



SANDHILLS RANCH

707.68 +/- ACRES

SHERIDAN COUNTY, NE

Property Details

Offered at:
\$707,680.00

Property Taxes:
\$4,173.76

Mineral Rights:
All Owned Convey

Two 8ft. Windmills

Solar Well

Well Maintained
Fence

Excellent
Recreational
Opportunities

This beautiful Sandhills property is the deer haven you have been looking for! You will not want to miss out on this opportunity!

Tommy Wiles

Farm & Ranch Specialist
Gordon, Nebraska
(308) 360-2030

Tommy.Wiles@AgWestLand.com



THE NEBRASKA SANDHILLS

The Sandhills region, known for its mixed-grass prairie on grass-stabilized sand dunes, covers most of the western part of Nebraska. The north end of this 707+/- acre property boasts expansive pastureland that transitions into the rolling Sandhills of Nebraska.

Throughout the Sandhills you'll find deep pockets of terrain held in place by warm-season grasses that are brimming with mule deer throughout the year, making it an ideal spot and stock hunting paradise with great options for potential food plots.

Many species of wildlife make the Sandhills home on this property including antelope, coyotes, and sharp-tail grouse. The Sandhills acres sit atop one of the world's largest aquifers, the Ogallala Aquifer, with power lines located within 100 yards of the fence line, making it an excellent location for building the hunting cabin of your dreams!

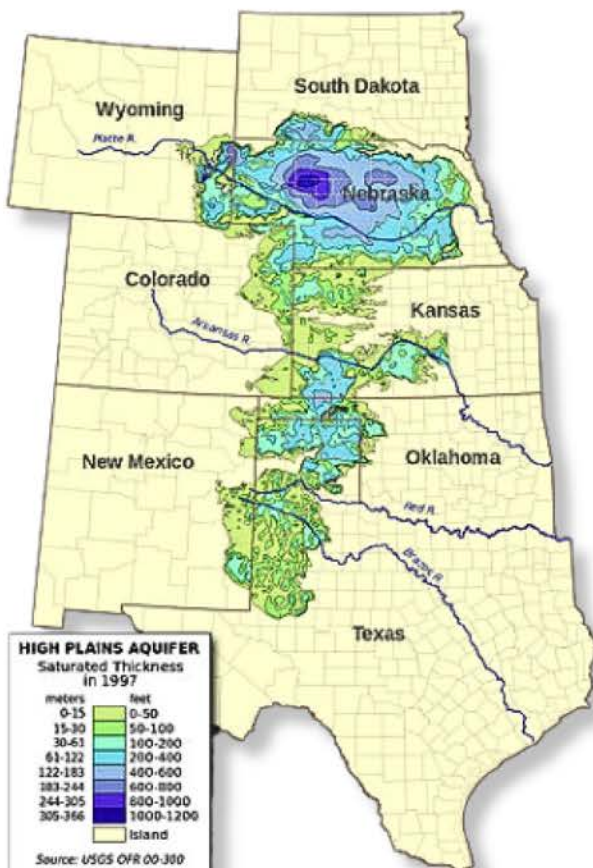


OGALLALA AQUIFER

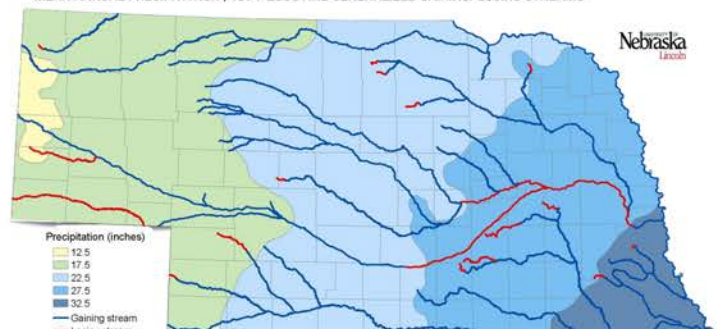
High Plains Aquifer – Also called the Ogallala Aquifer, is an area of about 174,000 square miles and extends through parts of eight states in the Midwest. This aquifer is the principal source of water in one of the major agricultural areas of the United States.

"The Sandhills region is one of the largest contiguous and least disturbed prairies in all of the United States."

Source: extension.unl.edu



MEAN ANNUAL PRECIPITATION, 1971-2000 AND GENERALIZED GAINING/LOSING STREAMS



RANCH DETAILS

The ranch provides a great opportunity for summer grazing and income generation. The current owners of the property suggest that the grass can be used for summer grazing for up to 60 pairs in a period of 5-6 months, providing an excellent income stream. Additionally, there is the possibility of leasing out the grazing rights.

The well-maintained fences are in great condition and undergo an inspection every spring, with many new posts installed in the spring of 2022.

There are two 8 ft. windmills with new galvanized pipe, a new tire tank on the south windmill, and plastic pipe on the north windmill. A solar well with a new pump (installed in 2022) is situated in the middle of the property, between the two windmills, offering an excellent source of water for cattle throughout the property.



LEGAL DESCRIPTIONS

Township 26 North – Range 41 West of the 6th P.M.

Section 17: E ½ (317.68 +/- Acres)

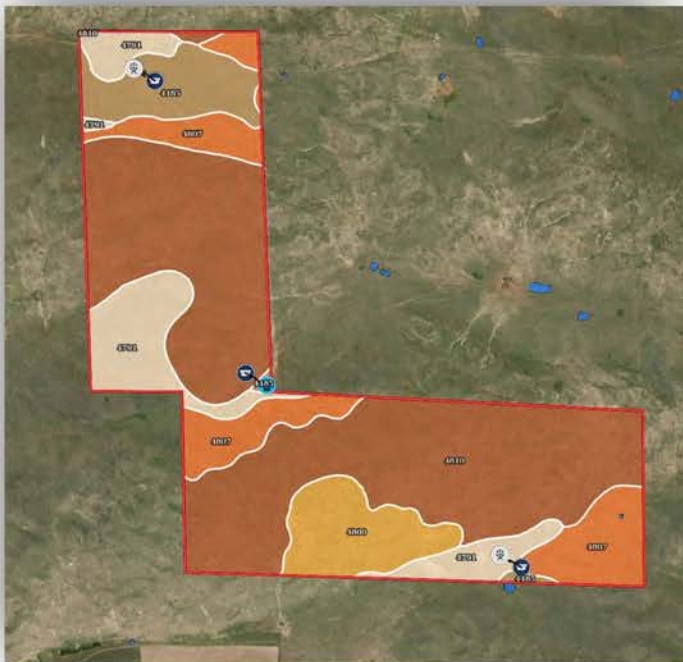
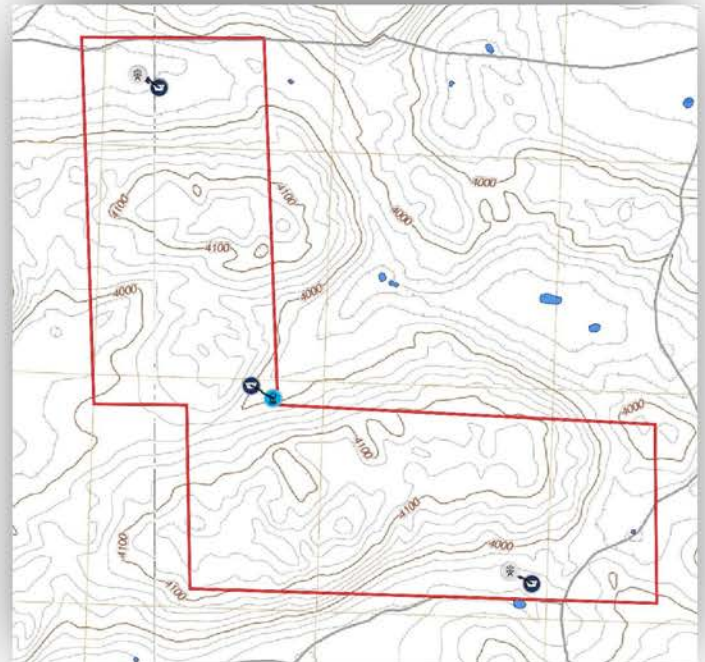
Section 20: E ½, NE ¼ (77.86 +/- Acres)

Section 21: N ½ (312.14 +/- Acres)

MINERAL RIGHTS

Any and all mineral rights that the Seller owns shall convey upon a fully funded closing.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	WCCPI	CAP
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	407.13	57.02	9	13	6e
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	103.19	14.45	11	16	6e
4791	Valentine fine sand, 3 to 9 percent slopes	91.9	12.87	19	20	6e
4800	Valentine fine sand, hilly, 24 to 60 percent slopes	57.33	8.03	6	4	7e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	54.48	7.63	0	23	4e
TOTALS		714.03(*)	100%	9.65	14.38	5.93

PROPERTY LOCATION

From Gordon, NE, go south on NE-27 for 45 miles. Turn left (east) onto 241st Trail for 3 miles. Continue onto 277th Trail for 1 mile, turning back into 241st Trail for 1 mile. A school section borders the property to the east and may have the potential for a lease in the future.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.



SHERIDAN47