

# LAND FOR SALE

## The Scott Ranch *Logan County, NE*

### Location:

9 miles north of Stapleton, Nebraska, on Hwy 83 then 9 miles west on Rd 160.

### Legal Description:

All Section 3, 4 & 8; E1/2 Section 5; N1/2 & SW1/4 Section 9; NW1/4 Section 10, all in T19N-R29W and All Section 33; SE1/4 Section 32; W1/2 Section 34 all in T20N-R29W of the 6th P.M., Logan County, Nebraska.

### Acres & Taxes:

3,991 tax assessed acres with 2010 taxes, payable in 2011, being \$21,030.56.

### Land Use:

There are 3,560 acres of sandhill range cross-fenced into 7 pastures, 268 acres of pivot irrigated cropland and lots of evergreen trees planted both in rows and blocks for great winter protection.

### Water:

Registered irrigation well G-149479 drilled in 2008, 230' deep, static water 40', pumping 1500 gpm from 55' covering 213 acres. Well G-022262 drilled in 1963, 234' deep, static water 52' pumping from 58' covering 55 acres with 2 small pivots.

Stock water is provided by 11 windmills, some of which have submersibles at the bottom. There is an electric submersible well servicing the working pens and shop site.

### Soils:

All Valentine fine sand hilly and rolling or Valentine complex.

### Improvements & Equipment:

There is a Cleary steel 72' x 42' shop with concrete floor, older barn and gathering pens.

Irrigation equipment includes a Zimmatic 11 tower pivot with a John Deere power unit, Sargent pump, and Amarillo 80 hp gear. There are also 2 small Zimmatic pivots running off the same well which has a John Deere Diesel power unit, Sargent pump, and Amarillo 70 hp gear.

### Price:

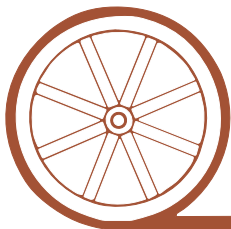
**\$2,290,000.00**

### Comments:

The owner rates this ranch to carry 275 cows year-round. There are an additional 295 irrigated acres that have been approved for expansion on this ranch by the Upper Loup NRD. This would be a nice addition to your existing operation or could be that starter you are looking for. The sale of this ranch is contingent on the Seller being able to conduct a 1031 exchange to another property.

### Contact:

**Mike Polk or Loren Johnson, Listing Agents 539-4446 or 539-4452**  
Bruce Dodson or Jerry Weaver



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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**NORTH PLATTE OFFICE**

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I-80 & US Hwy 83

North Platte, NE 69103

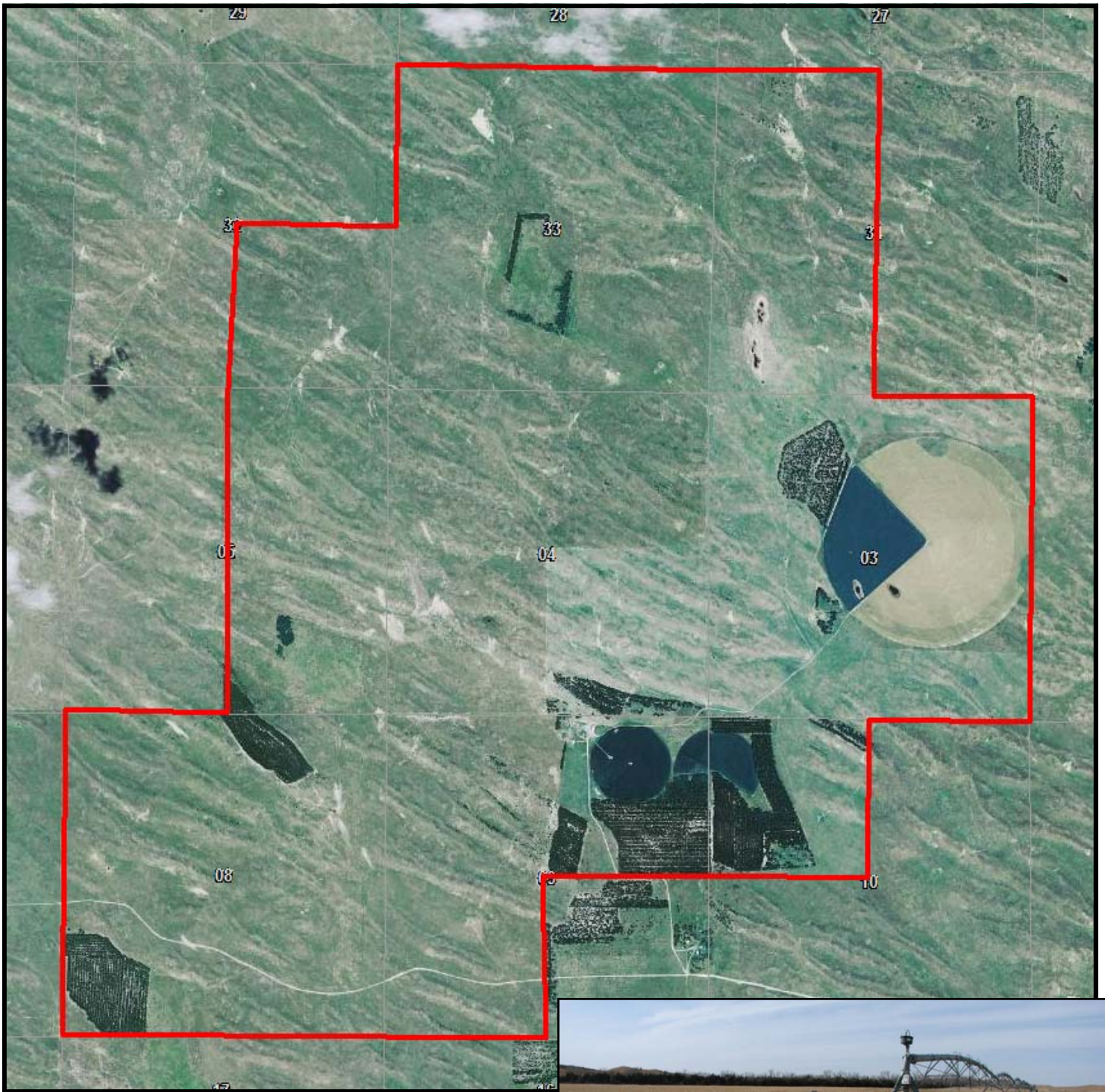
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**(308) 534-9240**

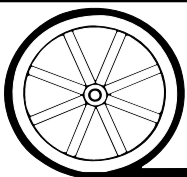
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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





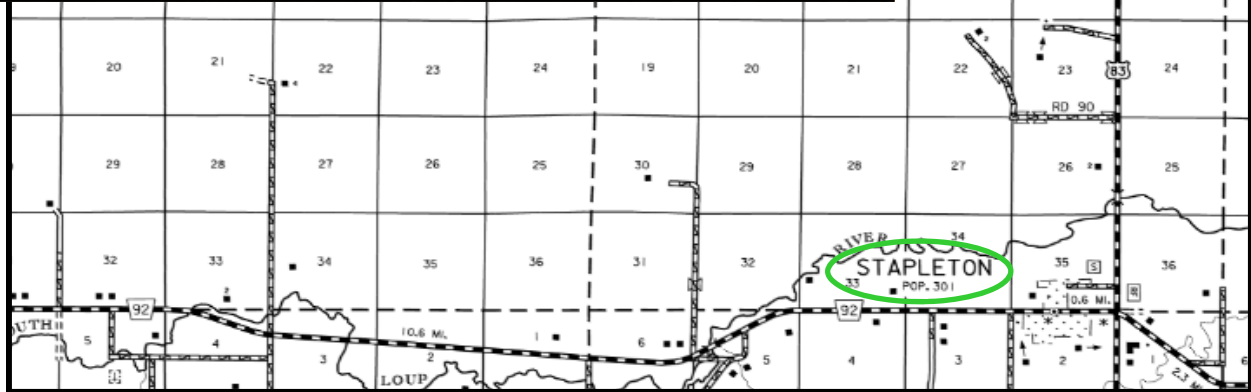
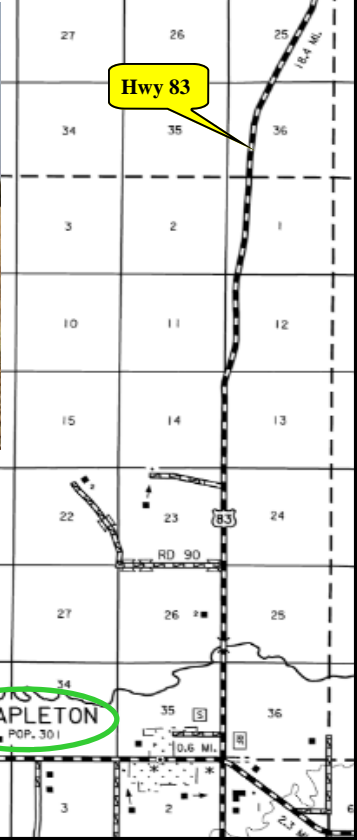
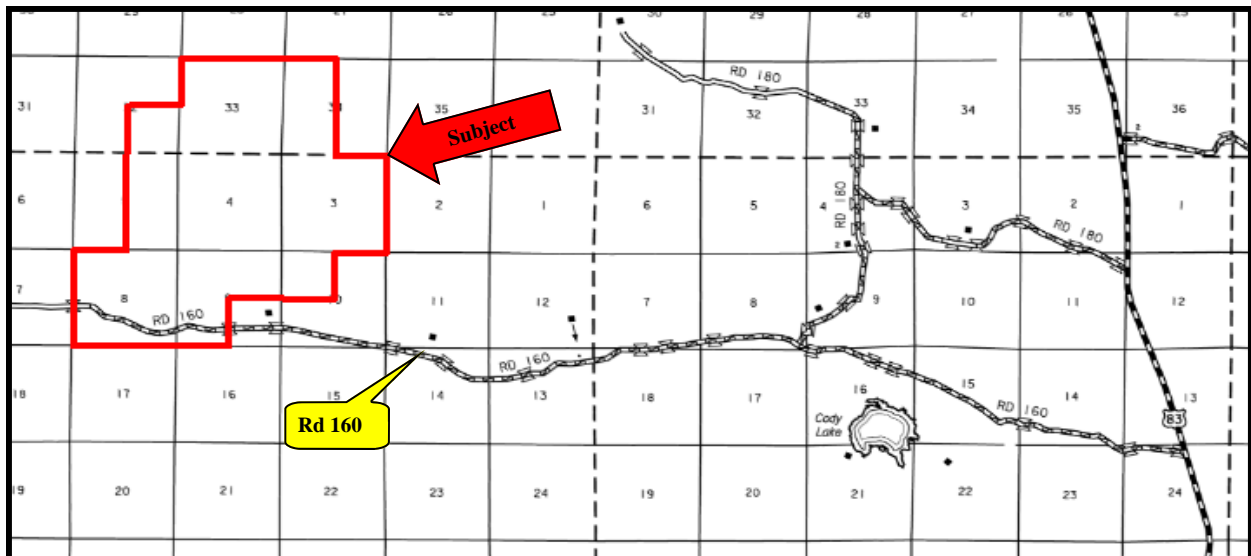
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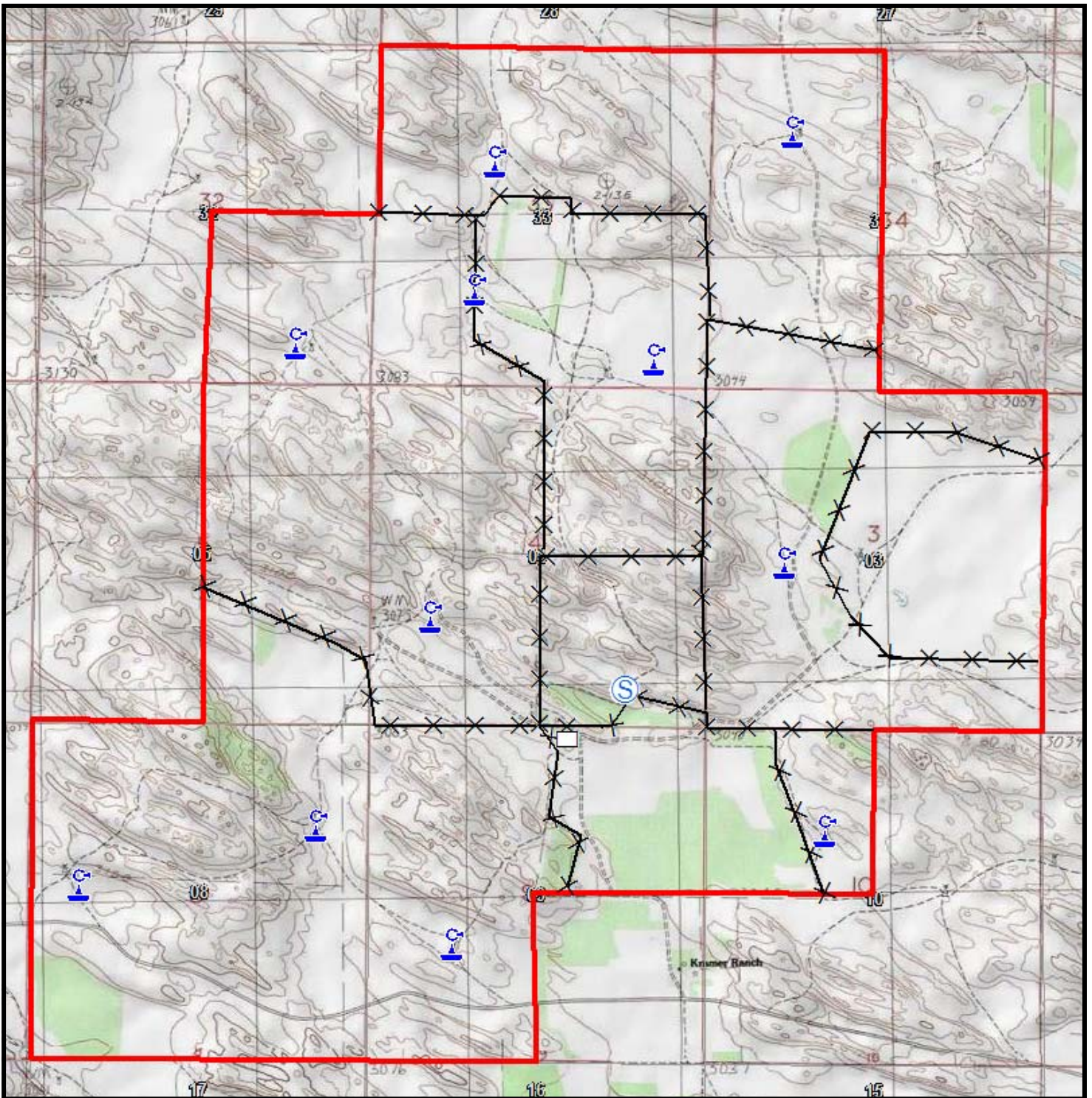
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# The Scott Ranch Fence Map



## Symbol Key



Windmill



Fence

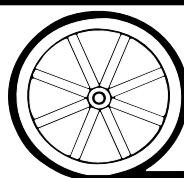


Electric  
Submersible  
Well



Shop & Pens

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