



## POTTER NEBRASKA GRASS AND HOMESITE



118± acres with panoramic views of the Lodgepole Creek Valley.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** **\$170,000**

**Location** Adjacent to the East side of Potter, NE

## Legal Description

PT NE/4 NORTH OF UPRR ROW & PT NE/4 NORTH OF UPRR ROW LANDS INSIDE POTTER S05 T14N R52W of 6th P.M. Cheyenne County Nebraska

**Acres** **118±**

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** **\$849.90**

## Property Summary

Here is a great acreage adjacent to the small town of Potter NE. 34 acres are located in the city limits. The other 83 acres are adjacent to the city and have good grass, a well, a CRP payment of \$1300 (contract started in 2021 and continues through 9/30/203) and some rock outcroppings. All of this combined, makes this the perfect place to build your horse property! There is a city water tower and communications tower in the NW corner of the property, but there is no income from either structure. A 2,800 sq. foot metal quonset is located on the property overlooking the Potter-Dix football field. The hills above the quonset offer incredible panoramic views of Potter and of the Lodgepole Creek Valley. Potter is located approximately 82 miles East of Cheyenne, WY and 20 miles West of Sidney, NE. The town has the Jr. and Senior high schools with the elementary school located 10 minutes West in Dix NE.

## Income Potential

CRP contract \$1,300 per year

## Improvements/Outbuildings

Metal Quonset building 35x80, 2,800 sqft.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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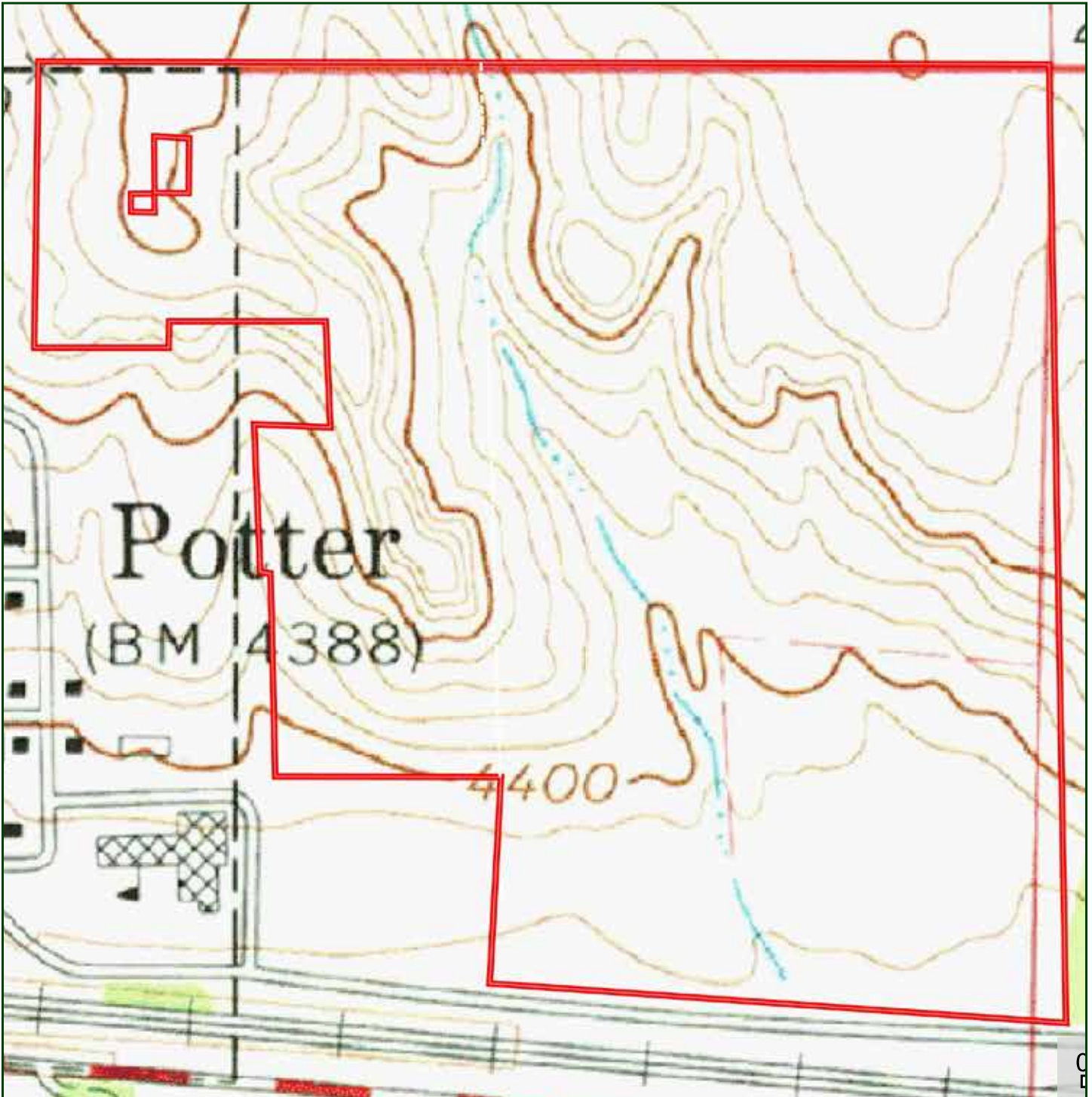
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# TOPO MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Sauls, Skip Marland,  
Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley,  
Randy Helms, Dodi Osburn, Bill Grant, Adam Shada, Shane Mauch,  
Jake McQuillen, Brandi Housman, and Leala Jimerson

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2218 E. Walker Road • North Platte, NE 69101

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