

RANCH FOR SALE
GARFIELD AND HOLT COUNTY, NEBRASKA
3,179 +/- ACRES
\$3,339,000



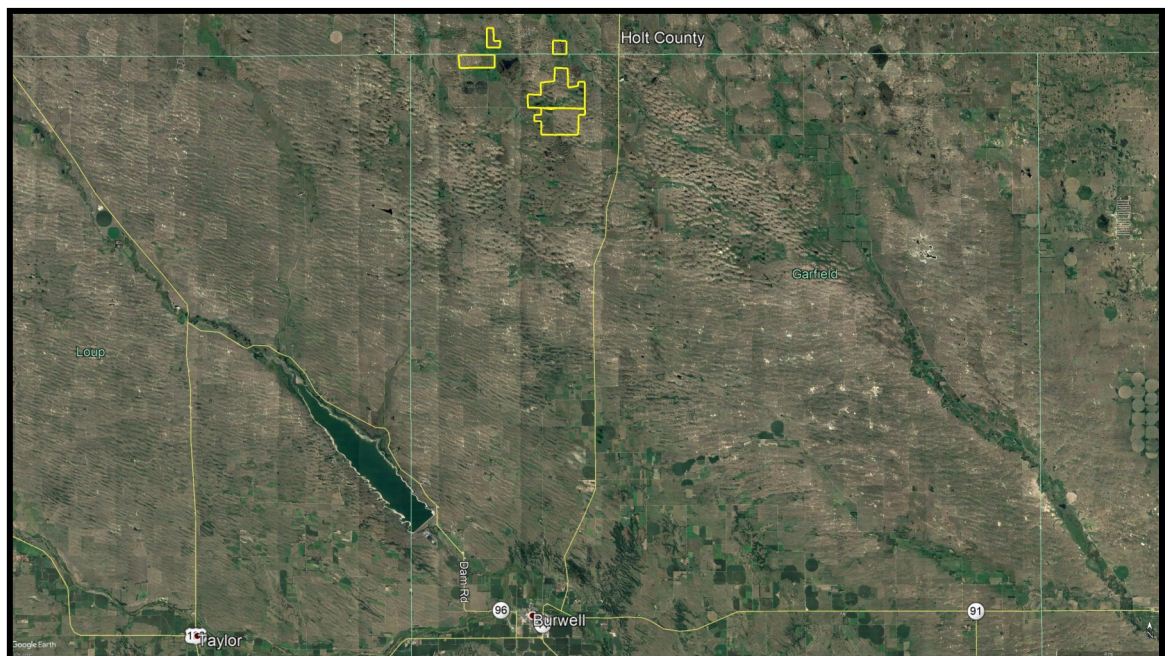
DESCRIPTION: The Anna M. Price Family Trust Ranch is located 20 miles north of Burwell on Highway 11 and 1.25 miles west on 844th Road to the east side of the main ranch unit. The ranch consists of approximately 3,179 assessed acres including both sub-irrigated hay meadows and upland sandhills rangeland. The headquarters site offers excellent protection utilizing established shelterbelts and natural wind barriers. The well and pressure tank at the headquarters site feeds five tanks in the adjoining pastures. The other pastures are watered by windmills. The main unit consists of 2293.15 assessed acres of meadow and rangeland, (1313.74 acres north of the road and 979.41 south of the road.) The west unit consists of sub-irrigated and upland rangeland totaling 727.16 acres. The north Holt County hay meadow quarter contains 159.66 assessed acres. The property is being offered as one unit but the sellers will consider smaller tract offers.

ASSESSED ACRES:
3,179.97

POSSESSION:
November 1, 2018

LEGAL: Available on request or see website.

2017 TAXES: \$33,925



SPECIAL CONDITIONS:

- **Personal Property:** Several items on the ranch are owned by the present ranch tenants, including steel gates and panels, calving shed, some tanks and bulk bins. A complete list of personal property is available for review.
- **NPPD Easements:** There are high voltage transmission line easements along the north side of Section 12 and 7 as well as access easements from the headquarters site on 844 Road to the line right of way. Copies of the easements are available for review.
- **Acres:** All acreage figures reported are based on best available estimates with totals obtained from the Garfield and Holt County Assessors. No warranty, expressed or implied, applies to the exact total acreage. Legal descriptions are subject to existing fence boundaries and land use and fence trade histories. The property sells without regard to total acres.
- **Noxious Weeds:** Noxious weeds may be present on the property.



Dean Batie, Assoc. Broker
Dean.Batie@ufarm.com

Adam Batie, Sales Associate
Adam.Batie@ufarm.com

308-237-7662

4111 4th Avenue, Suite 22 - Kearney, NE 68848

Please visit our website for more information: www.ufarmrealestate.com

The information contained herein is deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein.