

West Sidney Bluffs

CHEYENNE COUNTY, NEBRASKA

New Listing

ADDRESS
1825 Highway 19
Sidney, NE 69162

110± Total Acres
Fenced Pasture
+ 3 Rental Houses

Asking
\$575,000



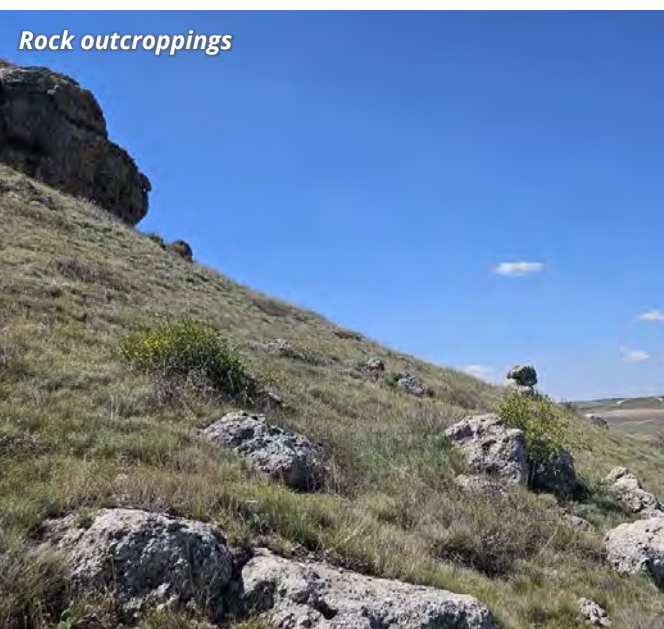
Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com

Maps + Photos



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photos, maps & more!

Description + Photos

Description:

1825 Highway 19, Sidney, NE 69162

110± total acres

Countless opportunities are possible with this unique property just minutes from Sidney, NE. Situated at Exit 55 along I-80, this 110± acres has diverse topography with a large bluff, rock outcroppings, and uninterrupted views overlooking Sidney, the Sidney Draw chalk bluffs, and Lodgepole Creek basins.

Passive income is created by three rental houses situated in the corner of the property, leaving the remaining acreage available for future plans. Fully fenced, this property can also be utilized for grazing cattle or other livestock.

R/E Taxes: \$3,391 (2024)

REDUCED: \$575,000



Middle House

Looking east



West House



East House



QUICK FACTS

- 2± miles from Sidney, NE
- Situated along I-80 at Exit 55
- 1± mile from US Hwy 30
- Diverse topography with panoramic views
- 3 rental houses producing \$2,500/mo.
- Fenced pasture with 2 wells
- Enrolled in CRP Grasslands
- Excellent home site/ranchette

WEST HOUSE

- 3 bed / 2 bath
- 2-car detached garage

MIDDLE HOUSE

- 3 bed / 2 bath

EAST HOUSE

- 2 bed / 1 bath

OUTBUILDING

- 30' x 60' Shop

INCOME POTENTIAL

- 3 Rental Houses & Shop: \$30,000±/yr
- CRP Grasslands = \$1,300±/yr
- Pasture Rental = \$1,500±/yr

Looking east above the bluffs



South side of bluffs



View of Sidney, NE along I-80



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We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.

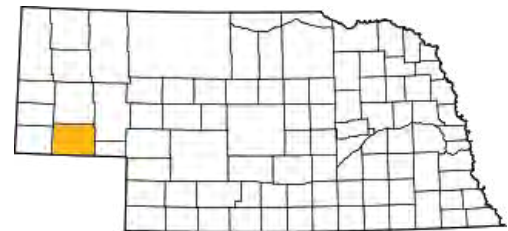


West Sidney Bluffs

110± Total Acres

New Listing

CHEYENNE COUNTY, NE



This 110-acre property has lots of potential and an attractive income stream. Excellent investment opportunity!

