

FOR SALE

Pryor Horse Ranch

Near Omaha, NE

375 Acres

Breeding & Training Facility



kw KELLERWILLIAMS
ARIZONA REALTY
JOHNNY PRYOR
REALTOR®

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Pryor Ranch Buildings

Pryor Ranch is located on 375 acres of rolling hills just outside Omaha, Nebraska. Home of the late legendary sire, [Deck Of Stars](#), Pryor Ranch has earned 37 multi-breed World and Reserve World Champions, a Supreme Champion, AQHA Champions, an AQHA Reserve High Point, Superior Halter horses, Superior Performance Horses in multiple events, western pleasure money earners and NSBA money earners.

Now this premier established ranch is available for sale.

Buildings include:

17 stall barn 77 x 40 ft - fully finished barn with electrical, multiple tack rooms and wash rack with attached business office;

Indoor Arena 160 x 72.5 ft - training/breeding facility;

Hay-shed 60 x 40 - built with telephone poles, much stronger than average barn;

Shop 50 x 30 - west of indoor arena, Concrete finished floor, fully insulated w/ full electrical;

Corn crib 40 x 30 2 stalls, 2 tack rooms with power & exterior storm shelter;

Detached Garage (secondary) 30 x 30 ft - 2 manual slide doors with unfinished flooring;

Plus 13 more **exterior storm shelters** on the main 80 Acres.



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Aerial Map



2017 RE Tax Information - Douglas County

PID 0137510000 13808 N 96 Street Legal: LANDS SEC-TWN-RGE 04-16-12 E 1/2 SE 1/4 80 AC Tax \$ 11,264.26

PID 0137530003 Legal: LANDS SEC-TWN-RGE 04-16-12 -EX IRREG E 469.80 W 1002.39 S 476.45- NE SW & -EX IRREG W 13.82 AC & IRREG E 61.42 FT W 442.02 FT- SE SW & W 1/2 SE 04 16 12 137.24 AC Tax: \$ 11,335.24

PID 0138020002 Legal: LANDS SEC-TWN-RGE 09-16-12 N 1/2 NE 1/4 (80 AC) Tax: \$ 5,504.76

PID 0138000000 12606 N 96 Street Legal: LANDS SEC-TWN-RGE 09-16-12 -EX 1.8 AC SW OF CRK IN SW 1/4 COR- S 1/2 NE 1/4 - 78.2 AC Tax: \$ 6,412.36

TOTAL ACRES: 375.44 +/-

2017 TOTAL RE TAX: \$ 34,516.62

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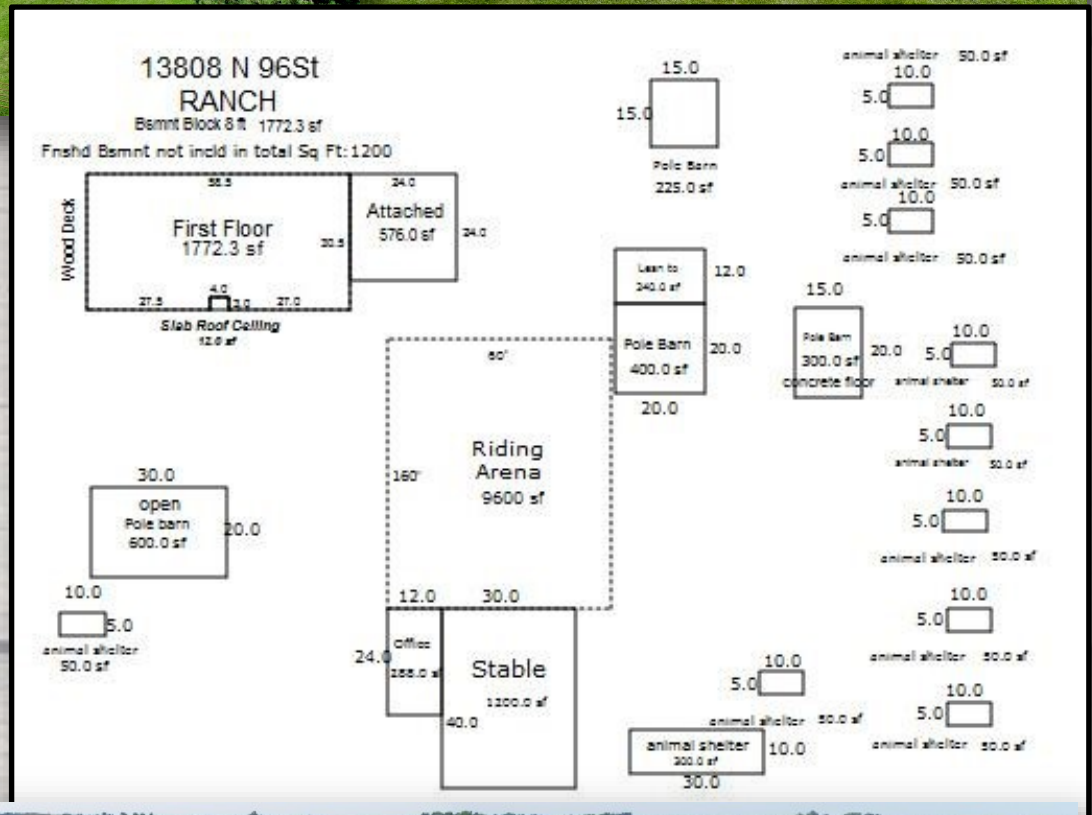
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Riding Arena & Stable.



Second Residence



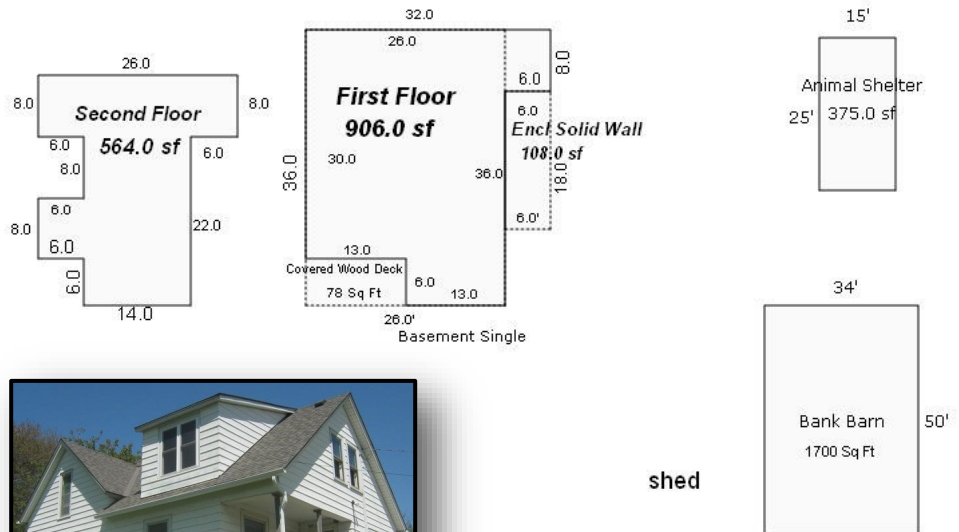
12608 N 96th St

Built in 1920, 1470 sf,
Frame 1 1/2 Story, 4 BR,
1 Bath,

Aluminum siding, Block
Basement - 936 sf,

Covered Wood Deck,
Enclosed Porch,

Includes 1700 sf Bank
Barn and 375 sf Animal
Shelter.



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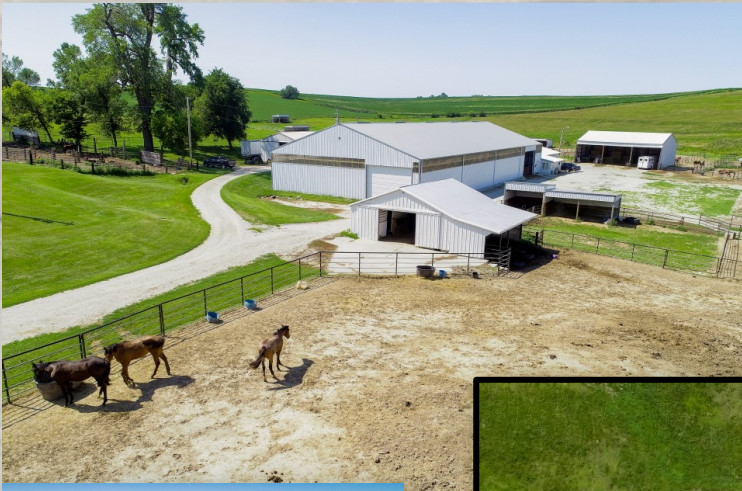


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One of Nebraska's Finest

One of Nebraska's finest horse facilities. Acres of rolling hills. 295 of the 375 total acres could be sold in various denominations with a minimum of 20 acres. Two residences are included. The Old barn could be a great reception venue. You must see to appreciate. Schedule your showing today.



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