

North Table Productive Dryland
TBD Road 38
Sidney, NE 69162

\$197,500
163.920± Acres
Cheyenne County



North Table Productive Dryland Sidney, NE / Cheyenne County

SUMMARY

Address

TBD Road 38

City, State Zip

Sidney, NE 69162

County

Cheyenne County

Type

Farms

Latitude / Longitude

41.2686 / -103.122483

Acreage

163.920

Price

\$197,500

Property Website

<https://greatplainslandcompany.com/detail/north-table-productive-dryland-cheyenne-nebraska/115045/>



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PROPERTY DESCRIPTION

This 163.92± acre property located on the North Table offers a great opportunity for local farmers, land investors, or buyers looking for a property with additional recreational potential. The property consists of productive dryland acres that could complement an existing farming operation or serve as a solid agricultural investment.

The property is currently operated under a 1/3-2/3 crop-share lease and offers a layout well suited for continued farming. The current tenant may be open to continuing to farm the property, with other potential tenants available in the area as well. In addition to the productive dryland, the property features a potential building site with trees, providing an opportunity for a future homesite, farmstead, or additional improvements.

The property also offers recreational opportunities with deer, antelope, and upland birds commonly found throughout the area. The combination of productive farm ground, a potential building site, and hunting opportunities gives this property a good mix of agricultural and recreational value.

All owned mineral rights will convey with the property.

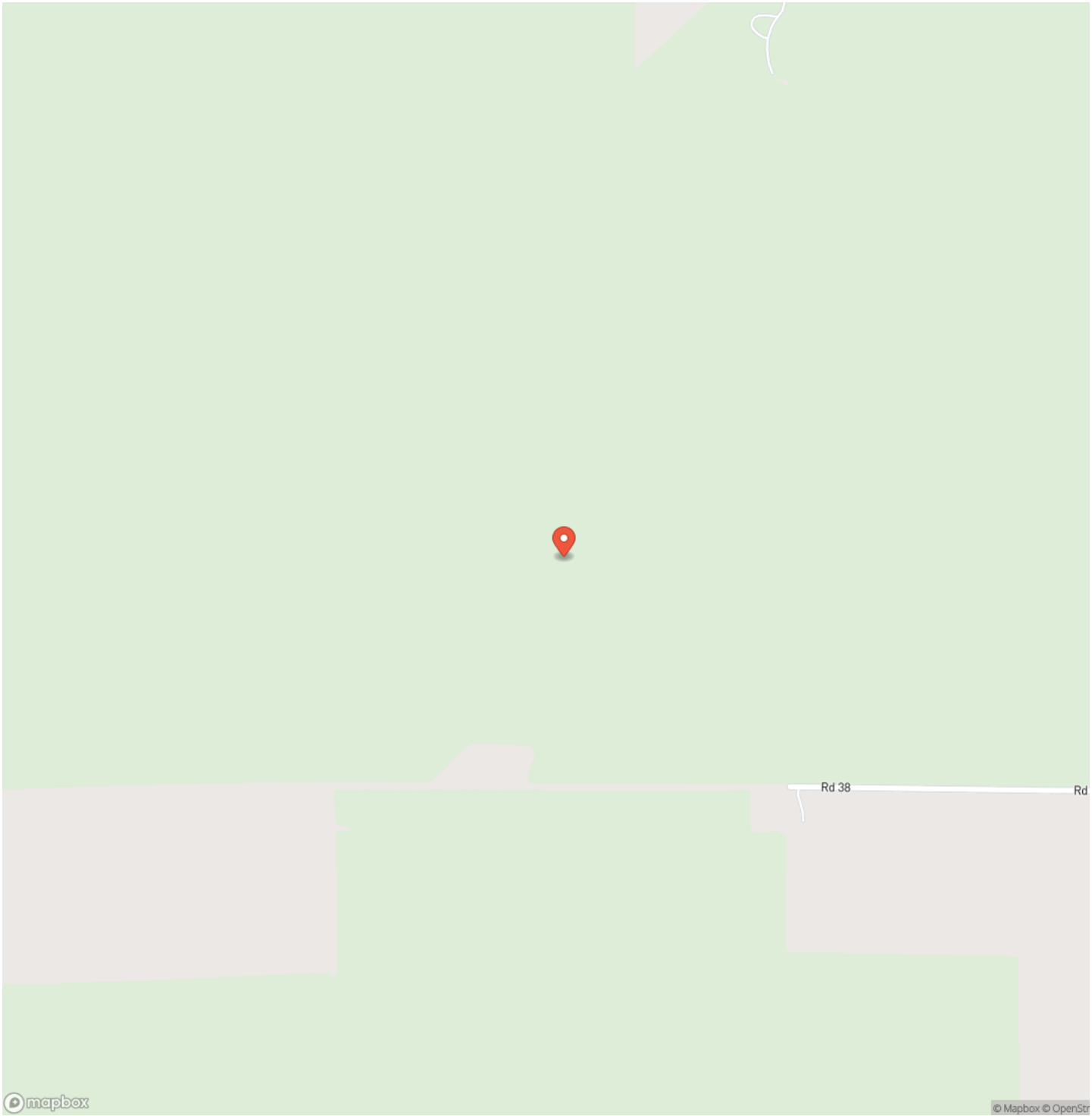
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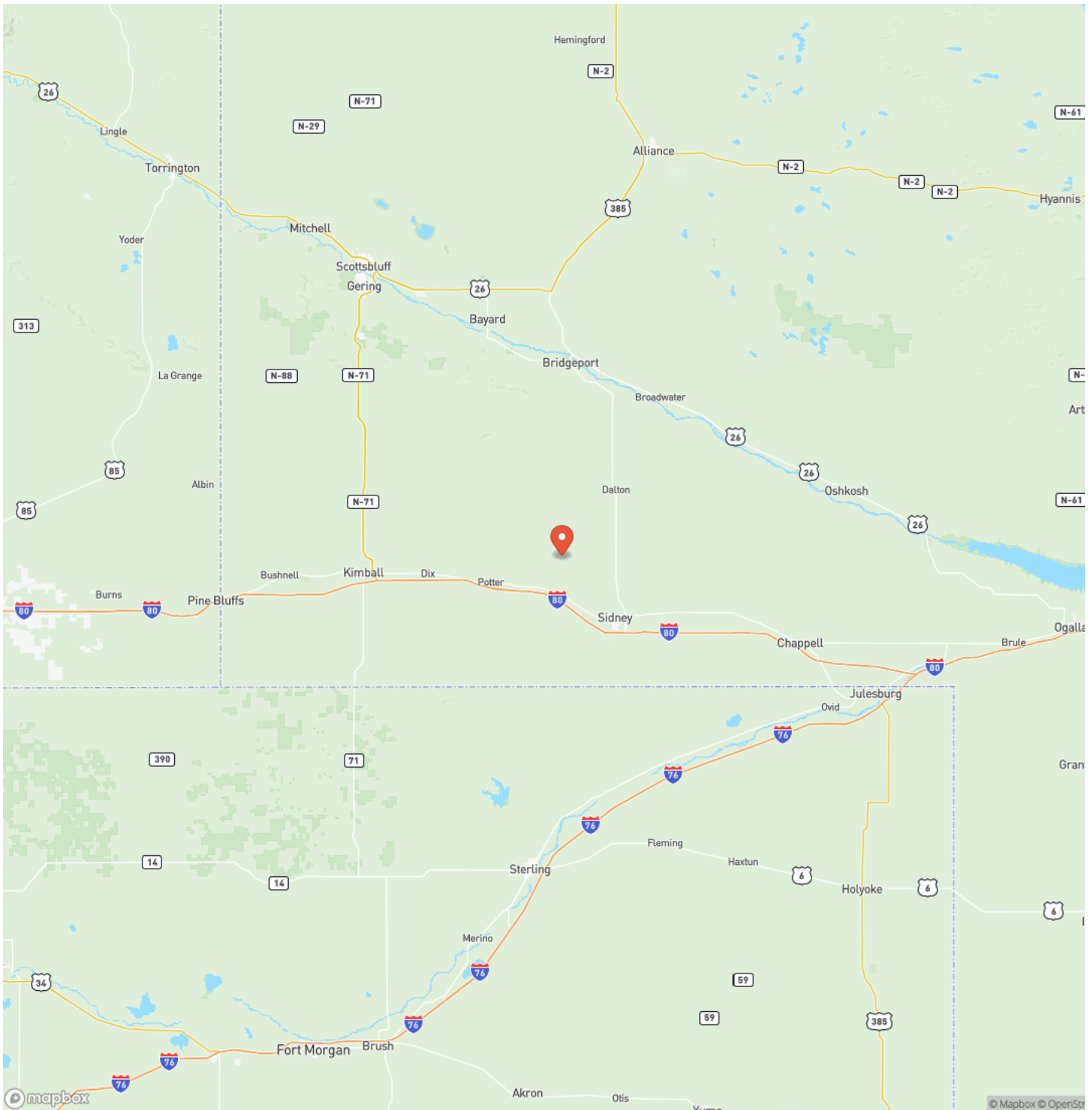
**North Table Productive Dryland
Sidney, NE / Cheyenne County**



Locator Map



Locator Map



Satellite Map



North Table Productive Dryland Sidney, 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

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.



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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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