

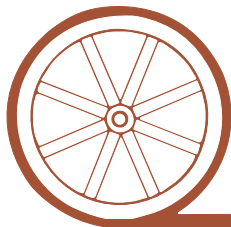
LAND FOR SALE

Sheridan County Ranch



- Location:** 31 miles north of Alliance, Nebraska on Hwy 87 or 10 miles south of Hay Springs on Hwy 87, 6 miles east on 440th Road and then 3 miles southeast on county gravel road.
- Legal Description:** W1/2 & SE1/4 Section 19, W1/2SW1/4, SE1/4SW1/4 Section 20, All Sections 29 & 30 and N1/2N1/2 Section 31, all in T29N-R44W; SE1/4 Section 24, E1/2 & N1/2NW1/4 Section 25 in T29N-R45W of the 6th PM, Sheridan County, Nebraska.
- Acres:** 2,602.14 tax assessed acres
- Taxes:** 2010 taxes payable in 2011 are \$10,714.53
- Land Use:** Currently divided into 11 pastures with water provided by 1 windmill with tank and 1 solar well with tank and a submersible well with 9 pipeline tanks. All 30' & 40' tanks with an additional 8' rubber tire tank in the corrals.
- FSA Info:** There is presently 65.3 acres of wheat base with 32 Bu yield.
- Improvements & Equipment:** There is an older house (currently considered uninhabitable at this time), a one car unattached garage and a large barn and corrals with good load out facilities and the submersible well that feeds the pipeline.
- Price:** **\$1,425,000.00**
- Comments:** This is a very nice grass unit with hardland grass just south of the Niobrara River. It is very well watered and fenced with a well maintained county road through the property. Owner rates it as 275-280 cow/calf pairs and 8 bulls for the summer grazing season.
- Contact:** **Mike Polk; Listing Agent** (308)539-4446 or email mike@agriaffiliates.com
Loren Johnson, Jerry Weaver, Bruce Dodson, Roger Luehrs, or Dallas Dodson

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Older house not considered inhabitable at this time



Large Barn at Building Site



Good corrals & load-out facility



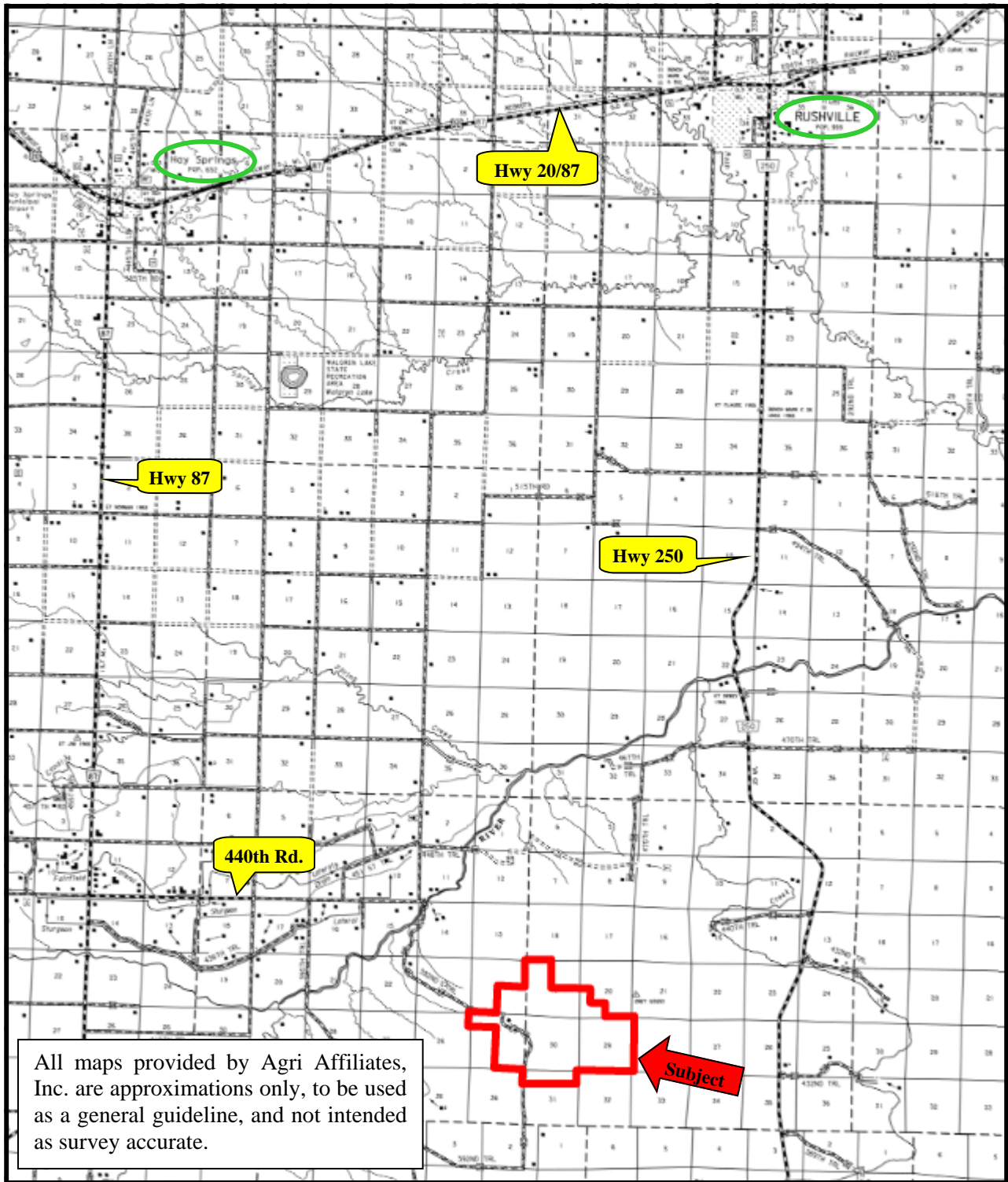
Abundant Mule Deer on property

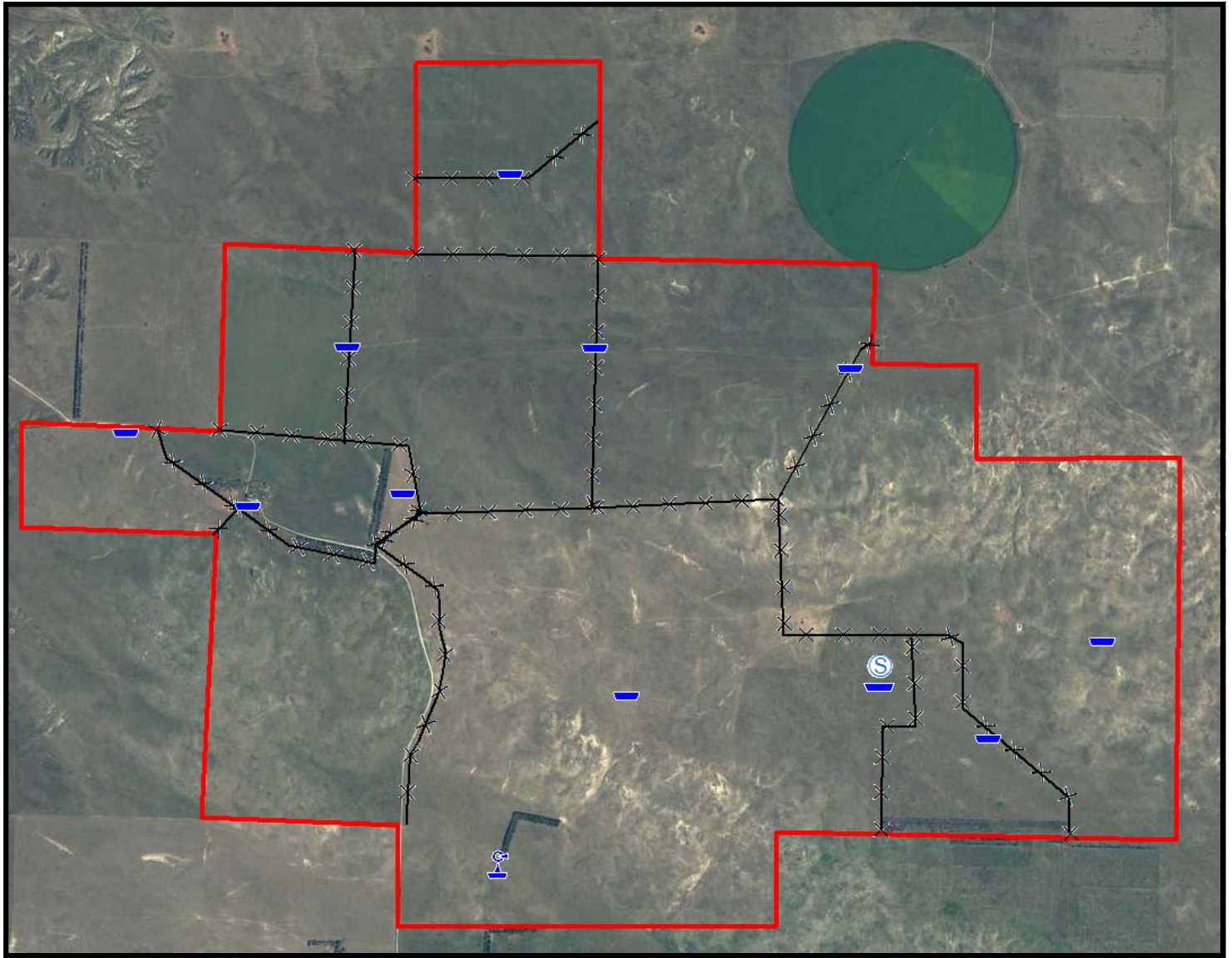






Pipeline Tank



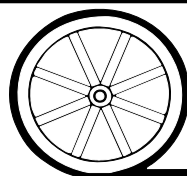
Solar Pump & Tanks





<u>Symbol Key</u>	
	Windmill
	Tank
	Solar Well
	Interior Fence

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