

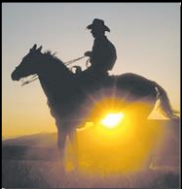
THE FLAG RANCH - EAST UNIT

Sioux County, NE

The East Unit of the Flag Ranch is being offered for sale. This 15,300 Acre Sioux County, Nebraska ranch is blocked into one unit located approximately 20 miles North of Scottsbluff, NE.

The North and South fork of the Snake Creek headwaters are located on this ranch providing approximately 1,100 Acres of Sub-irrigated meadows. The cattle working and calving facilities are second to none and designed to handle cattle in a stress free environment with a minimum of help. The centrally located headquarters has housing for the ranch manager as well as housing for the employees. A second set of improvements with living quarters are located near the East boundary of the ranch. The ranch is fenced into 25 various sized pastures to provide for easy pasture rotation. A shallow water table allows for watering sites to be placed in desired locations.

The Flag Ranch East Unit is located in the heart of Sioux County's rolling pasture land that is long known for being some of the nation's best **"Cattle Country."**



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