

**JamesLandCo.com**

*Online Real Estate Auctions*

# *The O'Bryan Ranch Chadron, Nebraska*



*Presented By:*

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# *The O'Bryan Ranch*

## *Chadron, Nebraska*



**Price:** \$2,200,000.00

**Features:** Over 14 Miles New Fence, 8 Pastures, Good Pipeline Water via Fall River Water Users District, Highway Access

**Location:** North of Chadron, Nebraska

**Acreage:** 5,102 Deeded Acres +/-

**Improvements:** Insulated Shop, New Barn, Mobile Home, Corrals

**Taxes:** Approximately \$16,166 (2008)

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# *The O'Bryan Ranch* *Chadron, Nebraska*

## Broker Comments

The O'Bryan Ranch is located in Dawes County, Nebraska and consists of 5,102 deeded acres (+/-) of grassland. The ranch has been fenced into eight separate pastures with water being supplied via pipeline from the Fall River Water Users



District. With over 14 miles of new fence the fencing is in excellent condition. The improvements on the ranch include an insulated shop, new barn and a mobile home sitting just off of Highway 385. There is also a set of working corrals located



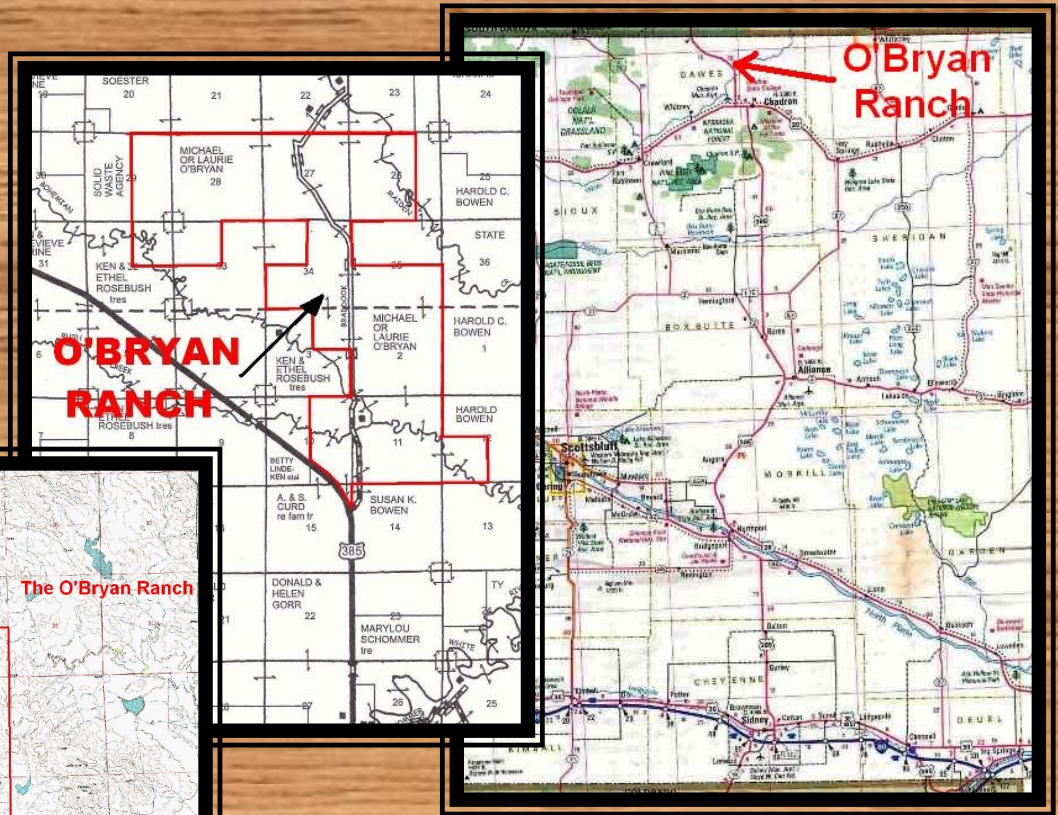
at the improvements. This ranch is located 10 miles North of Chadron, Nebraska with access from Highway 385.

Seller intends to do a 1031 Tax Deferred Exchange.



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# *The O'Bryan Ranch Chadron, Nebraska*



## Directions:

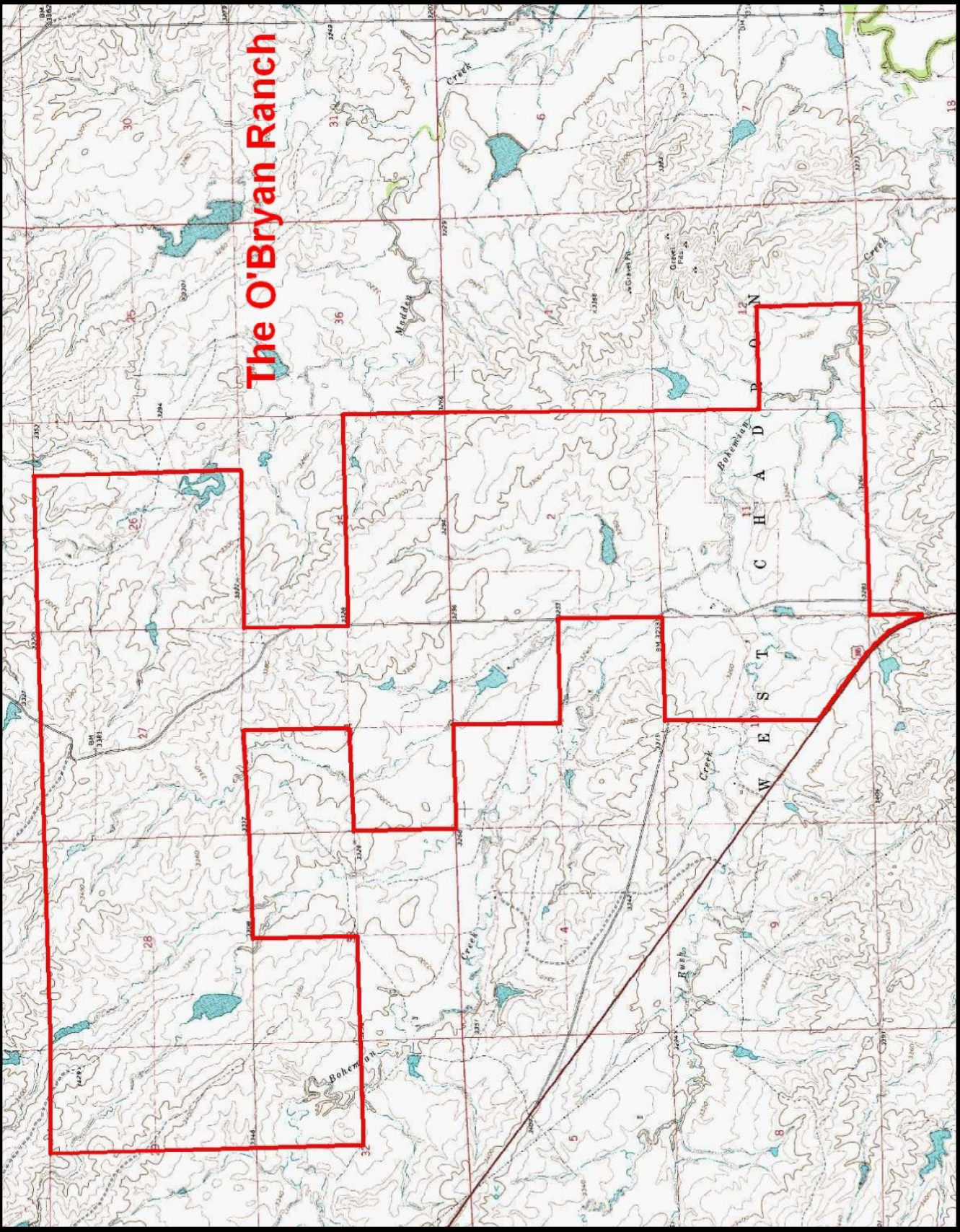
Heading North out of Chadron, Nebraska on HWY 385 go approximately 10 miles. Property sits on the Northeast side of road.

**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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# The O'Bryan Ranch



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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.**