

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

The Tiensvold Ranch Rushville, Nebraska



Presented By:

CURT JAMES

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The Tiensovold Ranch

Rushville, Nebraska



Price: \$1,200,000.00

Features: 1/2 Mile Frontage on Niobrara River, Deer, Antelope, Wild Turkeys, Ducks, Geese, 161 Acres Farm Ground

Location: 14 Miles South of Rushville, Nebraska

Acreage: 1,900 Acres +/-

Improvements: 3 Bedroom, 1 Bath, 1 Office Home, Large Barn, Large Machine Shop, Numerous Other Outbuildings

Taxes: \$7,124.08 (2009)

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Brokers Comments

Located 14 miles south of Rushville, Nebraska, is a hunter's paradise and a rancher's dream place. With over a half mile of the Niobrara River running through the property, the setting of the Tiensvold Ranch is one of Sheridan County's finest. Making their home in the beautiful tree lined river bottoms the whitetail and mule deer populations have thrived. Also calling the Tiensvold Ranch home, are large numbers of antelope, wild turkeys, pheasants, ducks, geese, bald eagles, rabbits and coyotes. The current owners even run a couple buffalo!



The ranch is comprised of 1,900 deeded acres +/- with approximately 161 acres of farm ground. Of the 161 acres of farm ground, 21 acres have water rights and are irrigated from the river with a side roll irrigation system. There is an additional 91 acre hay meadow with 39 acres of water rights, but is not currently being irrigated. The water rights on both pieces are transferable; with the side

roll irrigation system and pump included in the sale. The pastures are covered with good grass and are well fenced. There is approximately 100 acres fenced for the buffalo on the property with a new, strong loading facility fit for buffalo or cattle. There are two windmills, with one having a 1,000 gallon cistern, as well as two electric wells on the ranch.



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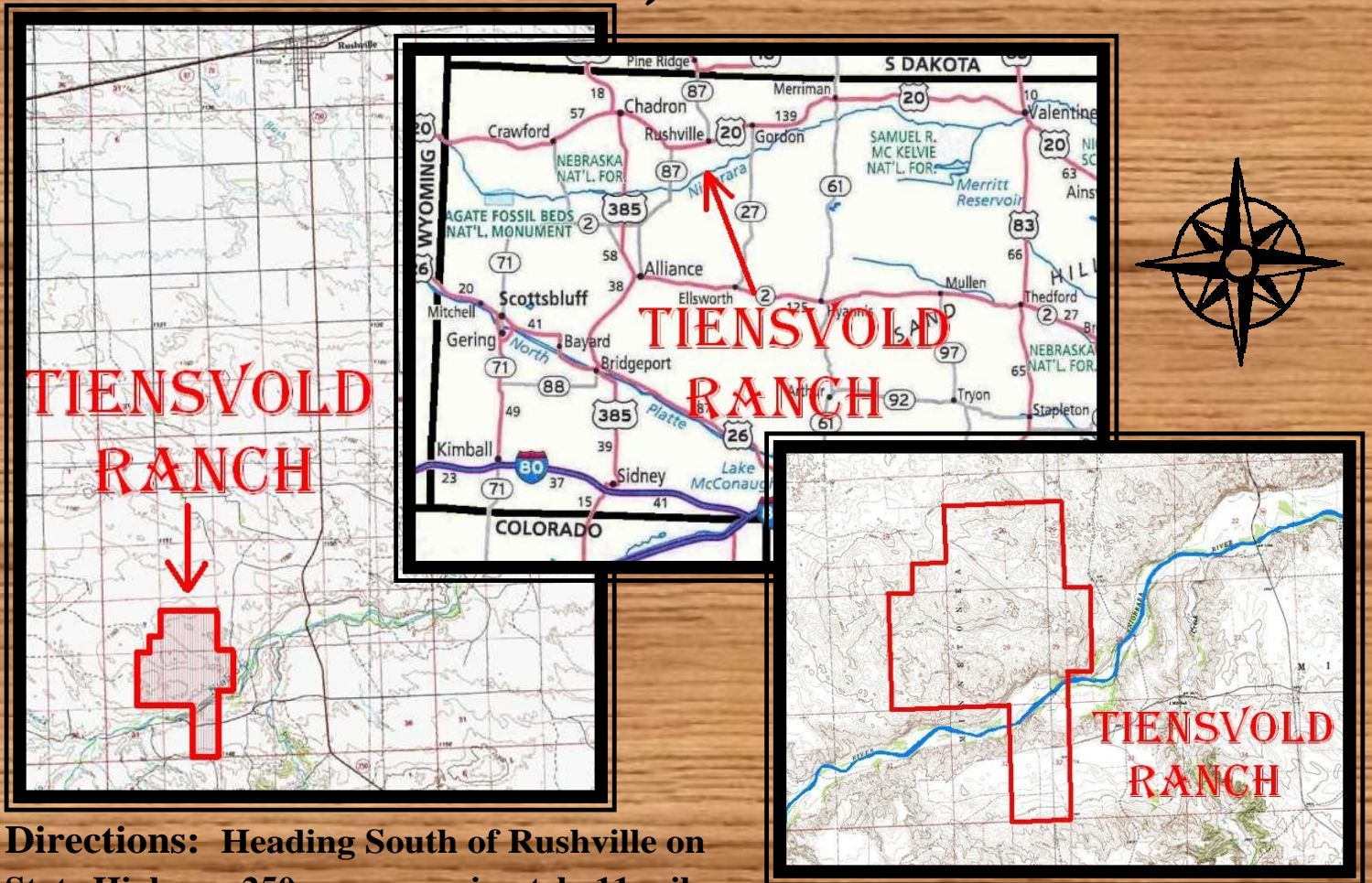
As mentioned previously, the setting of this property is second to none. With county road access and end of the road privacy, the ranch sits just two miles off of State Highway 250. You can't imagine a more beautiful and peaceful setting to call home. With views overlooking the river bottom, the farm house and improvements are nestled on a flat against a steep embankment. Surrounded by a landscaped yard, the older farm house, still in excellent condition, boasts three bedrooms, an office and one bath. Other improvements include a large barn with a new roof, a machine shop, a chicken house and numerous other outbuildings. One of the outbuildings is the original ranch homestead house. It has been restored and would make a great guest house.



The Tiensvold Ranch is being offered by James Land Company. There is a 20 acre parcel that is going to be surveyed out on the southern end of the ranch. It includes the mobile home and a small cabin. Its acreage is not included in the 1,900 acres that are for sale. If you have any questions or would like to arrange a time to view this magnificent property call James Land Company at 307-326-3104.

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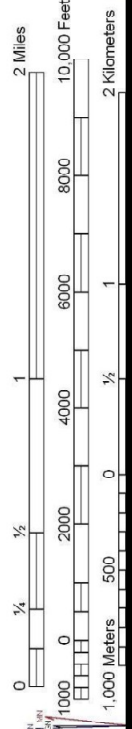


Directions: Heading South of Rushville on State Highway 250, go approximately 11 miles and cross river. Continue 1 mile to 470th Trail. Turn West on 470th Trail and follow for 2 miles to 467th Trail. Continue west onto 467th trail and follow to property.

Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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927 North American Datum: UTM grid zone 13
Generated by BigTopo7 (www.bigtopo7.com)
Map compiled from USGS Quads: Hay Springs
SE, NE, Rushville, SW, NW



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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

*****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***

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