

LAND FOR SALE

CRANE RIVER RANCH PLATTE RIVER, BUFFALO COUNTY (OFFERING RECREATIONAL & AGRICULTURAL AMENITY)



Location:

Located on the scenic Platte River and within the Central Flyway of Migratory Waterfowl. (From the I-80 Exit 279, one (1) mile south on Highway 10 and two (2) miles east on Kilgore Road.)

Property Description:

The ranch consists of sub-irrigated pasture, hayable meadow, gravity irrigated cropland, Platte River accretion and a modern 3 bedroom home adjacent to a private pond offering spectacular views of nature and agriculture.

Recreational Amenity:

This property is a sportsman's paradise with it being home to numerous wildlife and offering tremendous opportunity to hunt waterfowl, upland game and deer. The Platte River borders the property along the south and there is also a private pond stocked with fish.

Legal Description:

SW1/4, part of SE1/4 & part of Lot 7 plus accretion in Section 9; part of Lots 1 and 2 plus accretion in Section 16; all in T8N-R14W of the 6th P.M., Buffalo County, Nebraska.

Acres:

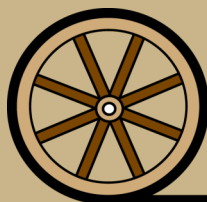
Buffalo County Assessor indicates a total of 374.44 tax assessed acres.

Taxes:

2017 Taxes payable in 2018 - \$17,478.06



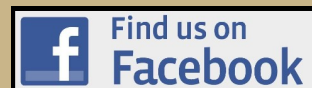
Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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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.



Improvements: **House** - 2,083 sq.ft. 1 1/2 story home built in 1997 with three bedrooms, 2 1/2 bathrooms and an attached 2 car garage. The main floor has beautiful ceramic tile floors throughout, a modern kitchen with appliances, dining room with vaulted ceiling and wood stove, living room with wood burning fireplace, family room / den and 1/2 bath. Upper floor has a large, full bathroom, 2 bedrooms, and a spacious master bedroom with walk-out deck, master bath and large closet. Heat and air is provided by a heat pump.

Barn - 1,488 sq.ft. barn built in 1998. The east 24'x24' portion is fully enclosed with concrete floor and access provided by two overhead doors and one walk in. The west 24'x40' portion consists of open front stalls with dirt floor and adjoining pens.

FSA Info: FSA Cropland - 117.18 acres. Corn base 102.40 acres with PLC yield of 128 bu/acre.

Water & Irrigation: Water for irrigation is provided by three (3) groundwater irrigation wells: G-021690 - 1,200 GPM, G-021691 - 1,300 GPM and G-021692 - 1,100 GPM.
Irrigation Equipment: two (2) propane irrigation engines and a full line of gated irrigation pipe. This farm is located in the Central Platte Natural Resource District and contains 104.11 certified irrigated acres.

Domestic and livestock water is provide by two (2) wells equipped with electric submersible pumps: G-104307 and G-104308.

Livestock water is also supplied by a windmill.

Soils: Cropland soils consist primarily of Class III Alda loam with lesser amounts of Wann fine sandy loam. Pasture soils consist primarily of Platte and Platte-Alda complex with lesser amounts of Alda loam and Wann fine sandy loam.

Price: \$1,650,000.00

Comments: A rare opportunity to purchase a property that offers country living, hunting amenities, and livestock, hay and crop production income.
Property sells subject to a conservation easement and cash leases on the cropland, pasture and barn. For details contact Agri Affiliates, Inc.

Contact: Bart Woodward; Broker 308-233-4605 or bart@agriaffiliates.com



BARN WITH PENS



LIVESTOCK WATER SITE



HAY MEADOW



WINDMILL WITHIN PASTURE



IRRIGATED CROPLAND



PLATTE RIVER



HUNTING



RIVER & HUNTING BLIND

Crane River Ranch Hunting & Wildlife Pictures



WILD TURKEY



DEER AT NIGHT



TURKEYS ON A STROLL



A SUCCESSFUL HUNT



HUNTING DUCKS



SANDHILL CRANES STOP ON THEIR
YEARLY MIGRATION



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Crane River Ranch

Pictures of the Home



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DECK RETREAT



WRAPAROUND DECK



RELAX NEAR THE PRIVATE POND



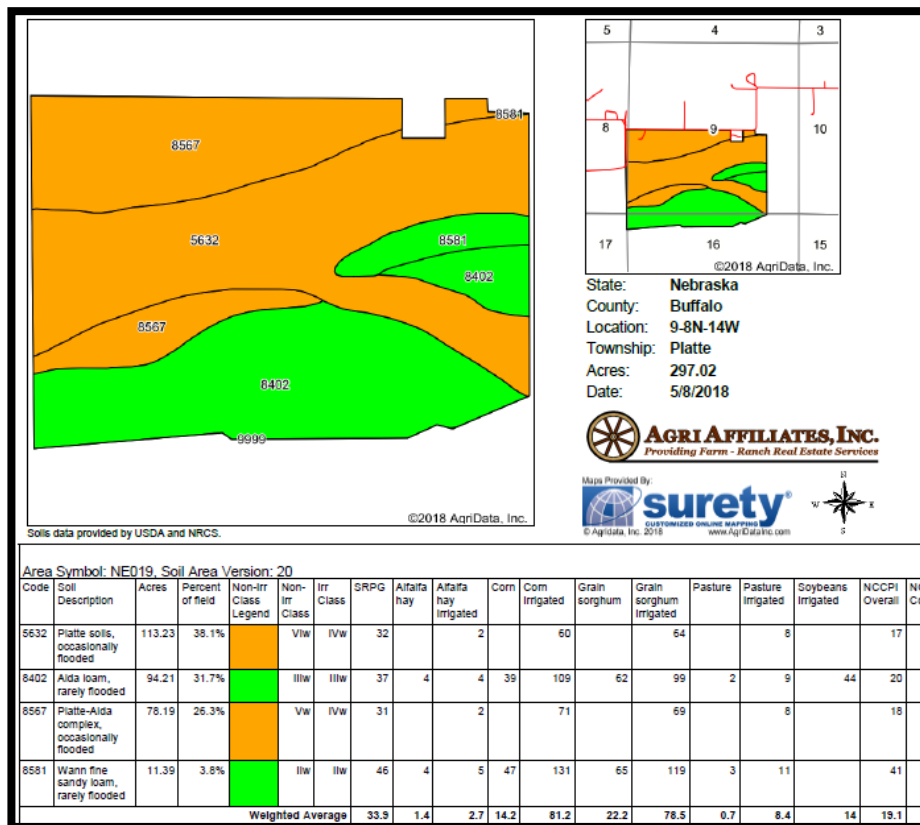
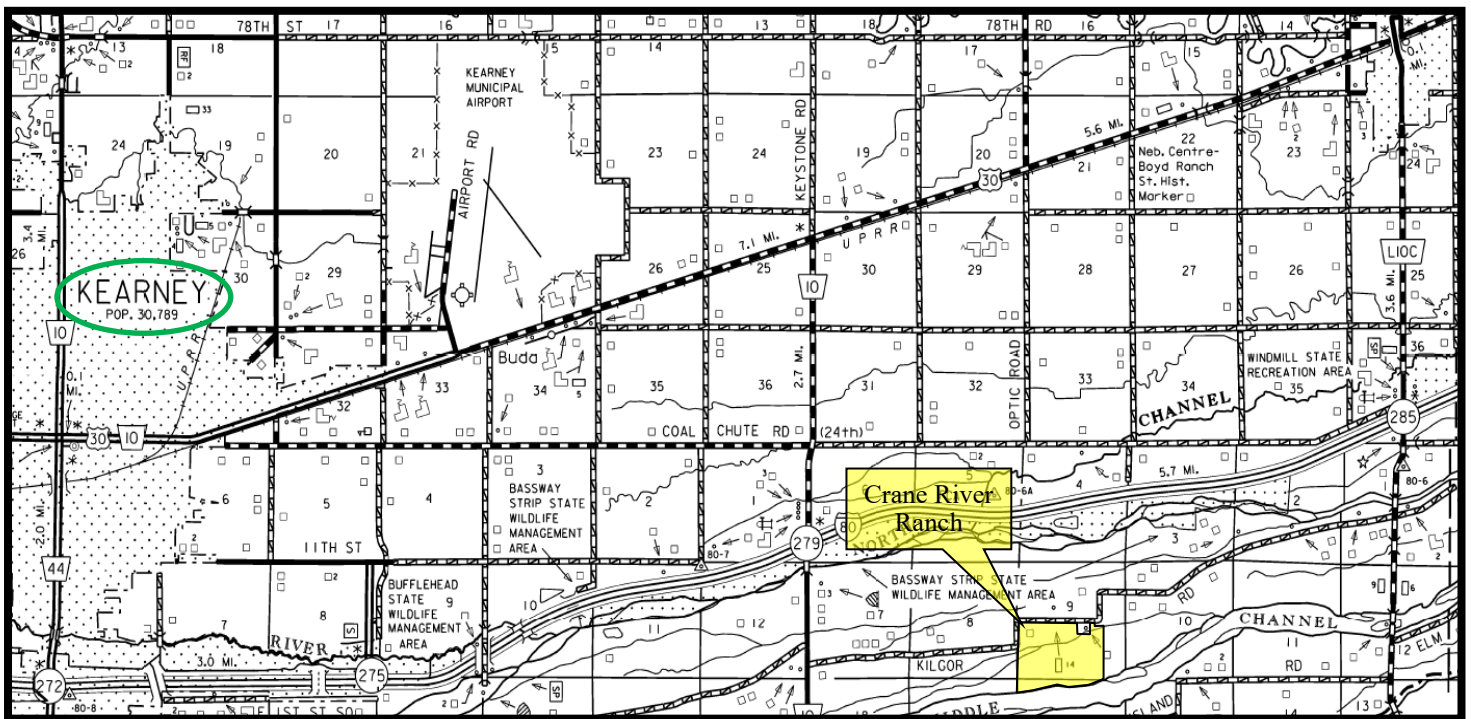
DUCKS ON PRIVATE POND



FRONT VIEW OF HOME



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Crane River Ranch

Aerial Photo



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