

RANCH FOR SALE

Smith Garden County Ranch



- 9,825 Acres
- 2 Homes
- 13 Pastures
- 20 Windmills
- 11 Submersibles
- Excellent Access

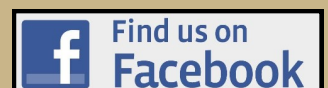
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AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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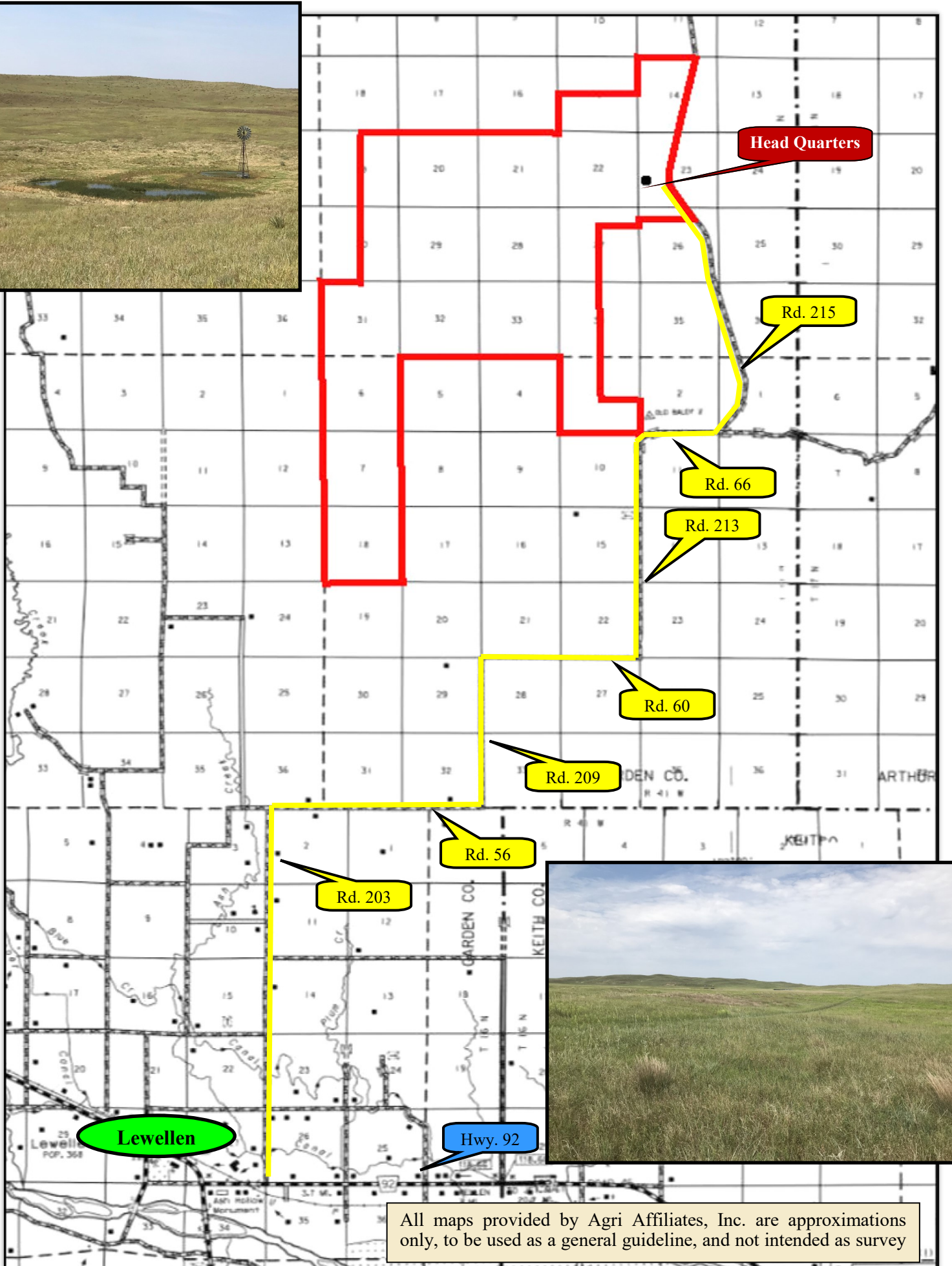
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- Location:** 20 miles NE of Lewellen, NE on Cty. Rd. 215 or 17 miles West of Arthur, NE on Sillasen Drive & then 5 miles South on Cty. Rd. 215.
- Legal Description:** Extensive, available upon request.
- Acres:** 9,825 Acres Deeded
- Taxes:** 2018 Taxes Payable in 2019– \$36,121.82
- Land Use:** The Ranch is fenced into 13 pastures watered by 20 windmills and 30' tanks and 11 submersible wells with 30' tanks. There are 4 portable solar panels with pumps that go with the property.
- Improvements:** Excellent set of improvements with 2009 1,624 sq. ft. home—3 bedroom, 2 bath, full basement. 2nd home built in 1961. Main floor has 1,148 sq. ft. With 2 bedrooms and 1 bath. Full finished basement has 3 bedrooms and 1 bath. Excellent steel corrals and load out facility. Calving barn, horse barn, 42'X60' Quonset with concrete floor, and 42'x60' - 2010 Cleary Building with concrete floor. Trailer house 510 sq. ft. with basement (used for storage).
- Capacity:** This Ranch can run 800 cow/calf pair or 1,200 yearlings for the summer, but seller has restricted grazing to 500 cow/calf pairs the last two seasons to leave the pastures in excellent shape.
- Price:** **\$6,700,000**
- Comments:** This Ranch has excellent fencing and water sites throughout. It has good access right on Garden Cty Rd 215 making it easy to get in and out with cattle. There is an existing USDA Conservation Plan through 2020 that pays the landowner \$40,000.00/yr. Call for more information.
- Contact:** **Mike Polk, Listing Agent: 308-539-4446 email: mike@agriaffiliates.com**
Don Walker, Listing Agent: 308.764.7175 email: donw@agriaffiliates.com
 Bruce Dodson, Chase Dodson, Dallas Dodson, Brian Reynolds, John Childears,
 Roger Luehrs, Brad Atkins, Tony Eggleston

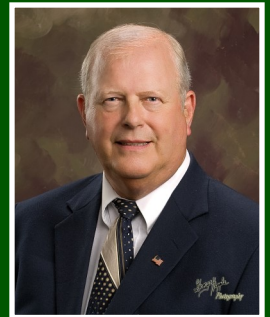




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For More
Information
Contact our
Listing Agents

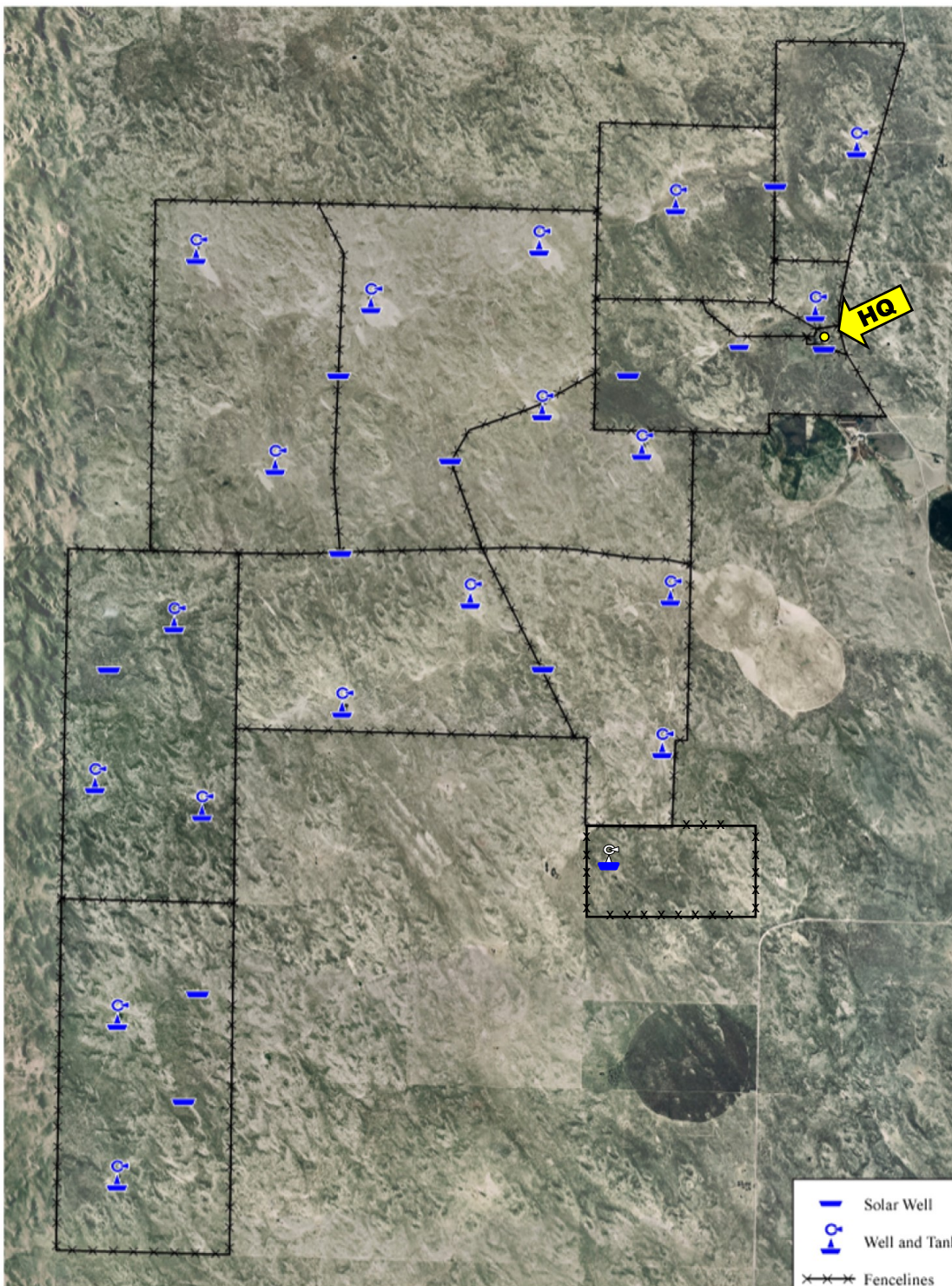


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-or-



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