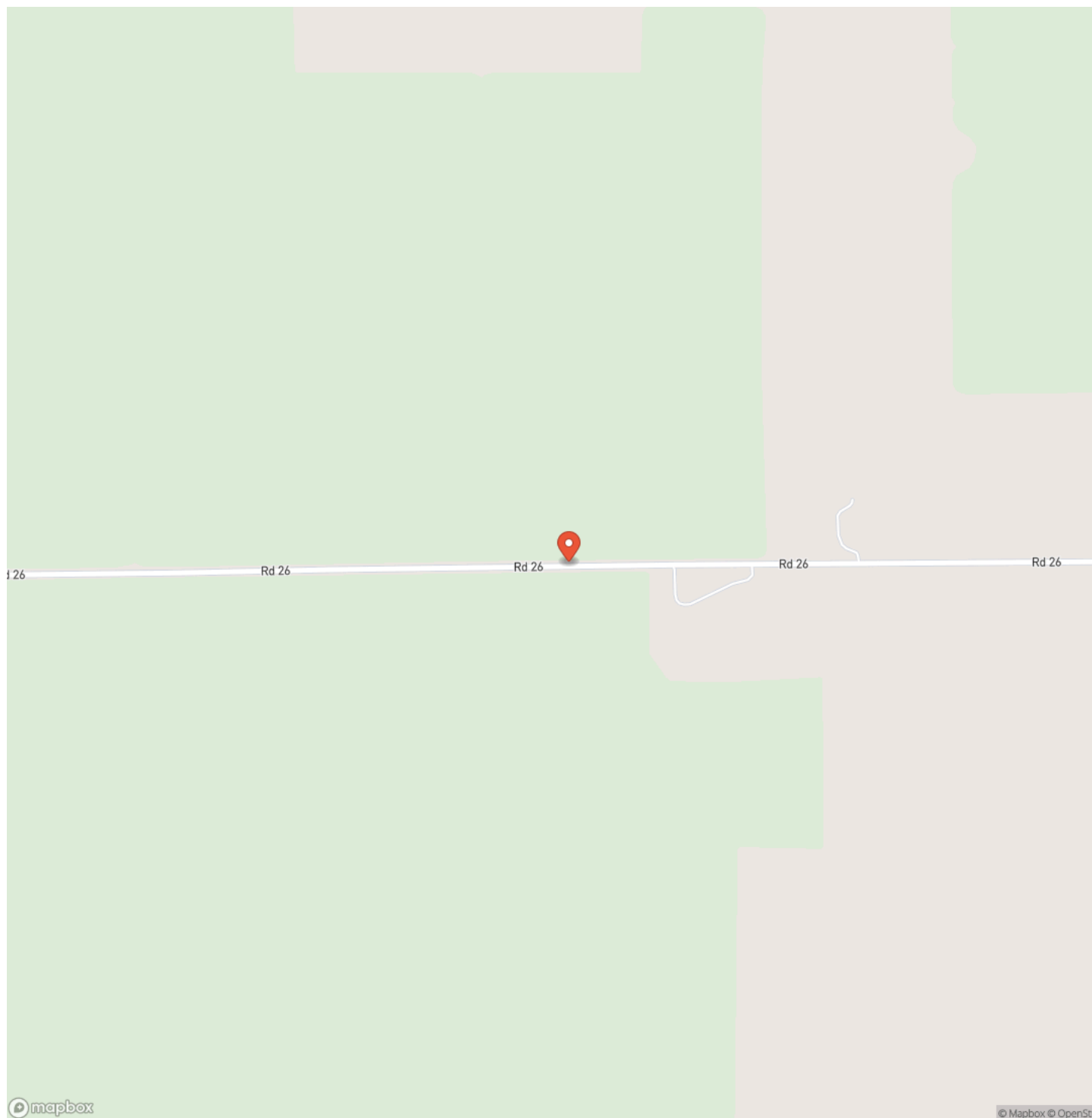
Contact the local Land Professional for additional information or to schedule a private showing.



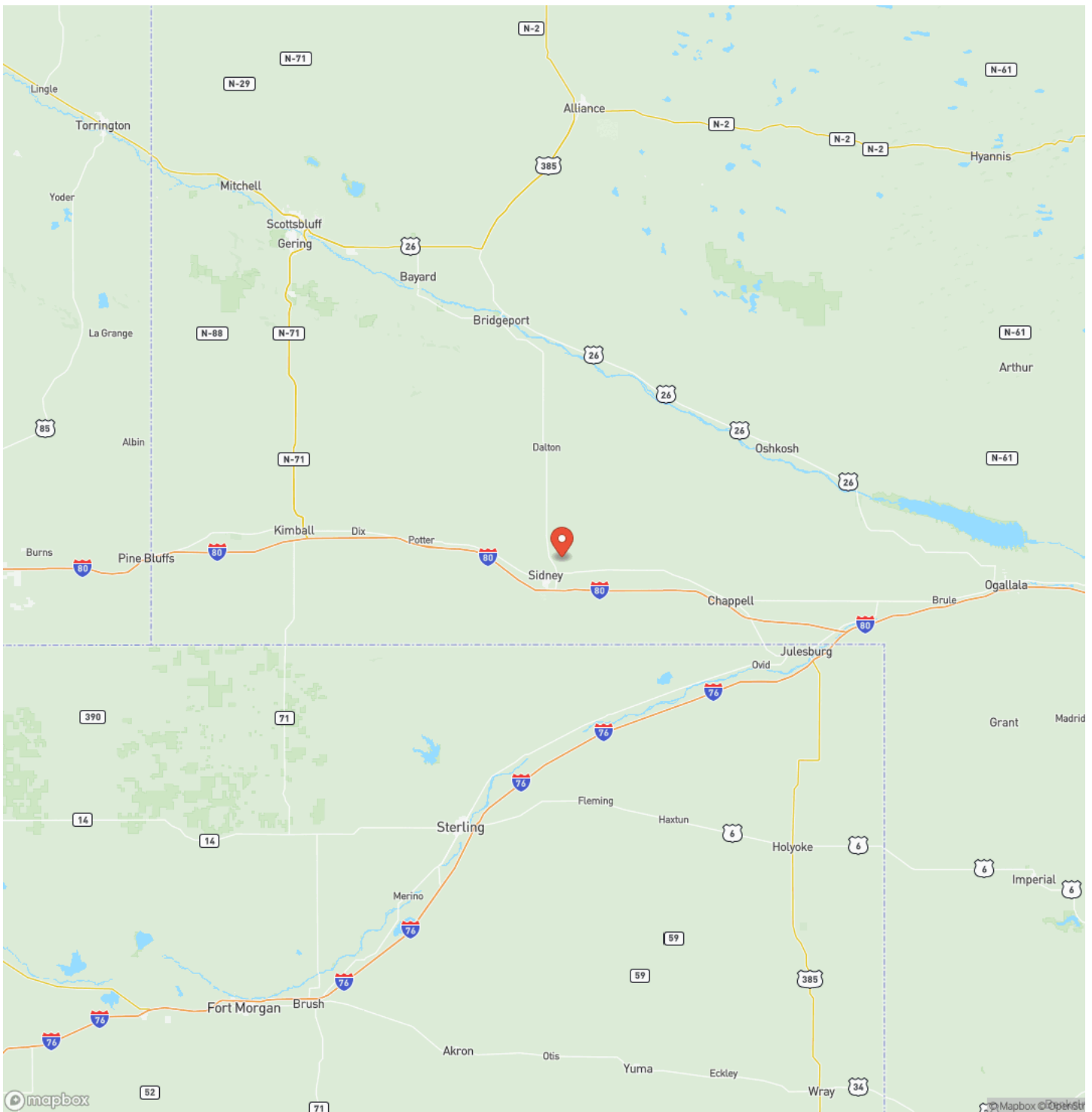
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Sidney, NE / Cheyenne County



Locator Map



Locator Map



Satellite Map



Mostly Tillable Cropland Parcel with Grassland CRP near Sidney, NE

Sidney, NE / Cheyenne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

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Email

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Address

City / State / Zip

Merino, CO 80741

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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