

WEST SIDNEY BLUFFS

1825 HIGHWAY 19, SIDNEY, NE 69162



110±
TOTAL ACRES

CHEYENNE COUNTY, NE



Unique property along Interstate 80 with landmark bluffs & passive income.

For More Information:

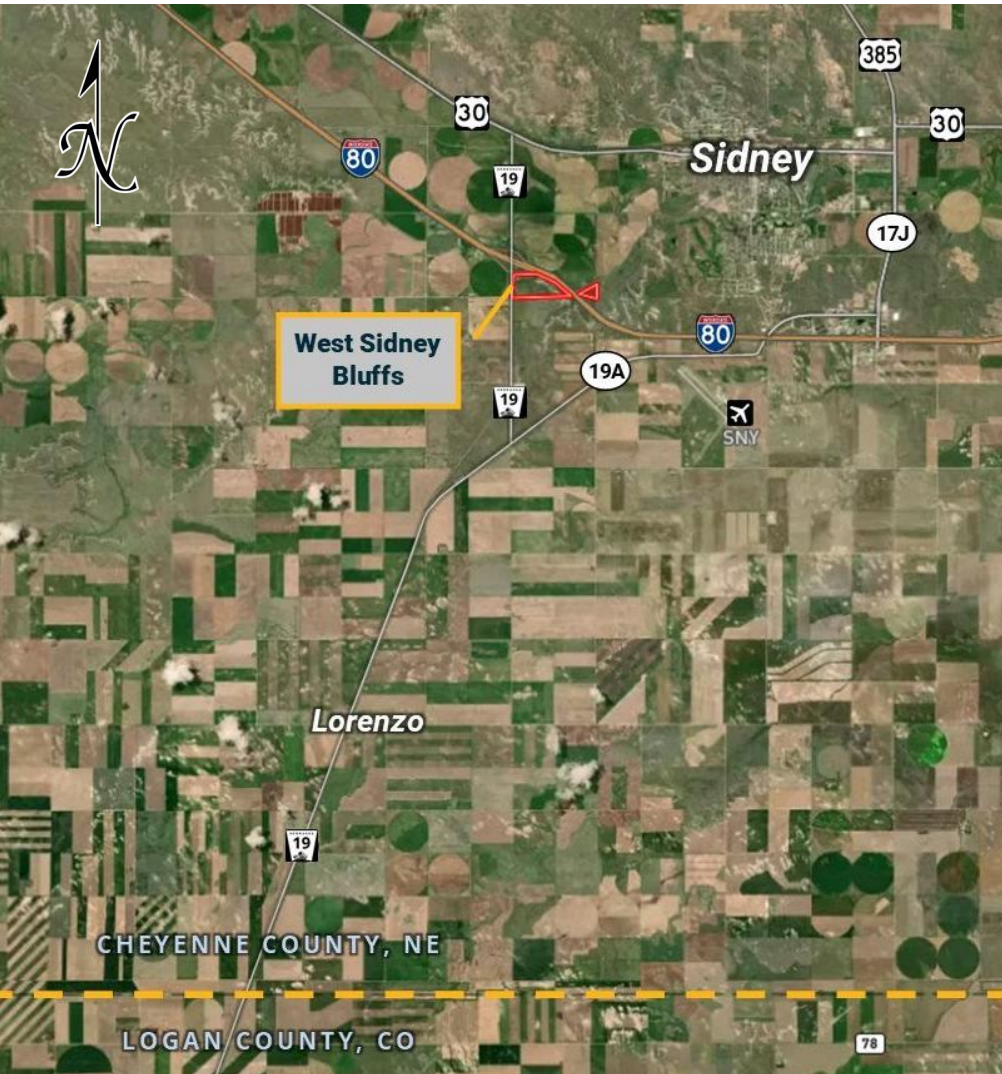
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Location & Aerial Maps



OVERVIEW

Countless opportunities are possible with this unique property, 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 the city, 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 opportunities. Fenced in two pastures, this property can be utilized for grazing cattle or other livestock.



**SCAN QR WITH YOUR
PHONE CAMERA**
View more details, photos,
an interactive map & more!

Parcel Descriptions + Photos

QUICK FACTS

- **ADDRESS:** 1825 Highway 19, Sidney, NE 69162
- **Total Acres:** 110±
- 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
- R/E Taxes: \$3,391 (2024)

ASKING: \$575,000



INCOME POTENTIAL

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



The proof is in the numbers.

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

929,846

total acres sold

18,674

auction attendees

432

successful auctions

What's inside:

WEST SIDNEY BLUFFS

1 Parcel

110± total acres

*Landmark bluffs & pasture
along I-80, Cheyenne County.*



West Sidney Bluffs

110± Total Acres | 1 Parcel



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

