



CHEYENNE COUNTY HOME AND RANGE



An excellent combination of range land
with a homesite located North of Potter, NE.

AMY LASHLEY-JOHNSTON

Sales Associate

Amy's Cell: 402-416-4306

Email: amy@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$726,660-as a whole
See below for individual tract prices

Location

North of Potter, NE off road 56.

Acres

594.85± Total acres

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records.

Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

TBD

Property Summary

Cheyenne County Range

281.88± acres | \$257,100

Legal Description: Pt. S31-T17N-R52W of the 6th P.M. Cheyenne County Nebraska - to be determined by survey

This excellent hardland range has not been grazed for the 2024 or 2025 grazing season, and is completely fenced. There is a pipeline that runs directly North of the homesite to a tank located in the middle of the rangeland. That pipeline also runs adjacent to the West. The current owner once held the lease for the school section to the West. The pipeline to the school section is in place, but capped since the current owner decided not to keep renewing the lease. There is also a well that has been drilled with the casing installed in the Northeast corner of the property. A solar well would need to be installed at this location.

Cheyenne County Homesite and Acreage

25.76± acres | \$469,560

Legal Description: Pt. SE1/4 SE1/4 S31-T17N-R52W of the 6th P.M. Cheyenne County Nebraska - to be determined by survey

Cheyenne County Homesite and Acreage's home features a modern, roomy addition to an original bricked farmhouse. The home has an enormous, bright and airy great room as it's main gathering area featuring large windows and great views to the east which overlook the orchard of nut trees. A dining area is open to the kitchen and a countertop doubles as a bar for guest enjoying a drink while chatting with the chef.

The home has four bedrooms, two on the main floor, a bedroom and a playroom/storage room upstairs, and a bedroom at garden level, along with the laundry room, and a large rec room. The downstairs bathroom is brand new with an Onyx shower. Across the hall is a small "men's bathroom" where someone with dirty boots or clothes can come in through the

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garage for a quick trip to the loo without dirtying up the clean, gleaming full bathroom!

The home has two sliding glass doors on the South side in preparation for a huge deck that has yet to be built. A large deck that overlooks the gurgling waterfall and pond would make fantastic gathering and dining space. A solid windbreak of pine protects the house from the northwest wind, and an established shelterbelt protects the entire property on the north side. This area is known for great mule deer hunting and occasional upland game hunting as well. This homesite would make a fantastic place to calve or overwinter yearlings.

NOTE: Seller to retain 50% of all mineral rights

Outbuildings:

40 x 100 Quonset Machine Shed

40 x 60 Utility Building

Four (4) Steel grain storage bins 15' x 29' diameter

7' Diameter Feed bin with a steel hopper bottom

Barn

Attached metal lean-to with 4 parking stalls

Loafing shed

Small original homestead house

Various smaller sheds and outbuildings

LOCATION MAP



Boundary lines are estimates - Map for illustration only

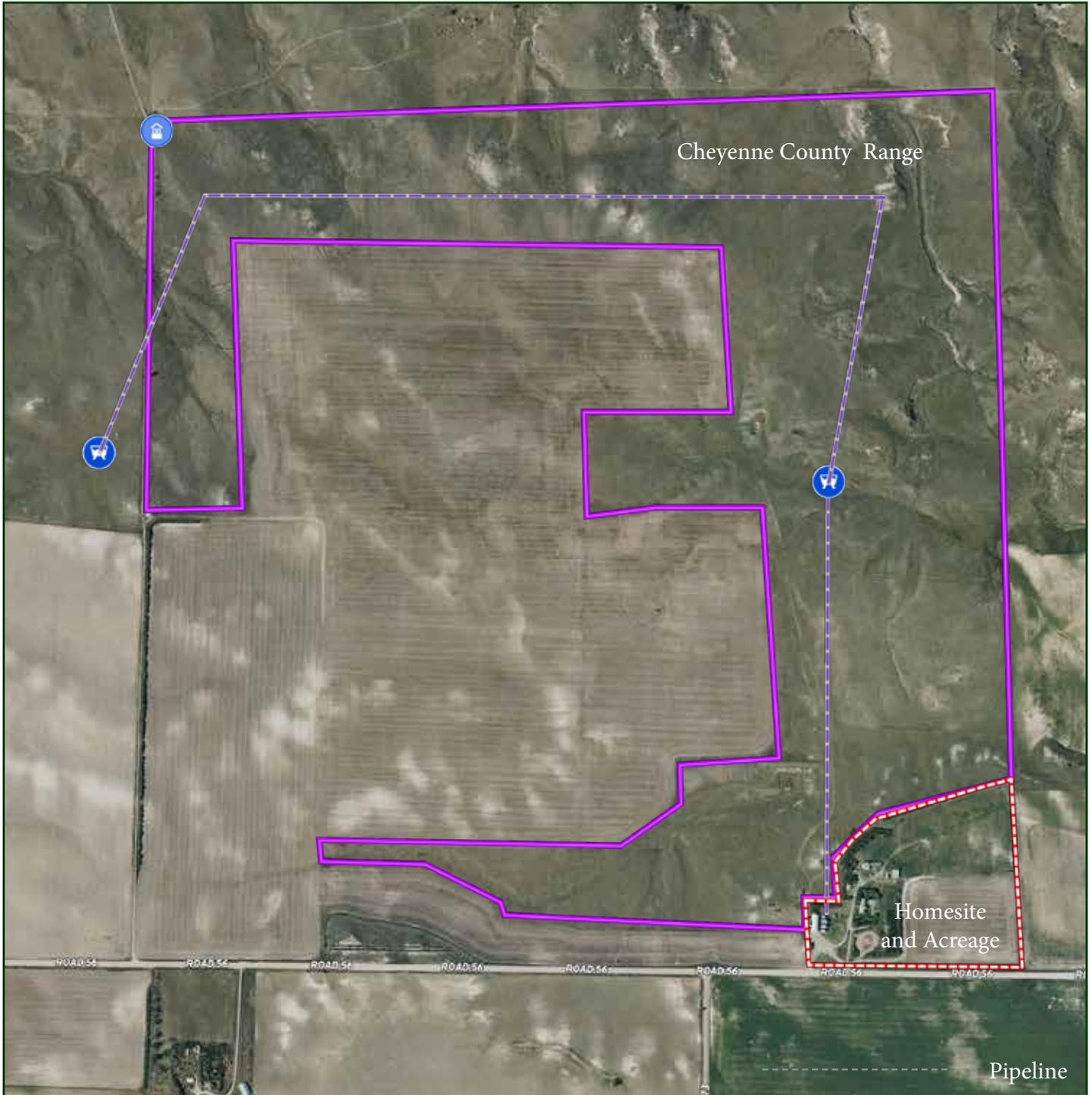
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AERIAL MAP



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PROPERTY IMAGES



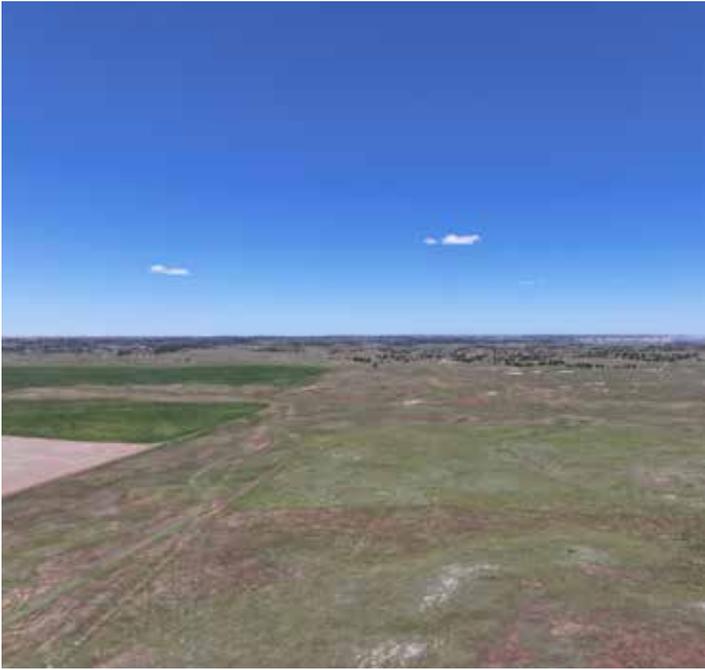
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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2218 E. Walker Road • North Platte, NE 69101

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