

LAND FOR SALE

Morrill County Ranch



Location:

6 miles east of Bridgeport, NE on blacktop County Road 94, then 1 mile north on County Road 111 and 1 mile east on County Road 96 and 1/2 mile north on County Road 113.

Legal Description:

The following in Morrill County, Nebraska:

T21N-R48W: S1/2, S1/2NW1/2 Section 28; SE1/4, S1/2NE1/4 Section 29; S1/2, S1/2NW1/2 Section 31; E1/2, SW1/4, S1/2NW1/4 Section 32; All Section 33; W1/2W1/2 Section 34

T21N-R49W: E1/2, E1/2W1/2 Section 35

T20N-R49W: Section 1, 2, 3; E1/2E1/2 Section 4; Section 10; SW1/4SW1/4 Section 11; E1/2, E1/2W1/2 Section 12; S1/2NW1/4, NW1/4NW1/4 Section 14; All Section 15

Acres:

7,068.70 tax assessed acres, plus 1,280 school lease acres for a combined 8,348.7 total acres.

Taxes:

2015 taxes payable in 2016 - \$38,502.82

Land Use:

Currently there are 7,250 acres of pasture with an excellent improvement site with newly remodeled house, bunkhouse, steel shop and good corrals and horse barn. Pasture is well cross-fenced and watered with a good combination of solar and submersible wells, pipeline tanks and two windmills. There are 189.2 acres in CRP and 91.87 acres in dryland cropland (in School Section 36).

School Leases:

Section 16-T20N-R49W thru 2020 - 640 acres grass - Annual lease \$8,632.96

Section 36-T21N-R49W thru 2021 - 91.87 acres dryland cropland, 548.13 acres pasture - Annual lease \$9,423.98

Price:

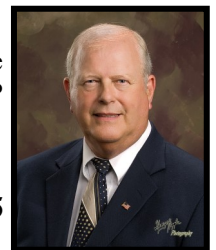
\$4,890,513

Comments:

This is an excellent summer range ranch and/or year round ranch with purchase of hay or go to corn stalks for winter grazing. There is currently 189.2 acres CRP coming out in October 2023. Annual payment is \$9,649 per year.

Contact:

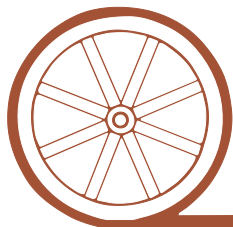
**Mike Polk; Listing Agent; 308-539-4446 or mike@agriaffiliates.com
Sonny Maddux; Co-Broker, Maddux LandBanc Realty; 308-650-9695**



Mike Polk,
Listing Agent

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