

LAND FOR SALE

Hallelujah Hills Ranch

~Cherry County, Nebraska~

Location:

The ranch has excellent access along the south side of Hwy 20, approximately 5 miles west of Valentine, Nebraska.



Legal Description:

Pt. SW1/4 S of Hwy 20 Section 29, Pt. S1/2SE1/4, NE1/4SE1/4 lying S of Hwy 20 Section 30, E1/2, S1/2NW1/4, N1/2SW1/4, SE1/4SW1/4 Section 31, NW1/4NW1/4, S1/2NW1/4, SW1/4 Section 32; All in T34N-R28W; W1/2 Section 5, E1/2, E1/2W1/2 Section 6, N1/2NE1/4, NE1/4NW1/4 Section 7, N1/2NW1/4 Section 8; All in T33N-R28W of the 6th P.M., Cherry County, Nebraska.

Acres:

1,889.64 tax assessed acres

Taxes:

2015 real estate taxes payable in 2016 - \$8,245

Land Use:

Primary land use is rangeland. Residence with outbuilding and corrals. This property has good fences and is cross-fenced into 3 larger pastures with one smaller pasture west of the buildings. The ranch is well watered with a water pipeline that supplies three tanks, plus two windmills that supply stock water to the three pastures.

Improvements & Equipment:

Property includes a single story brick home (1,692 sq. ft) with 2X6 construction, a small 216 sq. ft basement with furnace/heat pump and storage and an attached, insulated single car garage. Other improvements include a barn style, single family apartment (864 sq. ft. ground floor) that includes a loft.

Price:

~~\$2,100,000~~ **Price Reduced** \$1,900,000

Comments:

Productive rangeland with good improvements that overlook the scenic Minnechadua Valley. Located just 5 miles west of Valentine bordered on the north by Hwy 20. There is an abundance of grass on the property.

Contact:

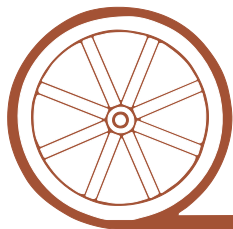
Dallas Dodson; Listing Agent

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Dallas Dodson,
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NORTH PLATTE OFFICE

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I-80 & US Hwy 83

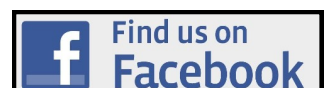
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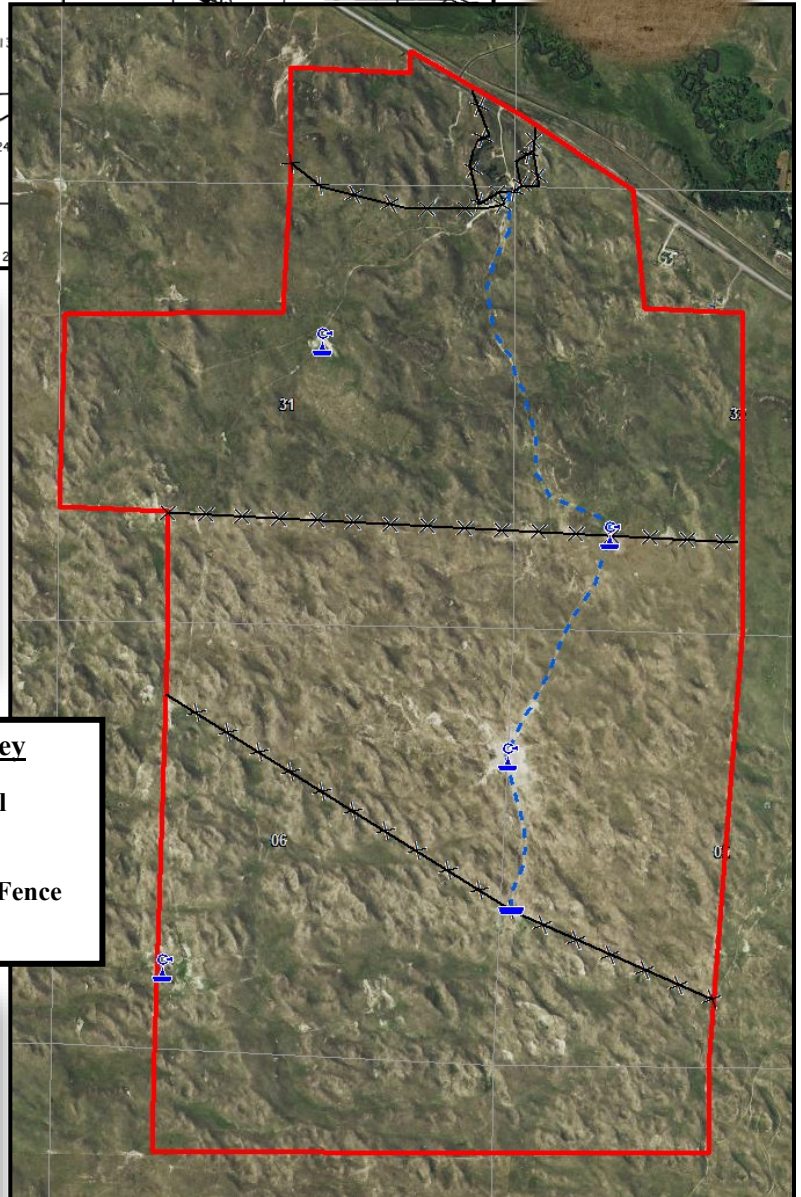
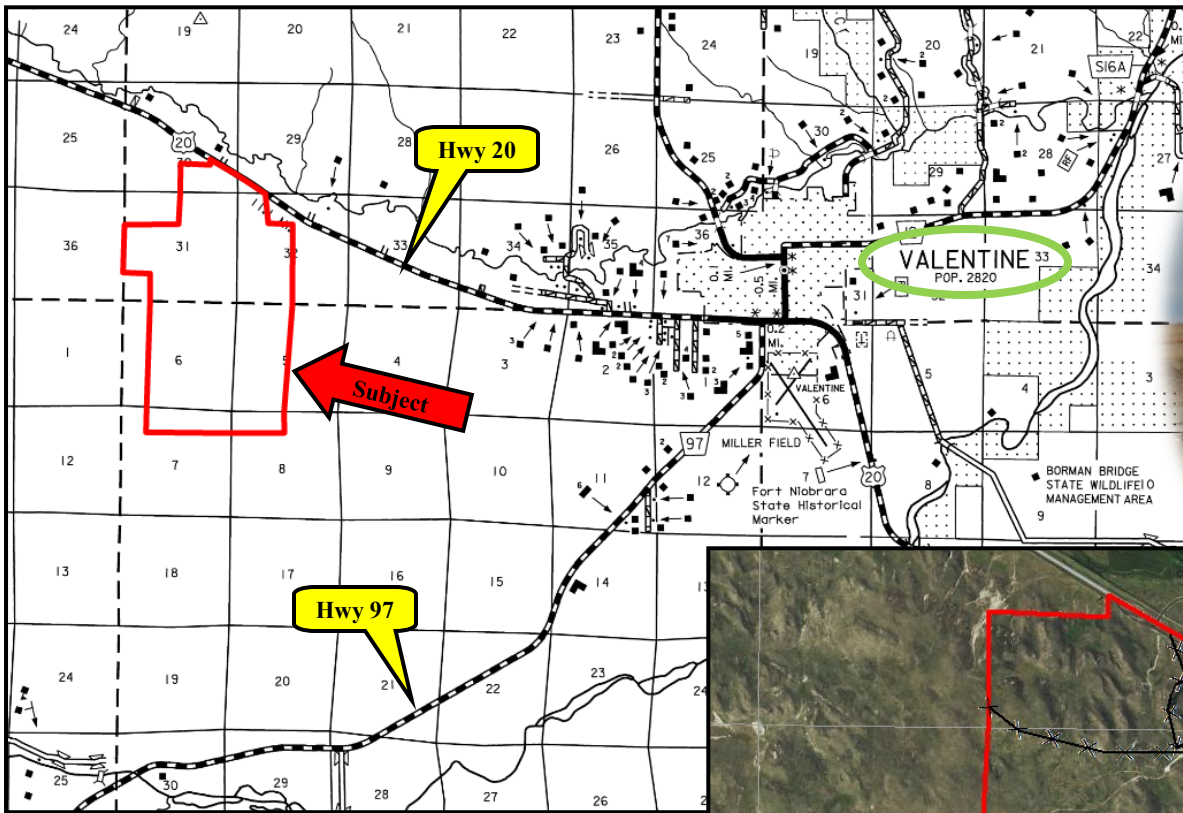
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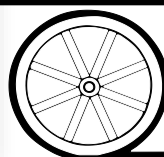
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Symbol Key

-  Windmill
-  Tank
-  Interior Fence
-  Pipeline



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