# **West Sidney Bluffs**

**CHEYENNE COUNTY, NEBRASKA** 



**New Listing** 

ADDRESS 1825 Highway 19 Sidney, NE 69162

110± Total Acres
Fenced Pasture
+ 3 Rental Houses

Asking \$620,000







Office: 970.522.7770 | Toll Free: 800.748.2589

#### For More Information, Contact:

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Marc Reck, Broker marcreck@reckagri.com

## **Maps + Photos**









## **Description + Photos**

#### **Description:**

1825 Highway 19, Sidney, NE 69162

110± total acres

Countless opportunities are possible with this unique property just minutes from Sidney, NE. Situated at Exit 55 along I-80, this 110± acres has diverse topography with a large bluff, rock outcroppings, and uninterrupted views overlooking Sidney, the Sidney Draw chalk bluffs, and Lodgepole Creek basins.

Passive income is created by three rental houses situated in the corner of the property, leaving the remaining acreage available for future plans. Fully fenced, this property can also be utilized for grazing cattle or other livestock.

**R/E Taxes:** \$4,351.76 (2023) **ASKING PRICE: \$620,000** 











#### **QUICK FACTS**

- · 2± miles from Sidney, NE
- Situated along I-80 at Exit 55
- 1± mile from US Hwy 30
- Diverse topography with panoramic views
- 3 rental houses
- Fenced pasture with 2 wells
- Enrolled in CRP Grasslands
- Excellent home site/ranchette

#### **WEST HOUSE**

- 3 bed / 2 bath
- · 2-car detached garage

#### MIDDLE HOUSE

• 3 bed / 2 bath

#### **EAST HOUSE**

2 bed / 1 bath

#### **OUTBUILDING**

• 30' x 60' Shop

#### **INCOME POTENTIAL**

- 3 Rental Houses & Shop: \$30,000±/yr
- CRP Grasslands = \$1,300±/yr
- Pasture Rental = \$1,500±/yr







### **Reck Means Results**

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.













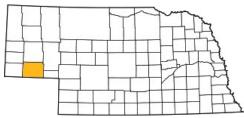


## West Sidney Bluffs

110± Total Acres



CHEYENNE COUNTY, NE



This 110-acre property has lots of potential and an attractive income stream. Excellent investment opportunity!

