

Glanz Sidney Hunt and Farm

151.00 Acres

Cheyenne County, NE

\$232,500



HAYDEN  OUTDOORS[®]

Glanz Sidney Hunt and Farm

TOTAL ACRES:

151.00

PRICE:

\$232,500

COUNTY:

Cheyenne County

CLOSEST TOWN:

Sidney, NE

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Income Producing

Land Details

Address: TBD County Road 30,
Sidney, Nebraska 69162, USA

Closest Town: Sidney

Total Acres: 151.00

Deeded Acres: 151.00

Zoning: Agriculture

Elevation: 4370

Topography: Level to Sloping

Vegetation: Cropland, grass and trees

Tillable/Crop/Orchard Acres: 122.5

Pasture Acres: 28.51

Water Rights: Yes, All appurtenant water rights associated with this property will transfer to the Buyer at Closing.

Mineral Rights: Yes, Any mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

Income Type: Farming and
USDA/FSA CRP payment

Estimated Taxes: \$1,029.62 - 2023

Source of lot size: Assessor/Tax Data

Property Summary

Glanz Sidney Hunt and Farm is the perfect opportunity to purchase a great hunting property with farming income.

This property also has a great potential building site should a Buyer want to build a permanent home or a hunting cabin to base out of.

The property is currently accessed by a minimum maintenance County Road and also has electrical service to the property.

Land

151 acres more or less (per the County Assessor) with 20.13 +/- acres of CRP, 8.38 +/- acres of grass and the remaining 122.5 +/- acres of dryland crop ground.

The current USDA/FSA CRP contract runs through 9-30-2035

Improvements

The property is fenced along the south boundary and has electrical service.

Recreation

Glanz Sidney Hunt and Farm will allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses to just enjoying nature.

The property is only a short distance northwest of Sidney and boasts excellent Mule deer, pronghorn and upland bird hunting.

There are several tree rows/shelter belts on the property that provide excellent habitat for Mule Deer and possibly some White-tailed Deer, pronghorn as well as small game, varmints and upland birds.





Agriculture

There are approximately 122.5 +/- acres of dryland crop ground on this property.

There are 20.13 +/- acres currently enrolled in the USDA/FSA CRP program through 9-30-2035 and 8.38 +/- acres of native grass.

Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. Any mineral rights that the Seller currently owns on this property will transfer to the Buyer at Closing.

General Operations

This property is currently operated as a dryland farm.

Region & Climate

Weather Highlights

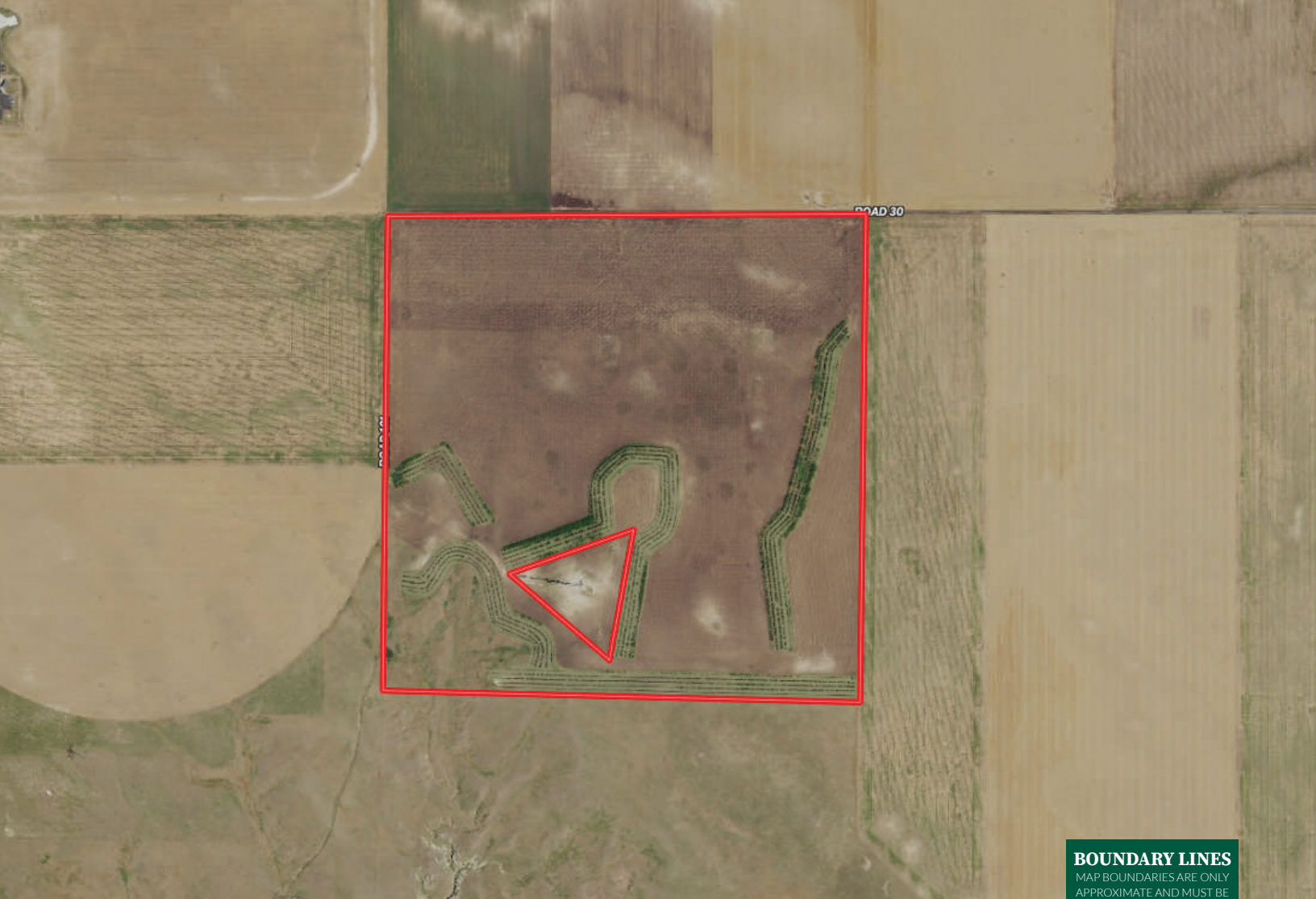
- **Summer High:** the July high is around 89 degrees | **Winter Low:** the January low is 16
- **Rain:** averages 18 inches of rain a year | **Snow:** averages 35 inches of snow a year
- **Sidney, Nebraska gets 18 inches of rain, on average, per year.** The US average is 38 inches of rain per year.
- **Sidney averages 35 inches of snow per year.** The US average is 28 inches of snow per year.
- **On average, there are 229 sunny days per year in Sidney.** The US average is 205 sunny days.
- **Sidney gets some kind of precipitation, on average, 77 days per year.** Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Location

- This property is located approximately 7 miles northwest of Sidney and Interstate I-80.
- 2.5 hours northeast of Denver, CO, 1.5 hours east of Cheyenne, WY and 5.5 hours west of Omaha, NE.
- There is the Sidney Municipal Airport located south of Sidney with a 6600-foot concrete runway.

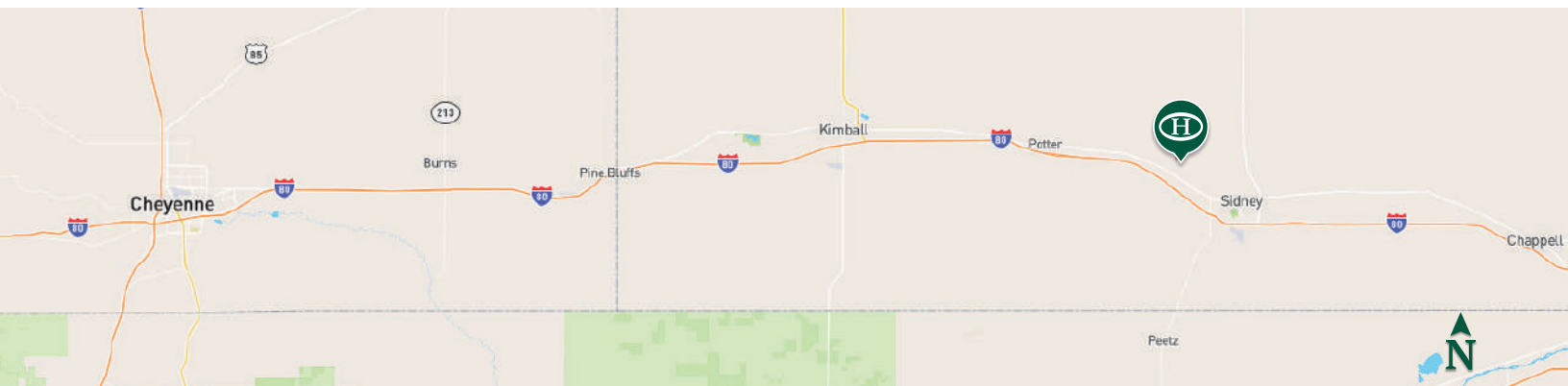
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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