

LONE ELK RANCH

600 Acres Box Butte County

Land Located: 6 miles South of Alliance, Nebraska on Hwy. 385 to Wayne Road then 1.25 miles West to the South East corner of the property.

Legal Description: All of Section 26 (except the SE1/4SE1/4), Township 24N, Range 49 West of the 6th P.M., Box Butte County, Nebraska.

General Description: This ranch is fenced into three paddocks for efficient grazing. The water is placed in the center of the property to allow access from all three paddocks. The gate system at the water is constructed so transferring cattle from one paddock to the other is very simple. The grass in the south paddock generally greens up sooner than the other paddocks, the current owner would therefore start the grazing season in this paddock. The perimeter fences are four barbed wires and the interior fences are three barbed wires. All fences are in good condition. The current owner has been running 60-70 cow/calf pairs for five months during the grazing season. The pasture is a mixture of hard grass and sandhills grass.

As one can see by the pictures, elk and deer frequent the Ranch.

Well Information: The pump for the Ranch has been converted from a windmill to a solar panel and electric submersible that will run on AC/DC current. This is a very efficient and reliable watering system. This system is just a few years old.

Taxes: \$1,157.04 (2007)

Minerals: The Sellers are not reserving any of the minerals that they may own.

Possession: Immediately upon closing.

This Ranch has a great location just 6 miles from Alliance. It would make an ideal property for a home site with a quiet country setting. This would be available for the 2008 grazing season. For more information please call Steve Erdman 308-631-4655 or 308-262-1150.

ASKING PRICE: \$330,000.00 (all written offers considered)

The information contained herein has been obtained from sources believed to be reliable. Acreages are represented as "more or less". We have no reason to doubt its accuracy, but we do not guarantee it. Buyers should make their own investigations and inspections.

KRAUPIE'S

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