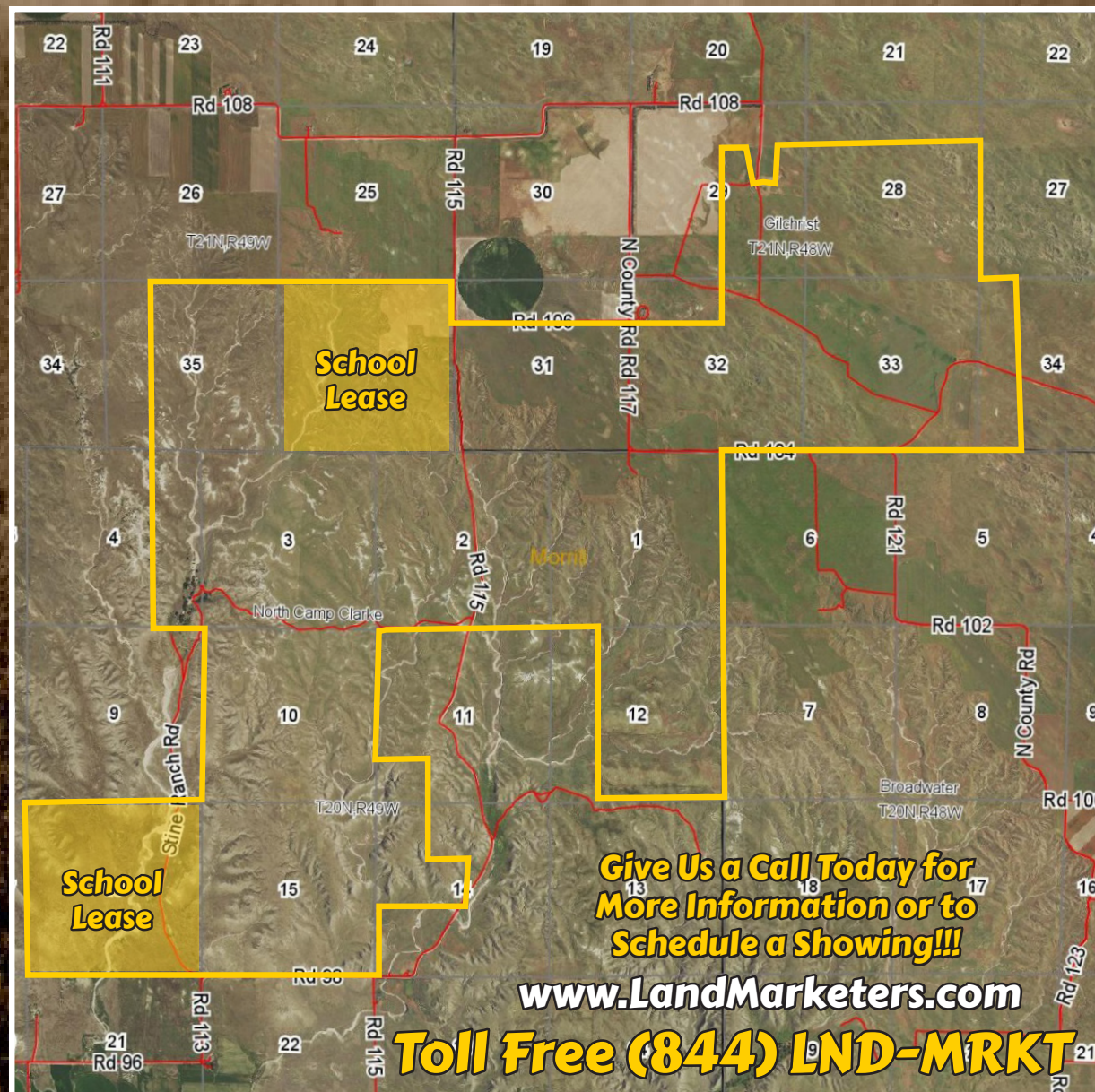


MUD SPRINGS



* Land Marketers Realty is not responsible for errors or omissions. Boundary lines are for visual aid only.

MUD SPRINGS

MORRILL COUNTY, NEBRASKA

7,068.7^{+/-} Deeded Acres **WITH AN ADDITIONAL** **1,240^{+/-}** School Lease Acres

7,068.7^{+/-} Deeded Acres

**MORRILL CO.
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**WITH AN ADDITIONAL
1,240^{+/-}** School Lease Acres



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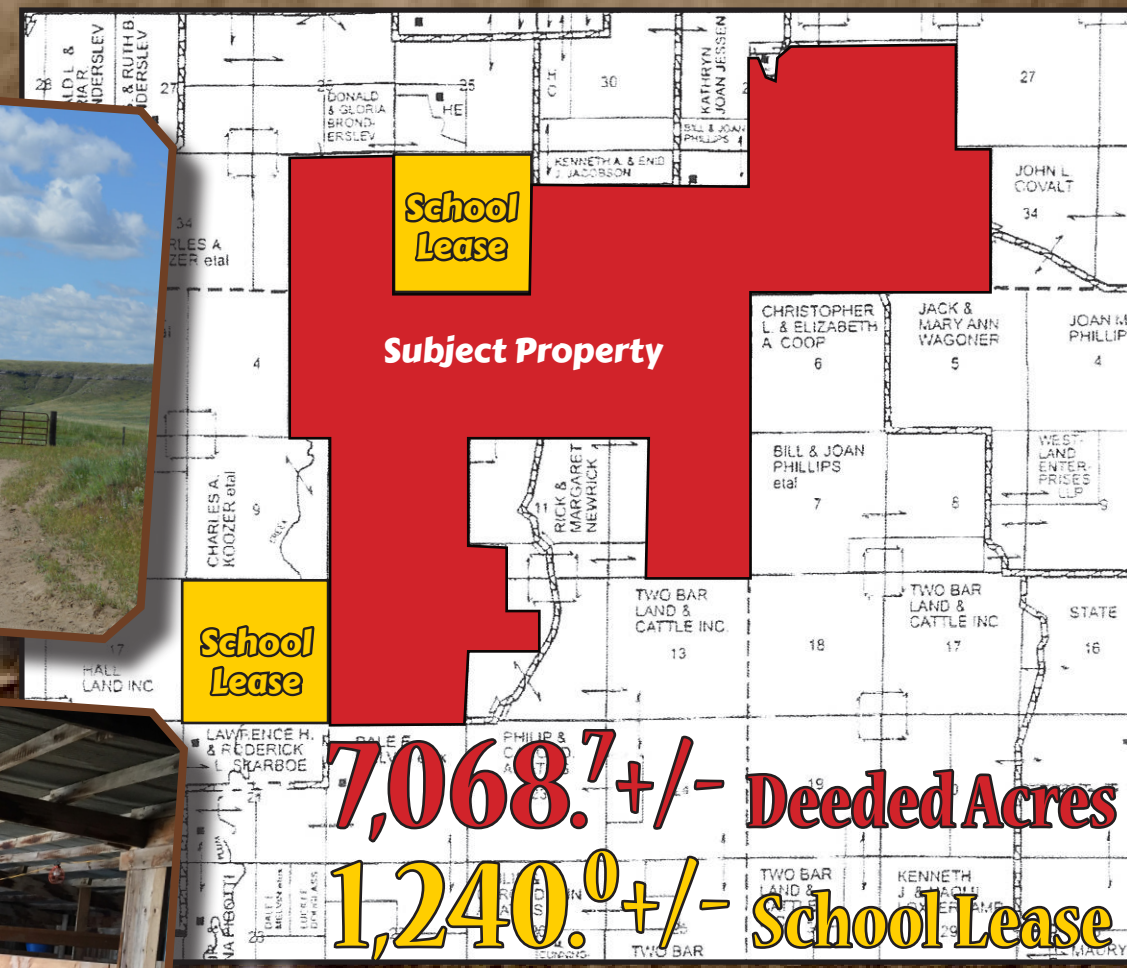
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THE 7,068 ACRE MUD SPRINGS RANCH lies just minutes northeast of Bridgeport Nebraska. The topography on this contiguous unit consists of gently sloping too steep hard grass range land. There are currently 1,047.1 acres enrolled into the Conservation Reserve Program which produces \$38,689.00 annually. Being located in the high plains of the Nebraska Panhandle, this ranch offers a true "Western Feel" and would make a great asset in anyone's land portfolio. Improvements on the ranch include a nice set of working corrals at the headquarters and a set of shipping pens out on the county road. There is a 2,400 Sq. foot metal building on the headquarters which is insulated with a concrete floor along with a two story Ranch home in a scenic ranch setting, all located on the southwest portion of the ranch. A large portion of the land is accessible by county road and also has access to power lines on different parts of the ranch. Cross fences are currently in place for a rotational grazing program if elected, with pastures being watered by a combination solar and windmill pumps along with a few electric submersibles.

- Location: Approx. 7 miles Northeast of Bridgeport, Nebraska to the Southwest corner of the ranch.
- Deeded Acres: 7,068.7 +/- Acres Morrill County , Nebraska
- School Lease: 1240 +/- Acres
- 2014 Taxes: \$33,838.42
- Price: \$5,019,000.⁰⁰

