

Nebraska **REAL ESTATE** For Sale

Wild Horse Creek Ranch



LOCATION: The ranch is located in northeastern Logan County, NE on a county maintained gravel road. It is 17 miles southwest of Dunning, NE or 27 miles northeast of Stapleton, NE.

LEGAL DESCRIPTION: The legal description is extensive and is available upon request.

ACRES: Logan and Custer County Assessor indicates there is a total of approximately **7,297 taxed acres**.

TAXES: 2017 taxes payable in 2018 are approximately \$34,336.

LAND USE: This is a very nice cattle grazing ranch with approximately **1,100** productive hay meadow and approximately **6,100** acres of summer grazing. The ranch is cross fenced into 18 pastures with stock water provided by 23 water sites serviced by water pipelines and windmills.

SUMMARY: Located in the heart of the sandhills this is a very unique opportunity. The ranch is owner rated to run 500 cows. The seasonal flowing Wild Horse Creek flows through the meadow to the west of the headquarters in the spring. The springtime flow irrigates the meadow. The sub-irrigated hay meadow has a history of producing an abundance of hay. 13 miles of water pipeline services the stock tanks throughout the ranch. The main home consists of a newer Wardcraft home and there is also an older second house. The working pens are minimal but adequate. This ranch fits that need for a 450-500 cow ranch Buyer as a stand alone unit or you can add the diversity to your existing operation.

Call to schedule a tour of this opportunity.

PRICE: \$7,399,000.00

CONTACT:

Duane McClain, Broker

308.530.0221

duane@nebraskalandbrokers.com



Nebraska Land Brokers, LLC

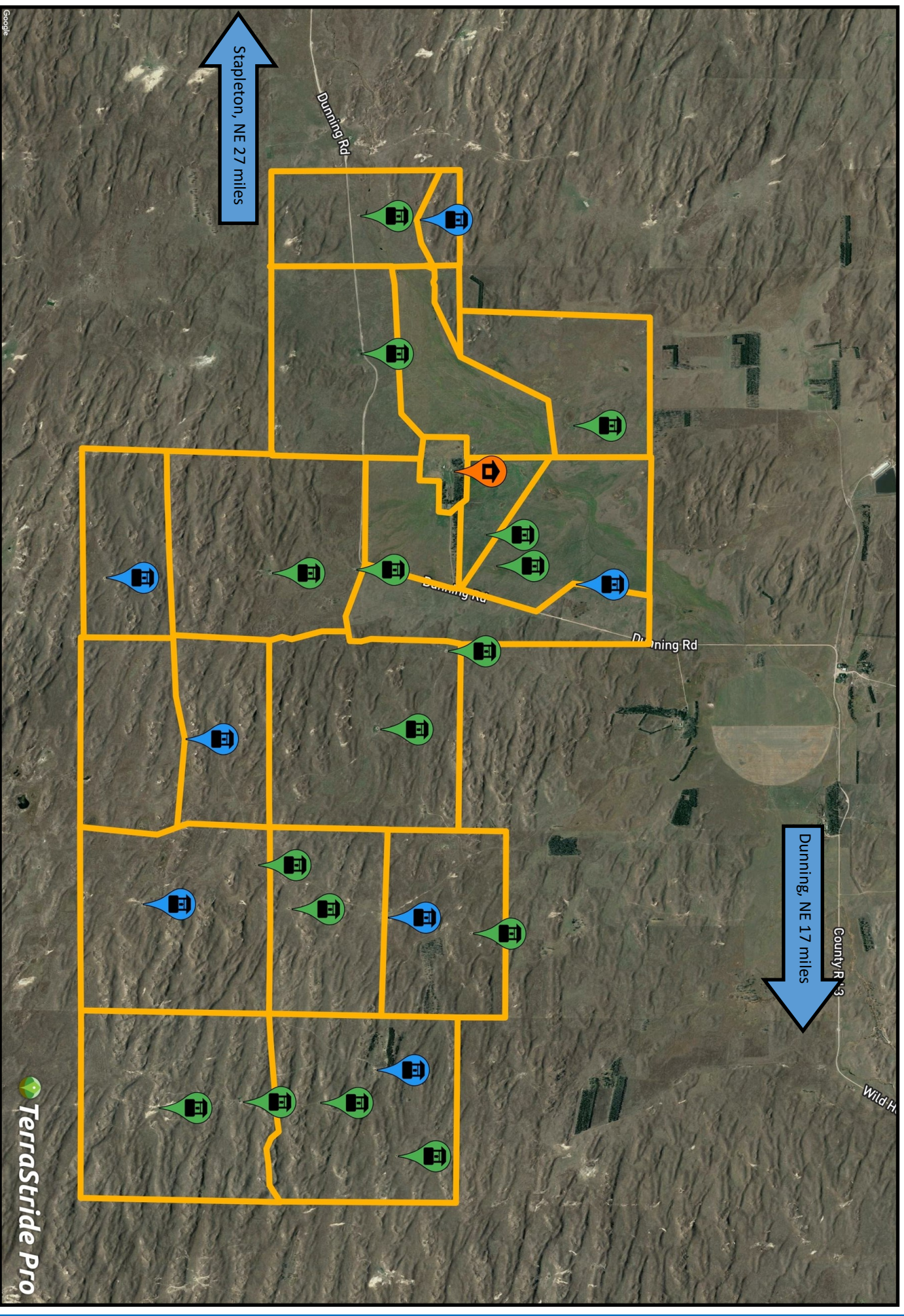
North Platte, NE

308.532.LAND

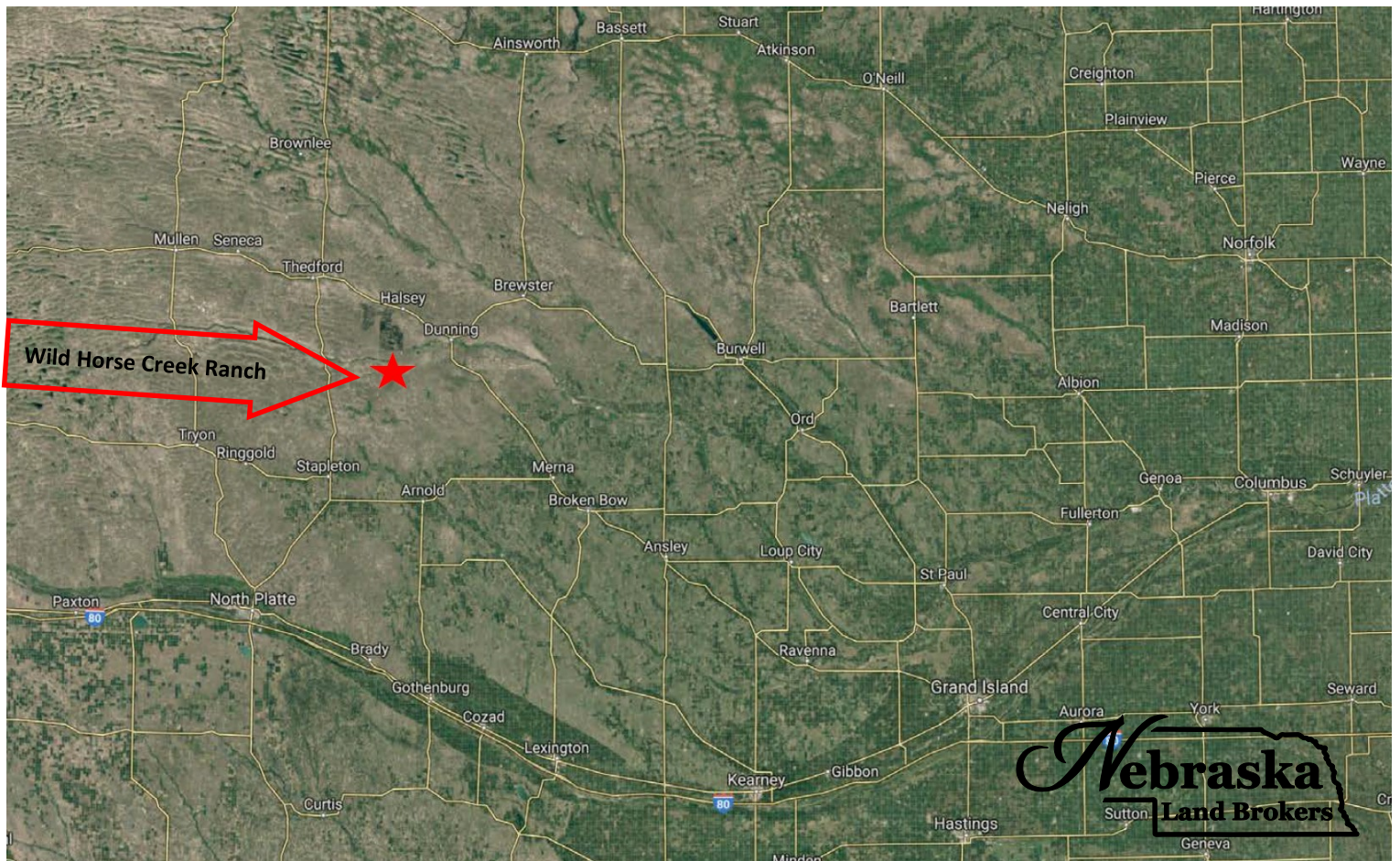
www.NebraskaLandBrokers.com

All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.

Wild Horse Creek Ranch, Logan County, NE



Wild Horse Creek Ranch



Wild Horse Creek Ranch, Logan County, NE



Nebraska Land Brokers, LLC

North Platte, NE

308.532.LAND

www.NebraskaLandBrokers.com

All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.