

MURPHY RANCH

R&A

FOR SALE

4,959+/- Acres Pasture

Sioux County, NE



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Sterling, CO 80751
970-522-7770
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RECK AGRI
REALTY & AUCTION

For Further Information Contact:
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PROPERTY INFORMATION

LOCATION: From Mitchell, NE, 21 miles North on Highway 29 to Murphy Ranch Road, 3 miles west to the northeast corner of ranch.

LEGAL DESCRIPTION:

Township 26 North, Range 56 West of the 6th P.M

Section 4: W1/2 & W1/2E1/2

Section 10: All

Section 5: All

Section 15: All

Section 8: All

Section 16: All (State Lease)

Section 9: All

Section 17: All

All in Sioux County, Nebraska

ACREAGE:

4,319+/- Acres pasture

640+/- Acres Colorado State Lease

4,959+/- Acres Total

LAND TENURE:

Situated in the heart of Sioux County range land. Perimeter is fenced with cross fencing dividing the ranch into 13 pastures. Extensive and reliable watering system throughout ranch with 3 submersible wells distributing water for livestock via pipeline to 25 tanks.

IMPROVEMENTS:

Ranch home, corrals, scales, and cattle processing facilities.

TAXES:

2016 real estate tax due in 2017: \$12,545.42.

MINERAL RIGHTS:

Seller to convey all owned mineral rights to Buyer.

STATE LEASE:

Nebraska State Lease #0109637-20 described as Section 16, T26N, R56W of the 6th P.M. in Sioux County, NE. Expires 12/31/2020. \$5,995.20.

COMMENTS:

The sale of Murphy Ranch is a sale/lease back investment opportunity. The seller will lease back the ranch for 5 years with annual payments guaranteeing a 4% ROI. Seller to reserve the right to renegotiate the lease before expiration. The lease back arrangement will insure upkeep and maintenance of the ranch by Lessee. In addition to providing a guaranteed revenue stream, the ranch provides depreciable assets i.e. ranch home, corrals, buildings, processing facilities, scales, 28+/- miles of fencing, 10+/- miles pipeline, 25 live-stock tanks, & 3 submersible wells. Seller would consider sale/lease back of livestock to stock the ranch.

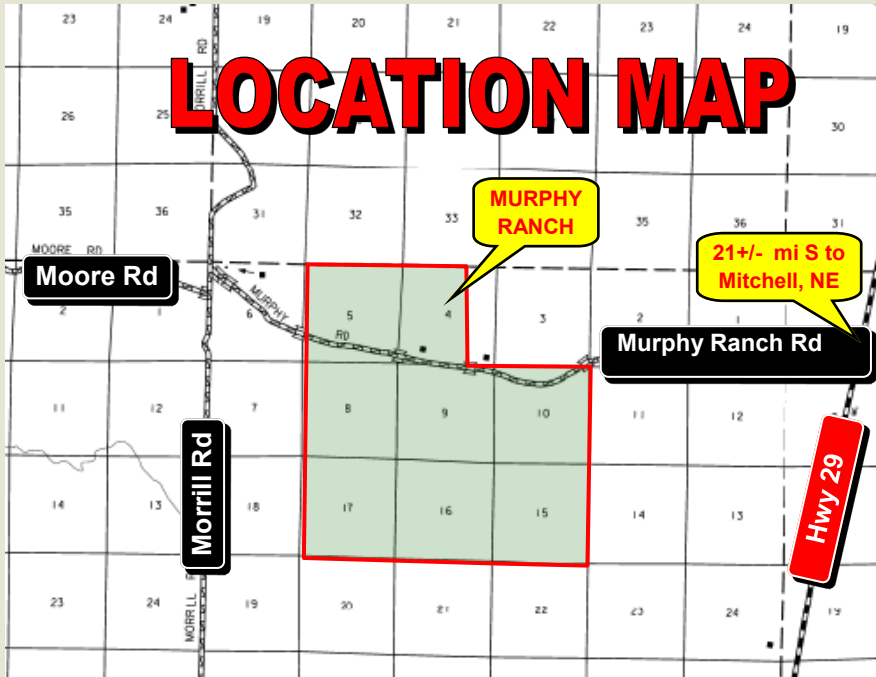
ASKING PRICE:

\$3,000,000

TERMS:

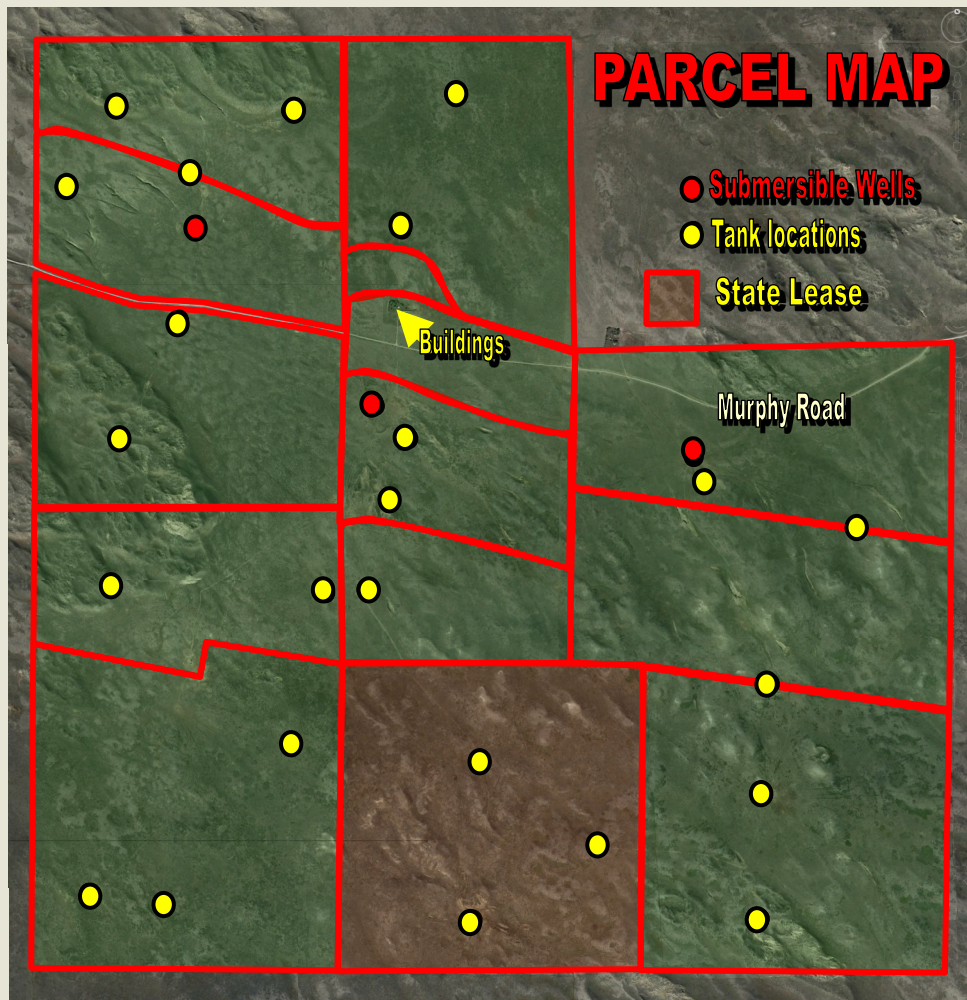
Good funds at closing.

PROPERTY MAPS & PHOTO



NOTICE TO PROSPECTIVE BUYER

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent.



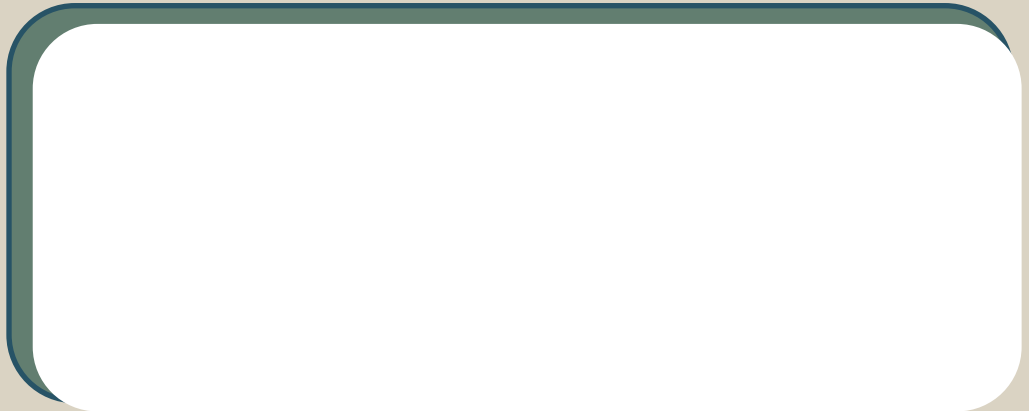
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