

LAND FOR SALE

Simmons Ranch



Location: From Whitney, Nebraska the property is located 1/2 mile west, then 3 miles north on Lone Tree Road.

Legal Description: S1/2 Section 5, All Section 8, SW1/4 Section 9, All Section 16, All Section 17, N1/2 Section 18, NW1/4 Section 21-T33N-R50W of the 6th P.M., Dawes County, NE.

Acres: 2,855.55 tax assessed deeded acres

Taxes: 2016 taxes payable in 2017 - \$17,630

Land Use: The ranch is a hardland range site consisting of primarily cool season grass forage production, and used for summer range.

Water: The ranch has 154 acres of surface water rights from the Whitney Irrigation District. Livestock water is provided by a multitude of taps on a rural water pipeline.

Price: \$1,700,000 (\$595/acre)

Comments: Well watered, and productive rangeland. Wildlife includes deer, turkey, and antelope.

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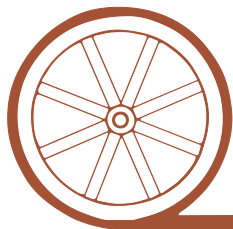


Tony Eggleston,
Co-Listing Agent



Bruce Dodson,
Co-Listing Agent

Offered Exclusively By:



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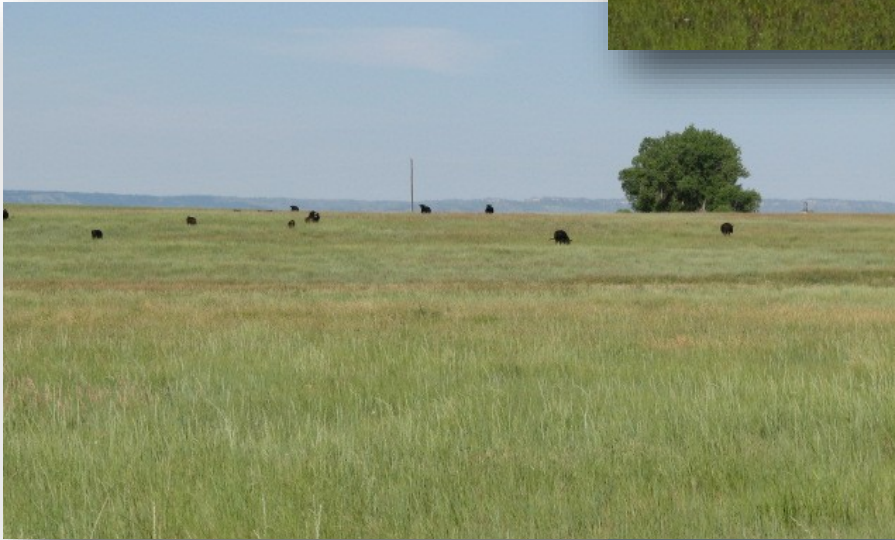
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Metal storage building located in the southwestern part of the ranch.

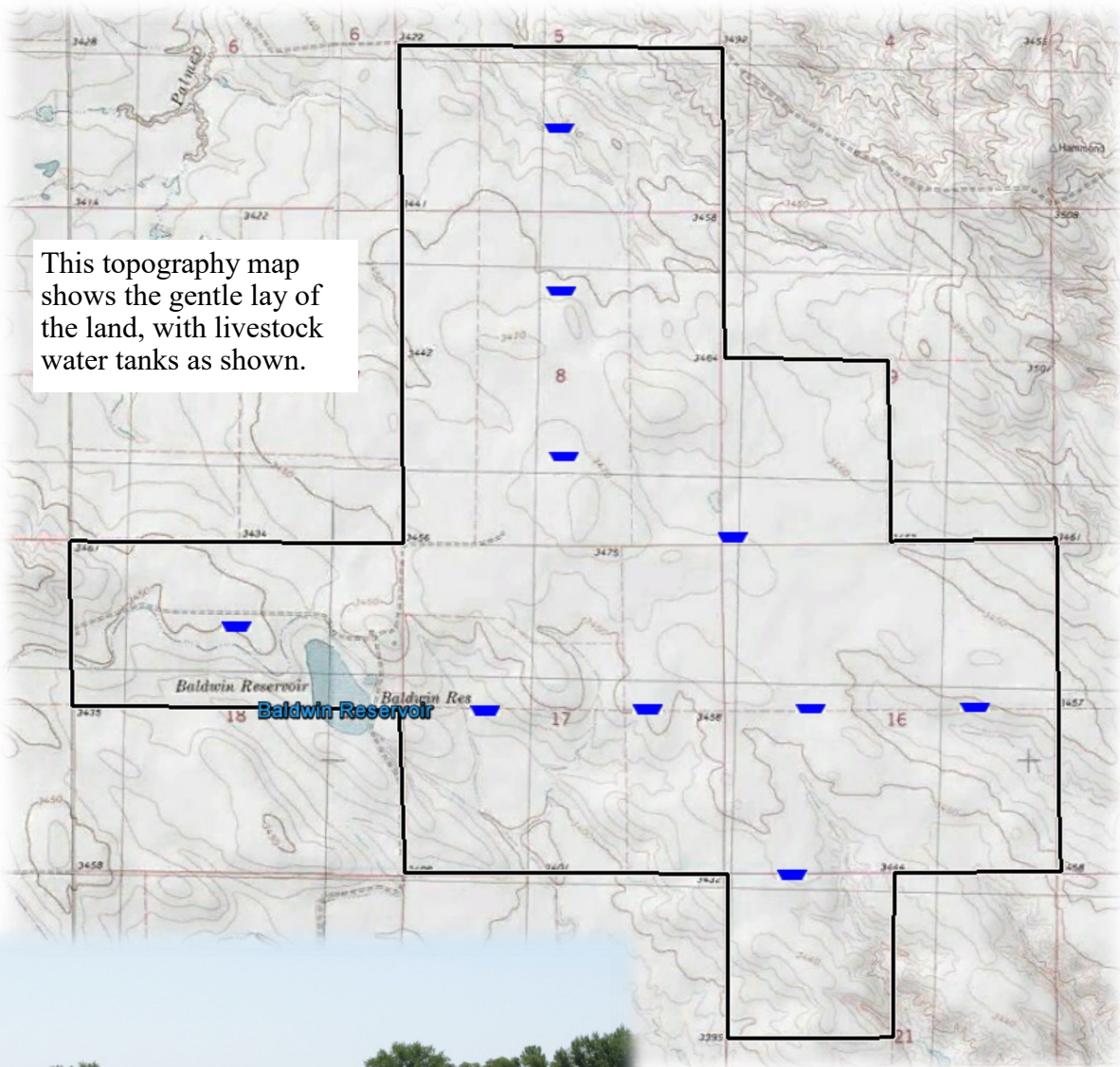


Productive hardland range, primarily used for summer grazing cattle.



Whitney Rural Water District #1 provides a network of taps with livestock tanks throughout the property.

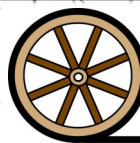
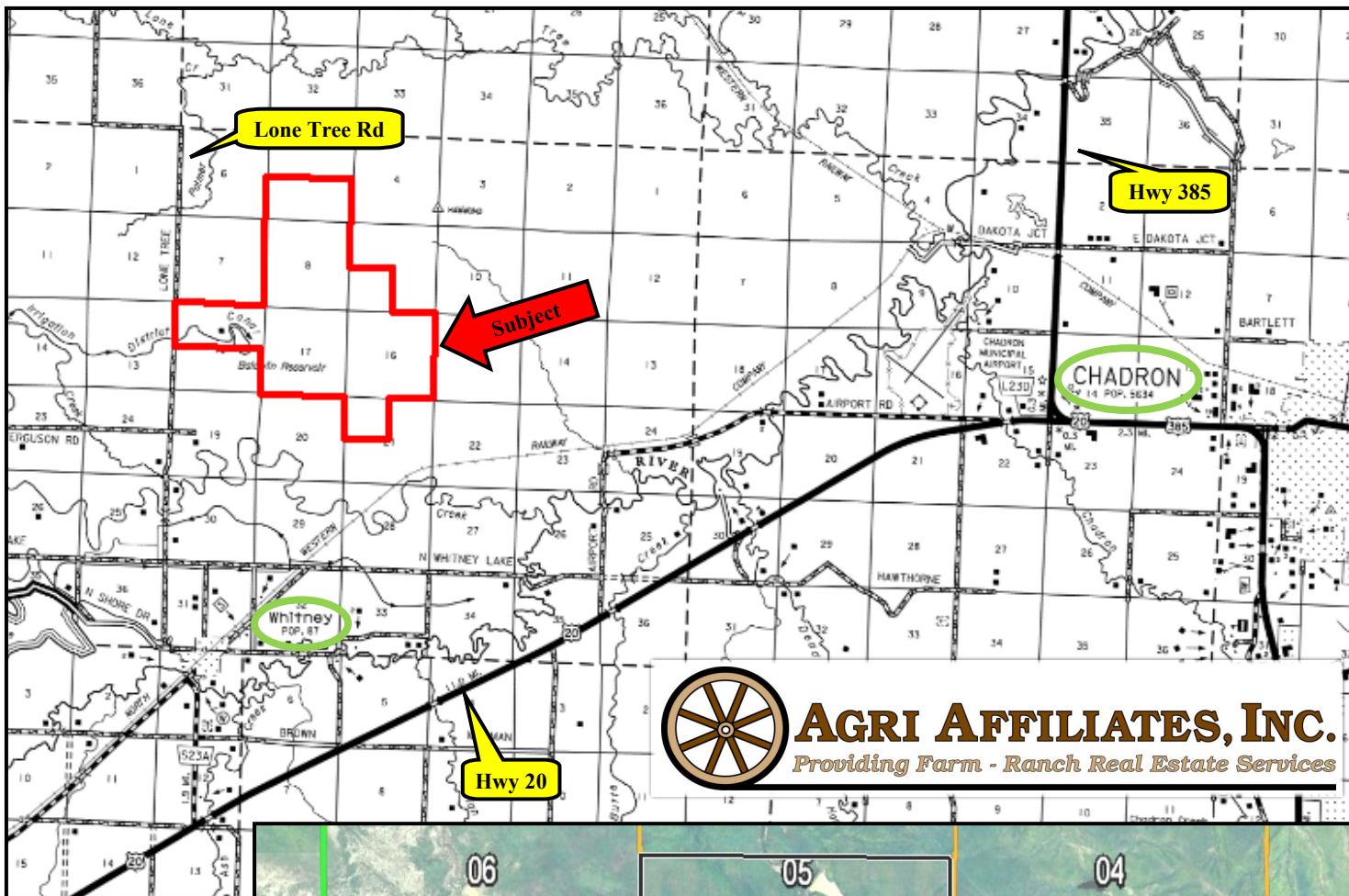
This topography map shows the gentle lay of the land, with livestock water tanks as shown.



Whitney Irrigation District's Baldwin Reservoir located on the south boundary of the ranch.

Rangeland consisting of primarily cool season grasses.





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