

LAND FOR SALE



WILCOX RANGE

SHERIDAN COUNTY | NEBRASKA

*Located in the Sandhills
of Northwest Nebraska*

- PARCEL 1: 1,280 ACRES
- PARCEL 2: 1,640 ACRES
- PARCEL 3: 860.31 ACRES

SANDHILLS RANGELAND, WET MEADOWS, AND PONDS

Offered exclusively by:



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

North Platte, NE • **AgriAffiliates.com** • 308.534.9240

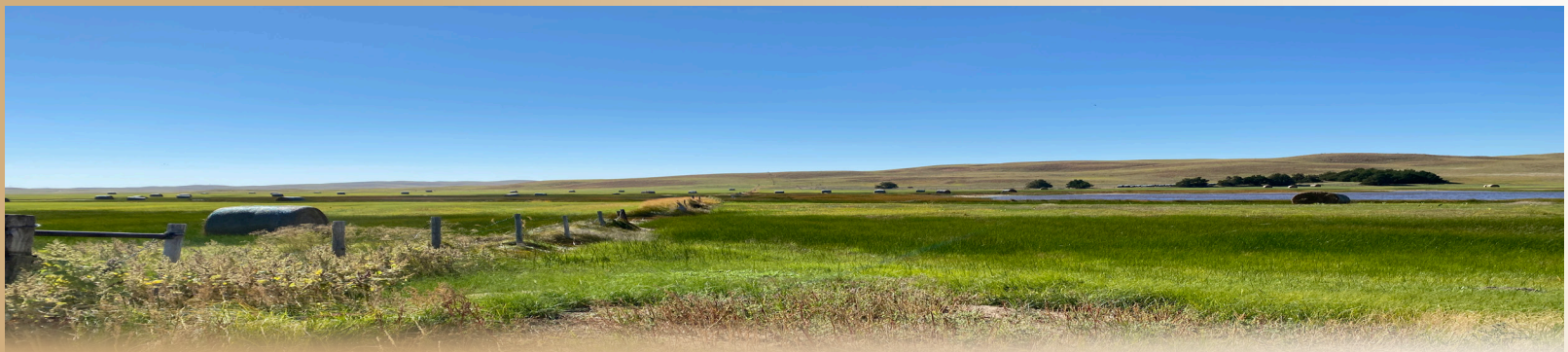
Listing Details



Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

PROPERTY INFORMATION

	PARCEL 1:	PARCEL 2:	PARCEL 3:
LOCATION:	Approximately 8-miles North and East of Ellsworth, Nebraska	Approximately 12-miles North and East of Ellsworth, Nebraska	Approximately 12-miles North of Ellsworth, Nebraska
LEGAL DESCRIPTION:	E/2 Section 10; S/2 Section 11; All Section 15-T25N-R42W <i>*Of the 6th P.M. Sheridan County, Nebraska.</i>	S/2 Section 22; S/2 Section 23; All Section 26; N/2, NESE Section 27-T26N-R42W <i>*Of the 6th P.M. Sheridan County, Nebraska.</i>	All Section 19; NWNW Section 29; N/2N/2 Section 30-T26N-R42W <i>*Of the 6th P.M. Sheridan County, Nebraska.</i>
ACRES & TAXES:	1280 tax assessed acres; 2022 taxes payable in 2023 \$,838.24	1640 tax assessed acres; 2022 taxes payable in 2023 7,394.78	860.31 tax assessed acres; 2022 taxes payable in 2023 \$3,965.52
PRICE:	Parcel 1: \$935,000	Parcel 2: \$1,155,000	Parcel 3: \$550,000



Chase Dodson



Bruce Dodson, AFM

CHASE DODSON

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BRUCE DODSON, AFM

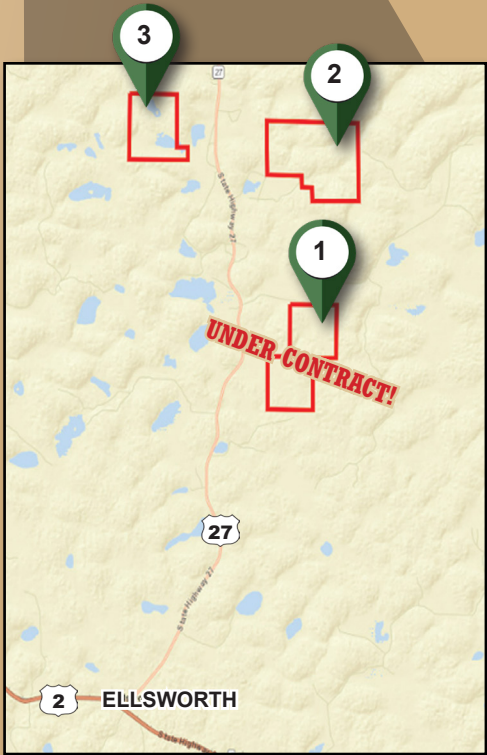
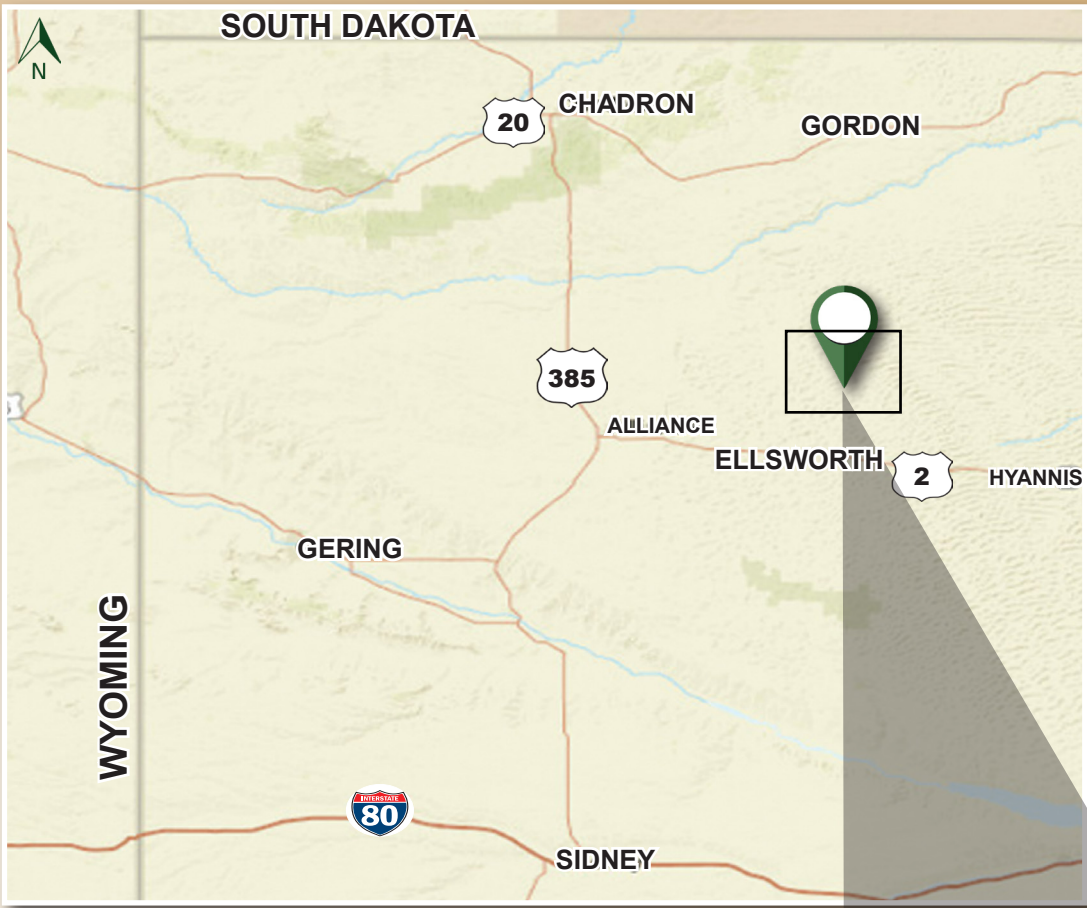
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Don Walker, Dallas Dodson, Dave Masek, Bonnie Downing, Mike Polk, Brad Atkins, Brian Reynolds, Jerry Weaver, Roger Luehrs

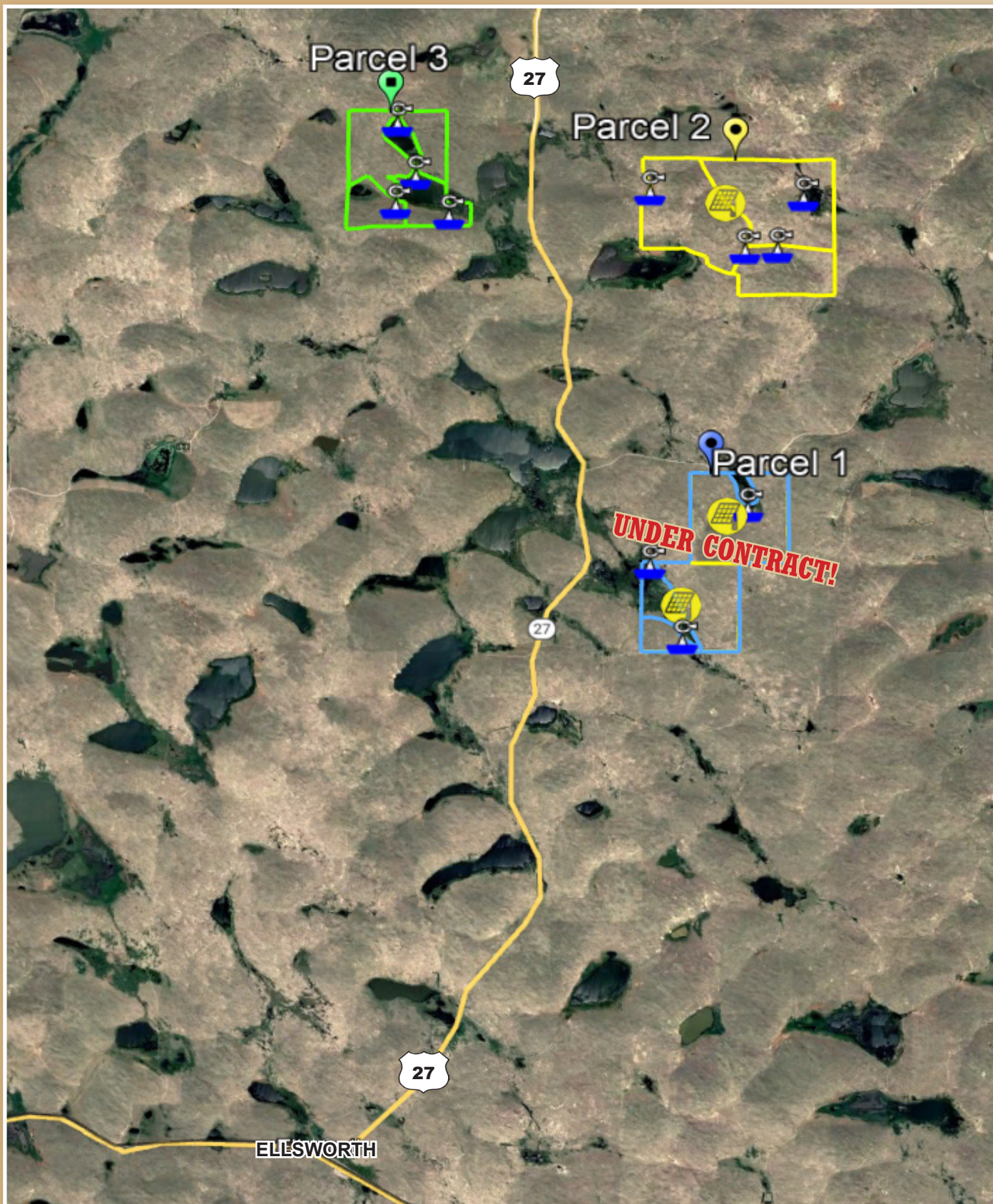


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LOCATION MAP



AERIAL MAP | PARCEL 1-3

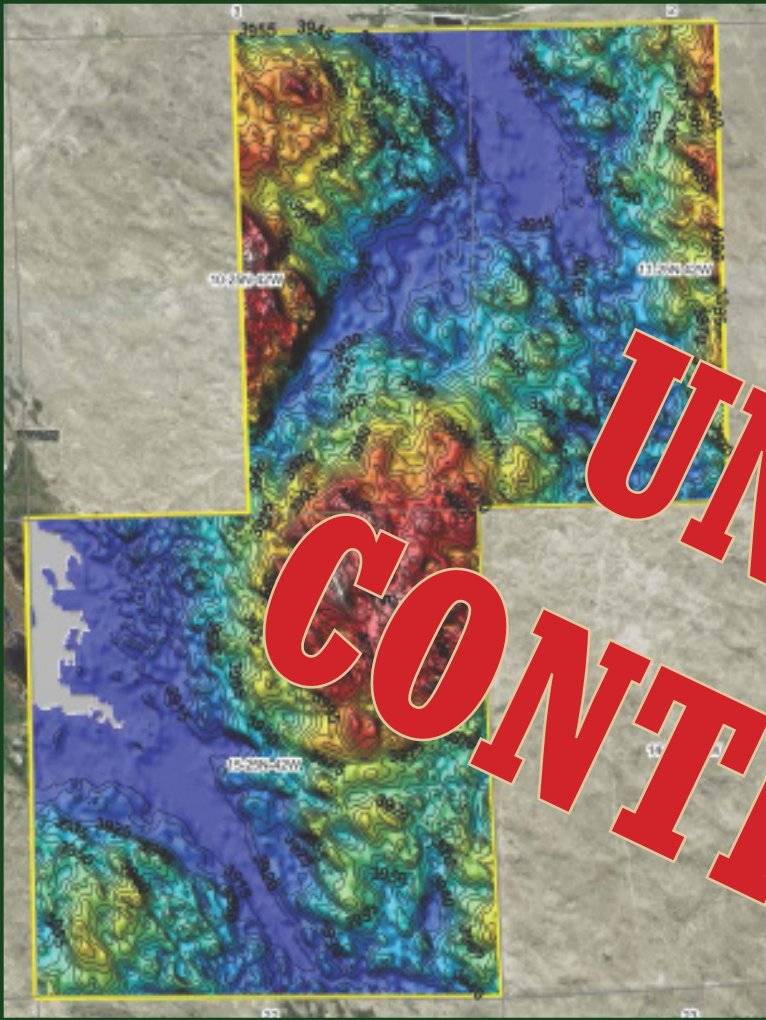


PROPERTY IMAGES

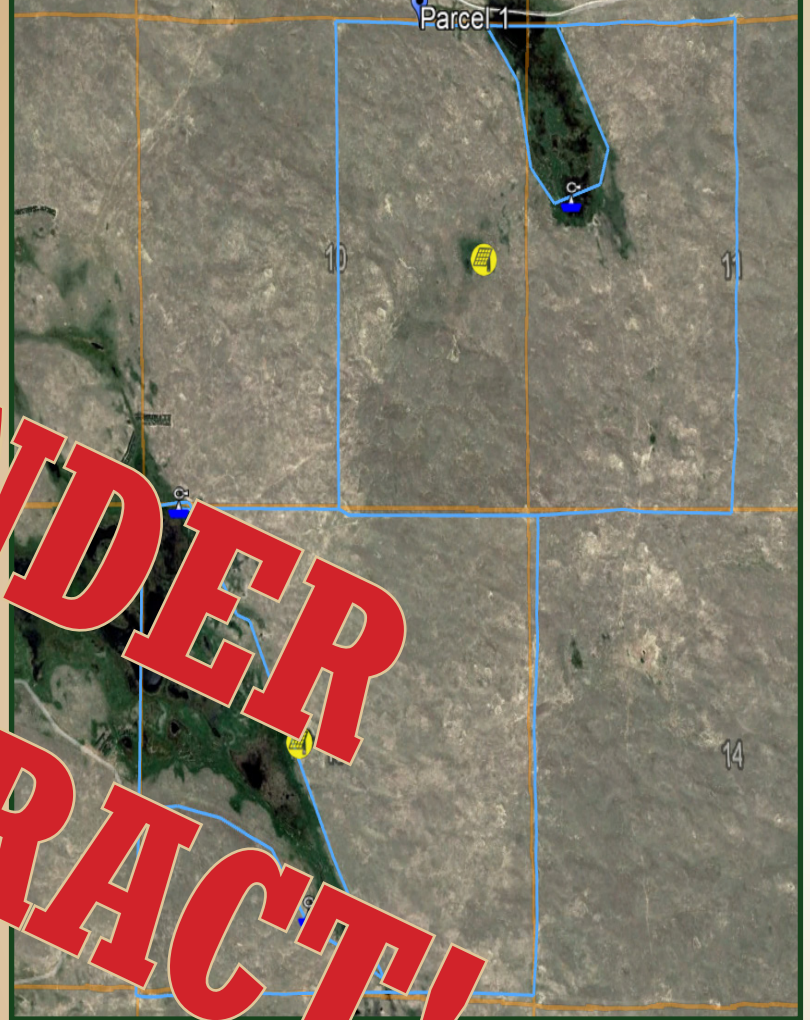


MAPS | PARCEL 1

TOPO HILLSHADE MAP



AERIAL MAP



UNDER CONTRACT!



TOPOGRAPHY | PARCEL 1



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MAPS | PARCEL 2



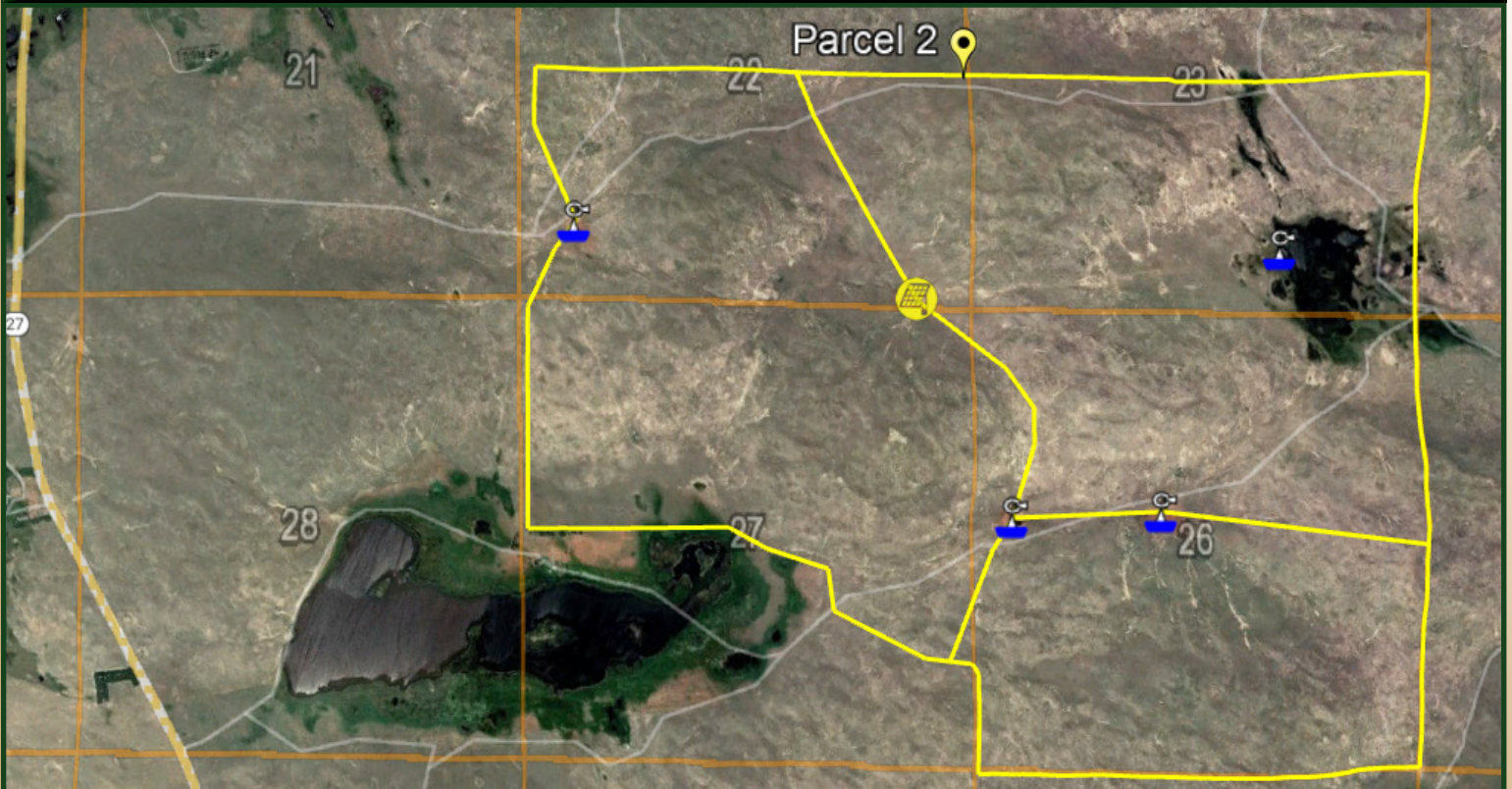
1,640
*Acres of well maintained
Sandhills Range*

Used in a 5-month grazing system.

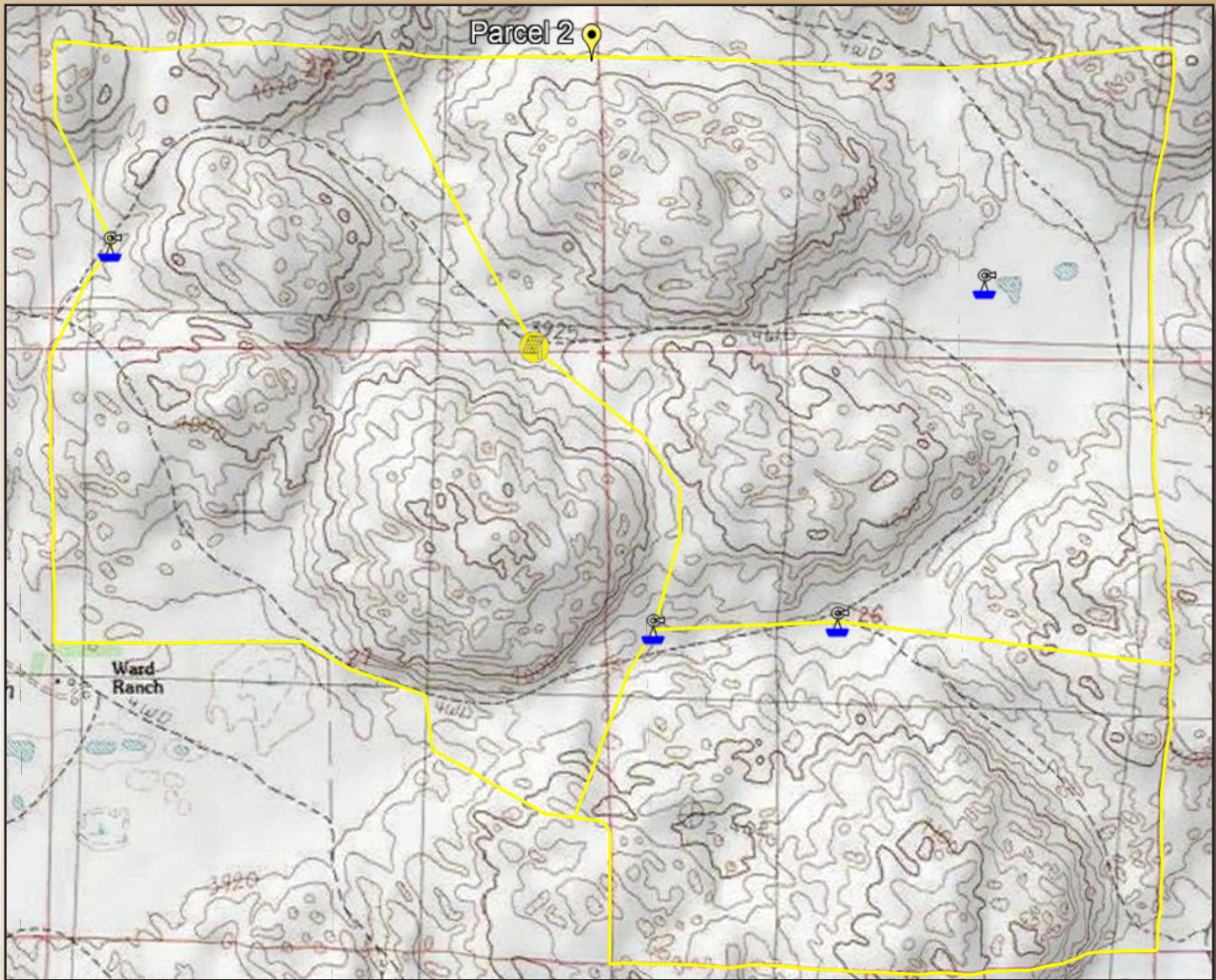
Split into three (3) pastures with
four (4) windmills + one (1) Solar
well site, new in 2022

Under lease for 2023, but
possession could be negotiated.
Please contact us for official lease terms.

AERIAL MAP



TOPOGRAPHY | PARCEL 2



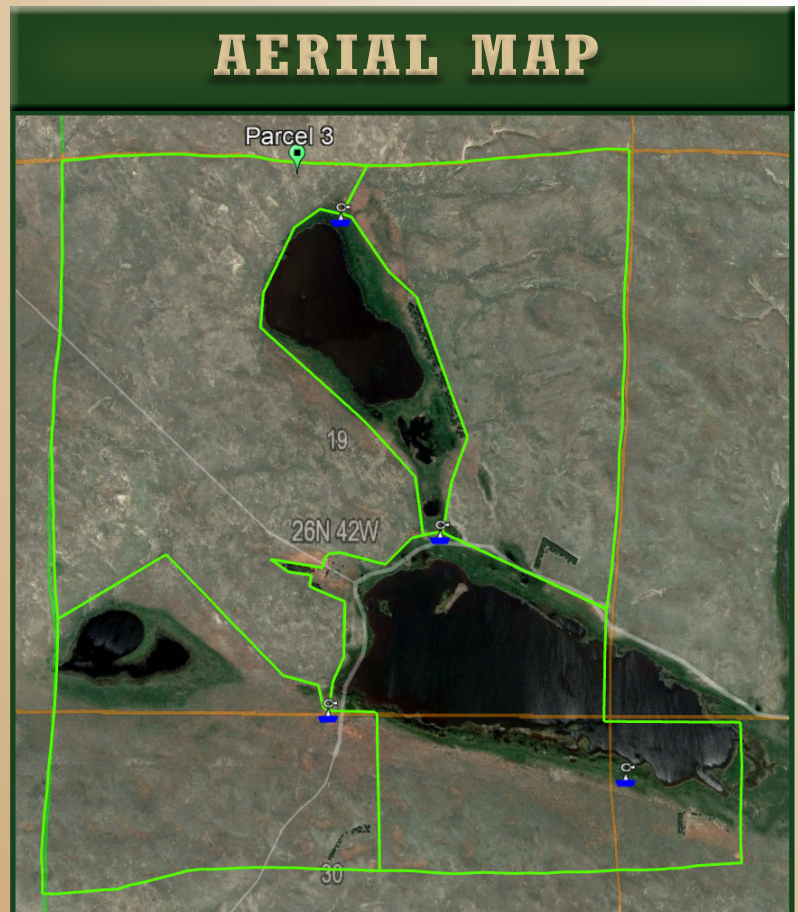
MAPS | PARCEL 3

860.3 *Acres of Sandhills Range*

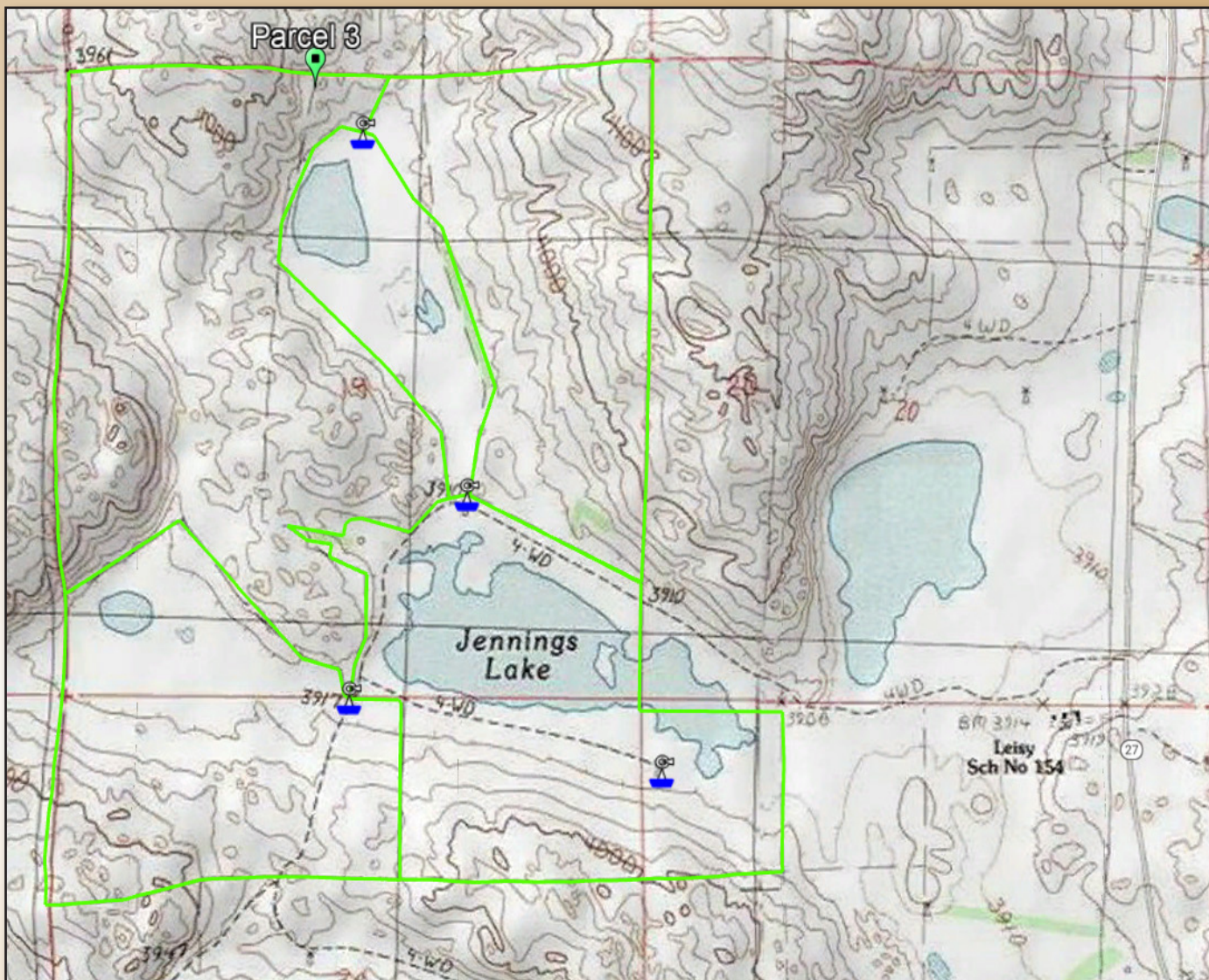
Used in a 5-month grazing system.

Split into three (3) pastures and
two (2) meadows with four (4)
windmills for livestock water.

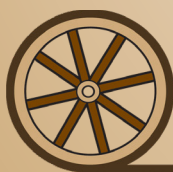
Under lease for 2023, but
possession could be negotiated.
Please contact us for official lease terms.



TOPOGRAPHY | PARCEL 3



Rangeland with Opportunity!



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