

Stateline Hunting CRP

72± ACRES | CHEYENNE COUNTY, NE

New Listing

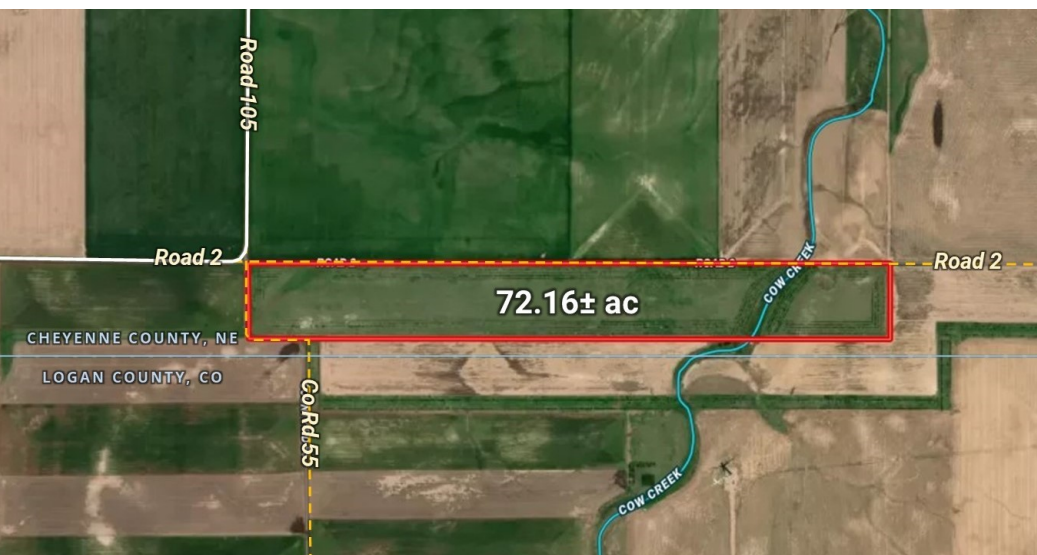


Overview: Several miles of mature trees/shrubs make this property a haven for wildlife while still providing passive income via two CRP contracts with 12+ years of remaining payments. The adjoining tract in Colorado has also been developed with trees helping to attract wildlife to the area. There is also a small gravel pit (personal use) near the dry dreek bed that cuts through the eastern end of the property. Just minutes from I-80 and Sidney, NE, this would make an excellent weekend getaway off the grid.

QUICK FACTS:

- **72.16± deeded acres**
- Cheyenne County, NE
- Located 10± mi southwest of Sidney, NE & I-80
- 1.5± mi east of Hwy 19 via Road 2 which runs along north boundary
- 31.59 ac enrolled in CRP through 9/30/2035 @ \$1,125 per year (\$31.00/ac)
- 36.29 ac enrolled in CRP (Trees) through 9/30/2036 @ \$1,251 per year (\$39.61/ac)
- Seller to convey all OWNED mineral rights
- **R/E Taxes:** \$520± (2022)
- **LEGAL:** Lots 1-4 of Section 20, T12N-R50W

Asking Price \$98,500



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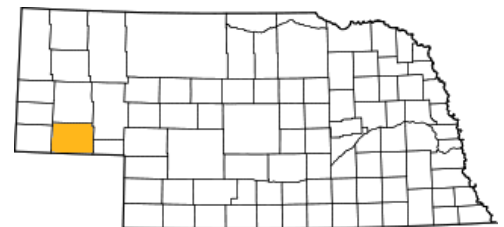
Stateline Hunting CRP

72± Total Acres | 1 Parcel

New Listing



CHEYENNE COUNTY, NE



Excellent hunting opportunity with passive CRP income. Thousands of mature trees and shrubs provide excellent habitat for pheasants, deer and other game.

