

POTTER, NE PASTURE, HOME & QUONSET FOR SALE

CHEYENNE COUNTY, NE
172+/- Acres Pasture, Home & Quonset



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Sterling, CO 80751
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RECK AGRI
REALTY & AUCTION

For Further Information Contact:
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PROPERTY INFORMATION

LOCATION: From Potter, NE, Hwy 30 west 2.2 miles to Road 73, .8 mile north on Road 73 to the driveway to the property. The property lies on the west side of Road 73.

LEGAL DESCRIPTION: NE1/4 less tract in Section 35, T15N, R53W of the 6th P.M in Cheyenne County, Nebraska.

ADDRESS: 3262 Road 73, Potter, NE 69156

ACREAGE: 145.40+/- Pasture
15.49+/- Wildlife Food plot area
6.11+/- CRP Trees
5.37+/- Home & Buildings
172.37+/- Total Acres per FSA

IMPROVEMENTS: 1,920 square foot, 3 bedroom, 1.5 bath, one story home; Stucco home built in 1920 with a partial basement; large kitchen with eat in dining area; large family room; attached garage has been converted to a family room, 2 bedrooms & a loft area, propane heat & central air conditioning; cement patio off kitchen; utilities located in partially finished basement; stove & dishwasher stay with the home; submersible water well; 32' x 60' Quonset and multiple outbuildings; nice location with bluffs to the north, Hwy 30, Interstate 80, Lodgepole Creek and the Union Pacific Railway to the south; acreage well suited for livestock.

FSA INFORMATION: CRP Trees: 6.11 acres @ \$43.15/acre = \$264 annually. Contract Expires 9-30-2021.

TAXES: 2017 real estate taxes due in 2018: \$2,604.34.

MINERAL RIGHTS: Seller reserving all owned mineral rights.

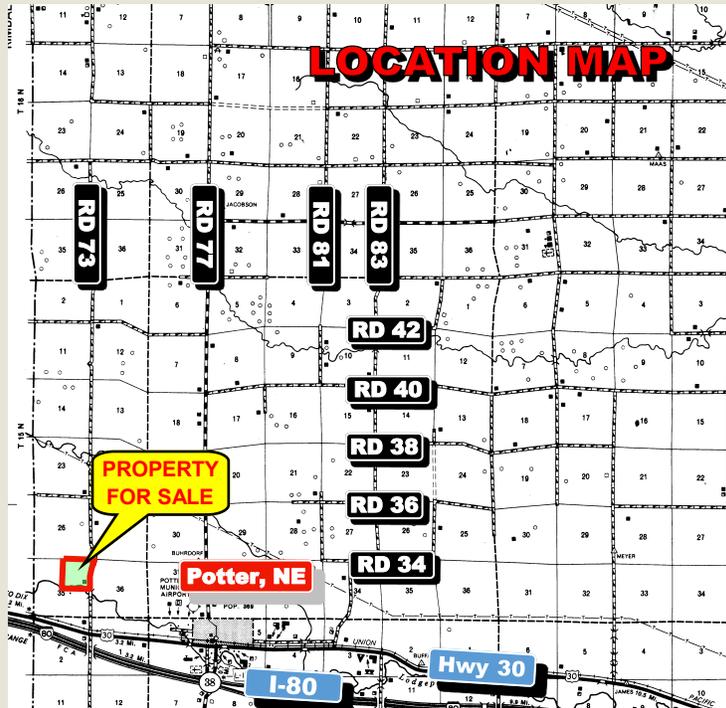
POSSESSION: Upon closing.

ASKING PRICE: \$210,000

TERMS: Good funds at closing.



PROPERTY PHOTOS | MAPS



NOTICE TO PROSPECTIVE BUYER

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