

Western View Real Estate



Cottonwood Valley Ranch * Dawes County

Combination hay/cattle operation located between Hemingford and Chadron, Nebraska. A total of 562 acres include sub-irrigated hay meadows, potential irrigated work ground, natural wetlands and native hard grass pastures. Two older homes are included in the improvements along with barns, corrals, chute and alley, two steel shops respectively 30 x 60 and 25 x 48, misc. supporting buildings and grain storage. Natural protection, windbreaks, feed pens and 10 domestic/stock wells. Conveniently accessible to State Hwy 385 by private drive.

List Price \$492,000

(308) 432-6828

269 Main Street, Chadron, NE

www.WesternViewRealEstate.com

Philip & Chris Rosfeld

John Haynes * Donny Grantham

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.



Western View Real Estate

LOCATION/ACCESS

The Cottonwood Valley Ranch is located in the panhandle of northwest Nebraska. Conveniently accessible by private drive to State Highway 385.

NEARBY COMMUNITIES

Chadron - 25 miles

Hemingford - 17 miles

Alliance - 30 miles

ADDRESS/LEGAL DESCRIPTION

14388 Hwy 385, Hemingford, NE 69348

Pt Section 16 - Township 29 - Range 48 W 6th PM

LIVESTOCK CARRYING CAPACITY

Utilized in the past for custom calving. The current summer grazing lease is 40 cow/calf pairs. The carrying capacity may vary due to management practices and weather conditions.

REAL ESTATE TAXES

The real estate taxes for 2012 are \$5,399.04

MINERAL RIGHTS

There are no mineral rights offered with the property.

SURFACE WATER RIGHTS

There are no surface water rights permitted to the property.

WELLS

1. Hand Pump - Sheep Shed
2. Electric - Jet Pump - Bunkhouse
3. Electric - Jet Pump - Garden
4. Electric - Submersible - Home
5. Electric - Submersible - Barn
6. Windmill - West
7. Windmill - North
8. Windmill - SE Pasture
9. Pump Jack - SW Pasture
10. Open - Electric - No Pump
11. Irrigation Well - Depth - 160' - Static Level - 54' - Pumping - 120'

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.



Western View Real Estate

APPROXIMATE LAND USE/562 ACRES +/-

5 acres – home - improvements
300 acres – pasture
152 acres – irrigated – dry crop
105 acres – sub-irrigated meadows & wetlands

IMPROVEMENTS

3 Bedroom Home – Stucco Exterior
1 Bedroom Home – Stucco Exterior
Calving Barn – 28 x 40
Calving Barn – 40 x 40
Shop – 25 x 48
Machinery Shed – 30 x 60
Shed – 12 x 16 / Shed – 16 x 18 / Shed – 16 x 36
Bin – 1450 bu / Bin – 2200 bu

LIST PRICE

\$492,000 Cash

CONDITIONS OF SALE

1. The seller shall require an all cash sale at closing.
2. The seller reserves the right to a 1031 tax deferred real estate exchange with no liability or expense to the buyer.
3. All offers shall be in submitted in writing.
4. Earnest money shall be no less than 5% of the list price.
5. Earnest money deposits shall held in the listing broker's trust account. (Western View Real Estate Trust Account)
6. The cost of title insurance issued for this sale shall be split equally between buyer and seller.
7. Buyer and seller shall be responsible for their own attorney's fees.
8. Available for immediate possession subject to the current grazing/haying leases.

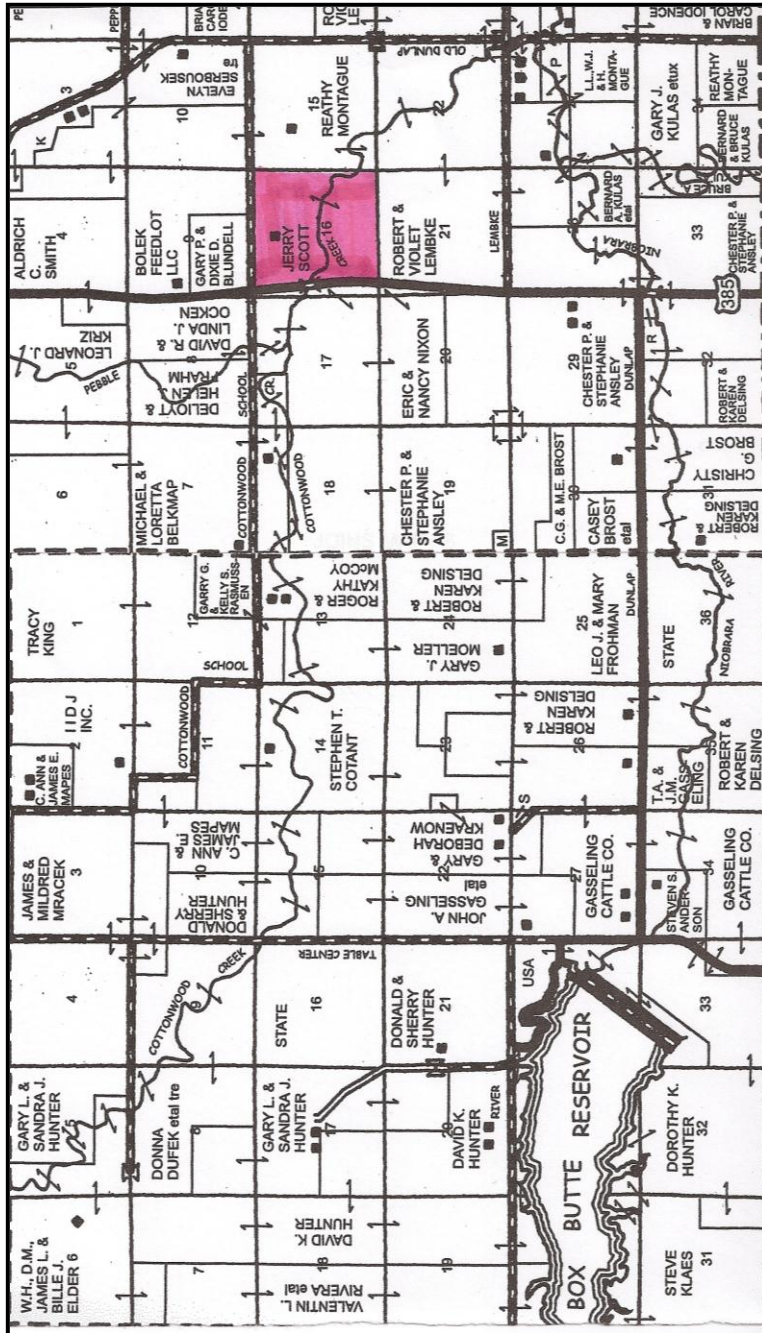
AGENCY DISCLOSURE

Western View Real Estate Brokers are Agents of the Seller.
Exclusive Listing Agent, Philip Rosfeld, Broker

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.



Western View Real Estate

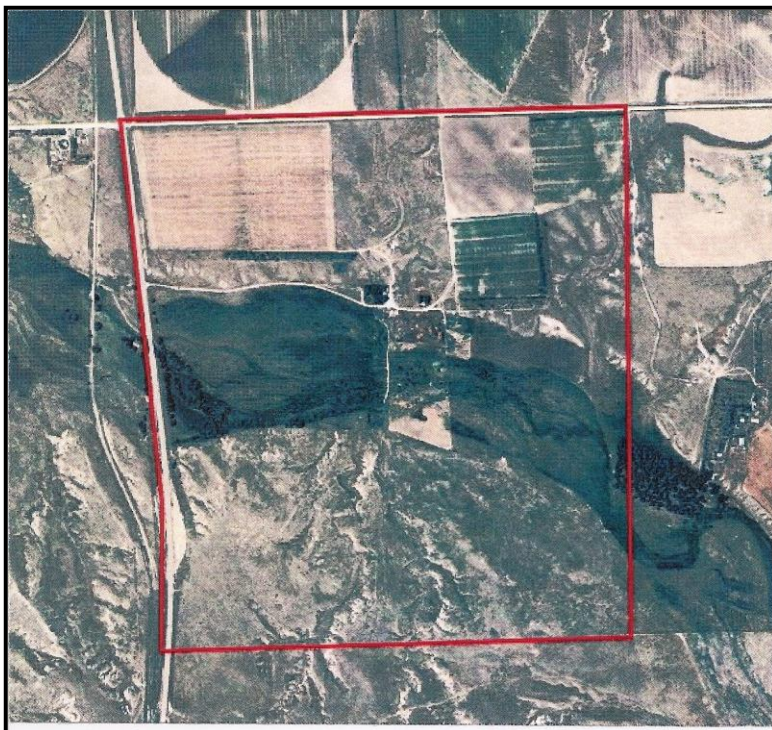


There may be variations between the property boundary & the location of existing fences. There may also be variations as to the specific acreage within the boundary of the property. Seller makes no warranties in this regard.

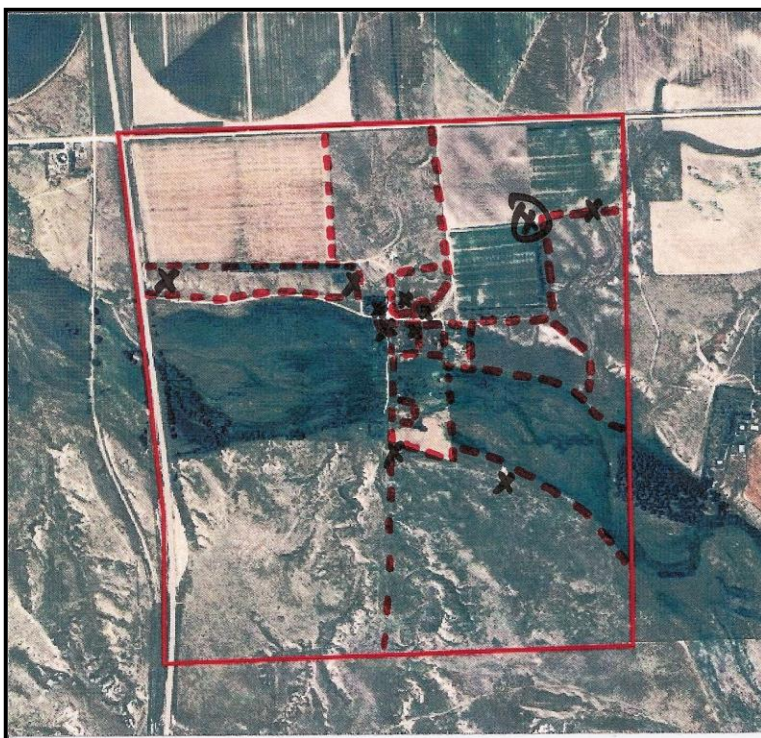
Maps are based upon legal description & not to scale. The location of the property boundary & existing fences are approximate. Maps are for visual aid with accuracy not guaranteed. Property is being sold in its present condition unless noted.



Western View Real Estate

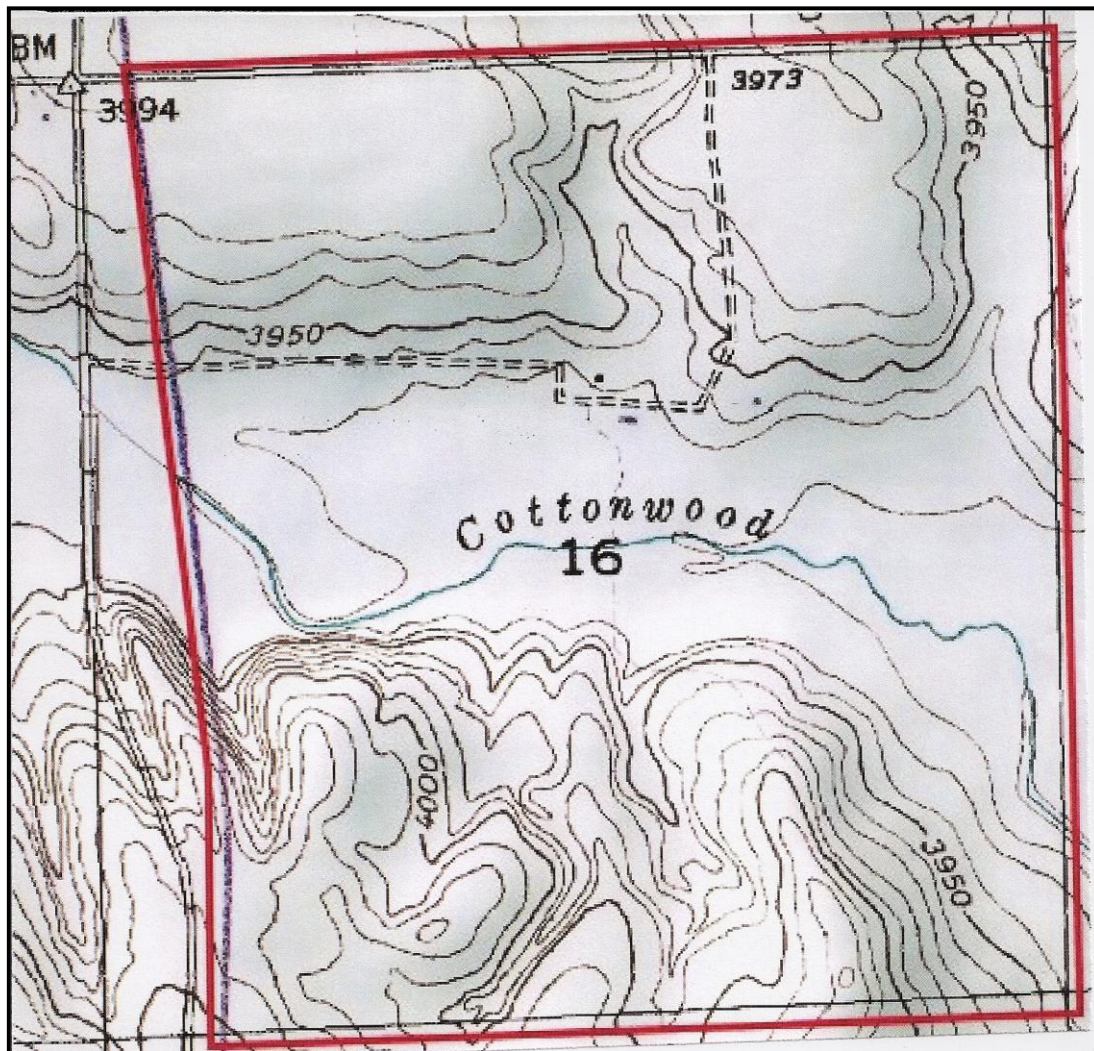


Property Boundary



Interior Fences & Well Locations

Western View Real Estate



Topographical View

There may be variations between the property boundary & the location of existing fences. There may also be variations as to the specific acreage within the boundary of the property. Seller makes no warranties in this regard.

Maps are based upon legal description & not to scale. The location of the property boundary & existing fences are approximate. Maps are for visual aid with accuracy not guaranteed. Property is being sold in its present condition unless noted.



Western View Real Estate

INCOME POTENTIAL

CASH RENT – CROP LAND

2012 Lease – 120 Acres x \$30 per Acre = \$3,600

CASH RENT – GRAZING

2012 Lease – 40 Cow/Calf Pair x \$180 per Month = \$7,200

CASH RENT – IMPROVEMENTS

2012 Lease – Home & Shop x \$375 per month = \$4,500

SHARE – GRASS HAY

2012 Share – 70 Acres x 1 ton per acre = 70 ton

70 ton x 40% owner share = 28 ton

28 ton x \$180 per ton = \$5,040

TOTAL 2012 - \$20,340

HUNTING & RECREATION OPPORTUNITIES

Antelope, Deer, Turkey & Upland Birds

