

MILLER FARM & RANCH

11375 ROAD 36, SIDNEY, NE

NEW LISTING



635±
TOTAL ACRES

CHEYENNE COUNTY, NE



Beautiful home just minutes from Sidney with dryland, pasture, & scenic views.

For More Information:

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Location & Overview



Country life at its finest! This is the perfect setup for an established operator in the area or someone wanting enough acres to run some livestock and/or farm. The house is on its own 40± acre parcel so it could qualify for most conventional loans. Located 7± miles north of Sidney, NE and just minutes from Interstate 80.



**364.8± acres
DRYLAND**

**252.7± acres
FENCED PASTURE**



Quick Facts + Aerial Map



QUICK FACTS

- 635.5± total deeded acres (assessed)
- Address: 11375 Road 36, Sidney, NE 69162
- Located 7± mi north of Sidney, NE just east of US Hwy 385
- Minutes from Interstate 80
- 1,989 sq. ft. (2007 year-built) home with full, unfinished basement
- 3 bed / 2.5 bath including master suite and main level laundry
- Covered patio & large attached 2-car garage
- Mature landscaping with automatic sprinkler system
- 48' by 60' Morton building w/ concrete aprons
- 3 wells (2 with submersible pumps / 1 windmill)
- 364.8± acres of dryland farm; 252.7± acres of fenced pasture
- Located in Leyton School District
- Seller to convey all OWNED mineral rights
- R/E Taxes: \$9,398± (2023)
- Legal: Sec 29, except a tract, T15N-R49W

ASKING \$1,029,000



Home Description



1,976 sq. ft. Modular Home

- 3 bed / 2.5 bath including master suite
- Large kitchen w/ island
- Family room; Large living room
- Full unfinished basement w/ 9' ceilings
- Basement has garden level windows and rough-in plumbing for an add'l bathroom
- Attached two car garage
- Metal roof
- Covered patio
- Automatic sprinkler system & mature landscaping
- Forced air w/ central A/C



Pasture & Dryland Farm



Pasture / Dryland

- 364.8± acres of dryland farm
- 252.7± acres of fenced pasture
- 3.7± acres in CRP (trees)

2,880 sq. ft. Morton Building

- Built in 2005
- 48' x 60' with 14' sidewalls
- Concrete aprons



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.

921,792

total acres sold

422

successful auctions

18,511

auction attendees

1,978

transactions



NEW LISTING

Miller Farm & Ranch

635± Total Acres
Asking \$1,029,000

Picture yourself enjoying life in this inviting home with a well-kept yard, large shop/barn, 364± acres of dryland and 252± acres of pasture! Located in Leyton School District.

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

