

LAND FOR SALE

C.O. Ranch



Location:

From Whitney, Nebraska, the property is located 2 1/2 miles north on Lone Tree Road, then 3 miles west on Ferguson Road, which bisects the property. Headquarters are located on the south side of Ferguson Road.

Legal Description:

E1/2 Section 4; E1/2, SW1/4 Section 9; SW1/4 Section 15; E1/2 Section 17; All Section 21; W1/2 Section 22-T33N-R51W of the 6th P.M., Dawes County, Nebraska. School Lease - Section 16-T33N-R51W of the 6th P.M., Dawes County, NE.

Acres:

2,242.36 tax assessed deeded acres & 640 school land lease acres.

Taxes:

2016 taxes payable in 2017 - \$15,415.80

Land Use:

The northern portion of the ranch is hardland range, with the southern portion including bottom-land on Big Cottonwood Creek. The ranch headquarters consist of a modest improvement site.

Water:

The ranch has 221 acres of surface water rights on the Whitney Irrigation District serving the hay land. Livestock water is provided by taps on a rural water pipeline. Wildlife includes: deer, turkey, and antelope.

Price:

\$1,400,000

Comments:

This historic ranch is located near livestock markets, with hay production, summer range, and winter headquarters for a cattle operation.

Contact:

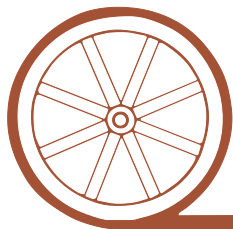
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

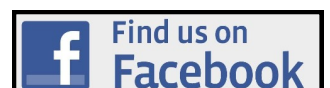
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





The northern portion of the ranch is hardland range.



Livestock water is provided by taps on a rural water pipeline.



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The historic ranch headquarters consist of a modest improvement site.



1921 Ranch house, 2,128 sq.ft., two story, with 1,064 sq.ft. basement unfinished.

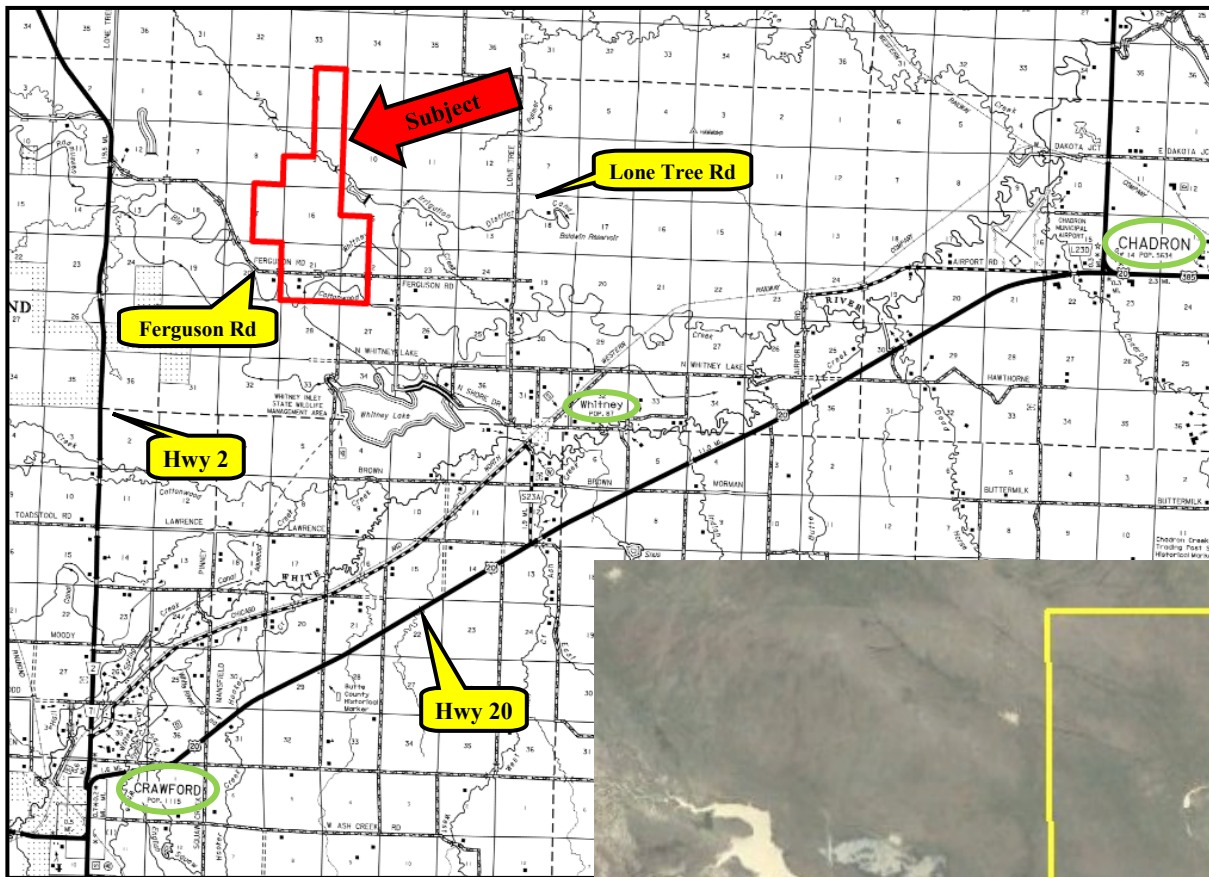


Metal machine storage building, and livestock barn of frame construction.



The southern portion includes bottomland on Big Cottonwood Creek.





Located on the Big Cottonwood Creek, from Crawford, Nebraska, the ranch is located 10.5 miles north on Hwy 2, then 3.5 miles east on Ferguson Road.

