

LAND FOR SALE



Wind Springs Ranch Pasture

3,060 ± ACRES | SIOUX COUNTY, NEBRASKA

3,060 ± Acres, featuring six (6) pastures and five (5) windmills with beautiful sandhill scenery and rock formations. Located in Northwestern Nebraska with excellent access off Highway 71, just 10 minutes North of Scottsbluff, Nebraska.



Bonnie Downing, ARA

LISTING AGENT:

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& Listing**



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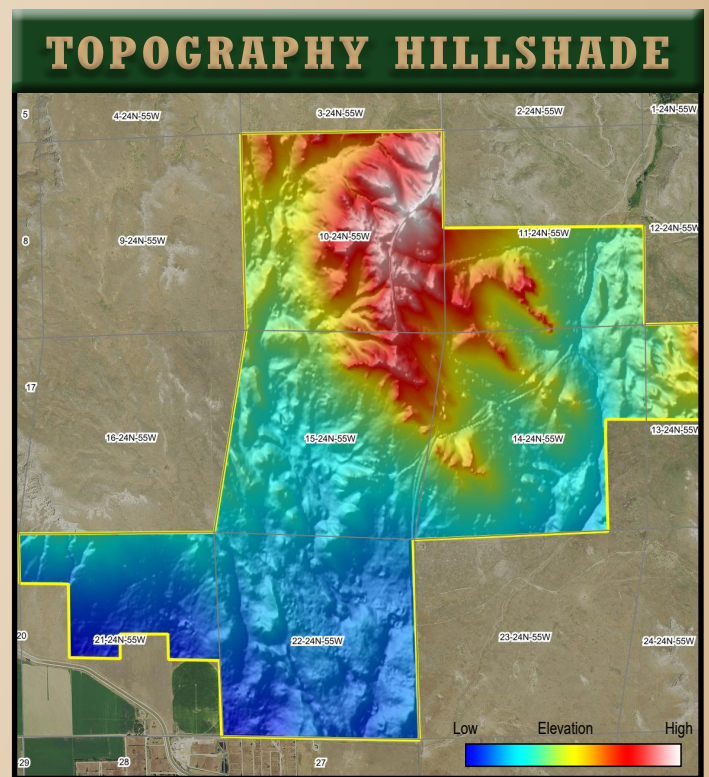
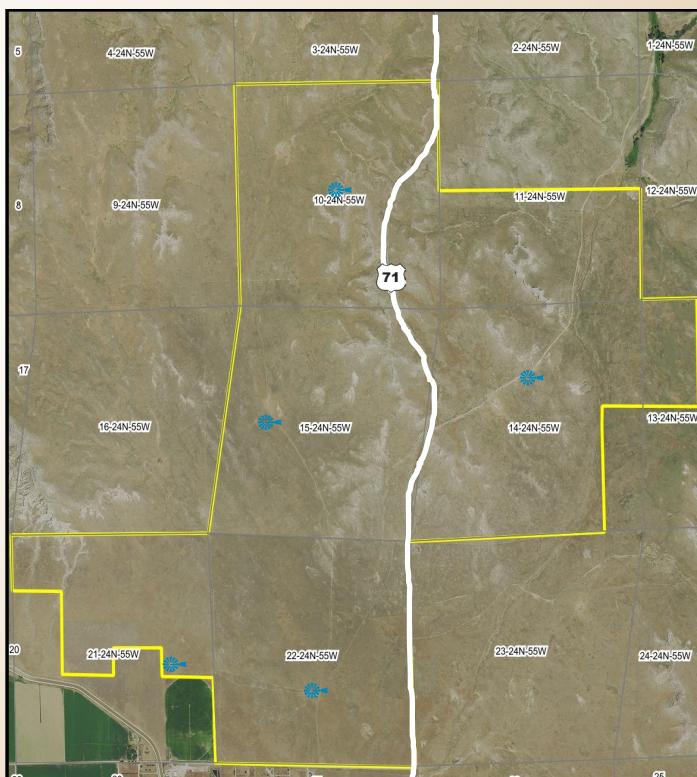
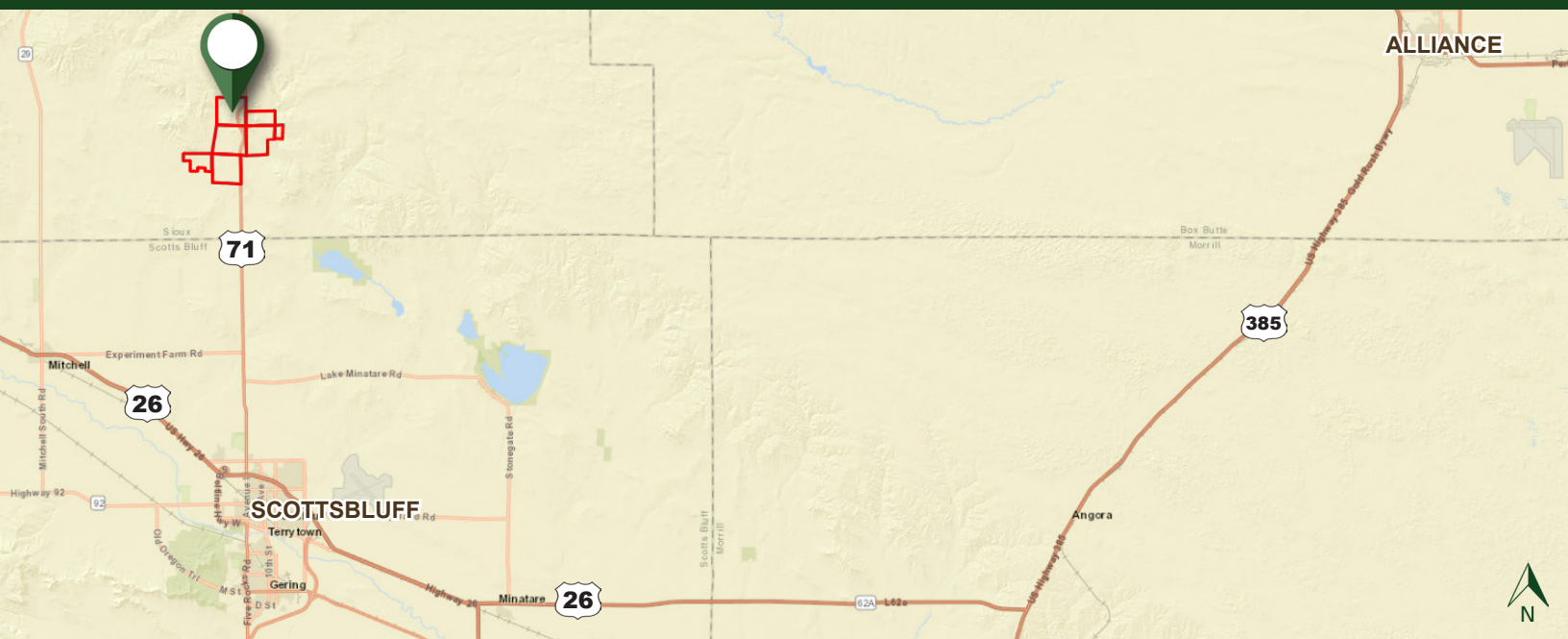
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PROPERTY INFORMATION

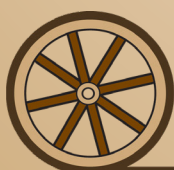
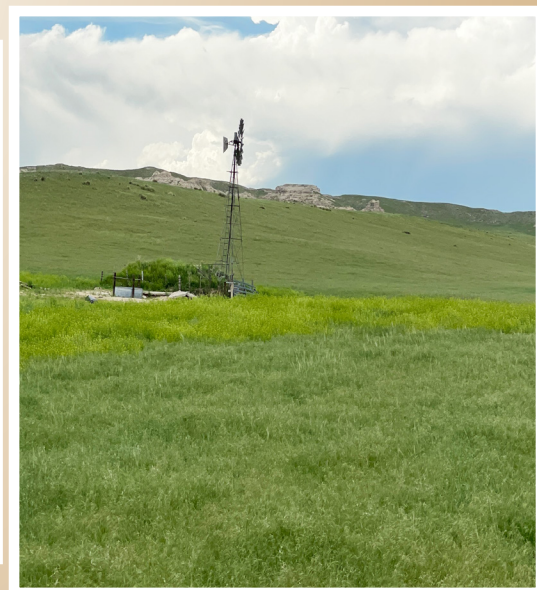
LEGAL DESCRIPTION:	All Section 10; S1/2 Section 11; W1/2NW1/4 Section 13; W1/2, NE1/4, W1/2SE1/4 Section 14; All Section 15; NE1/4, E1/2NW1/4, NW1/4NW1/4, N1/2NE1/4SW1/4, N1/2NE1/4SE1/4 Section 21; W1/2, Part of SE1/4, Part of NE1/4 Section 22 All in T24N-R55W of the 6th P.M. in Sioux County, Nebraska.
LOCATION & ACCESS:	Wind Springs Ranch is located in Northwestern Nebraska, roughly 10 miles North of Scottsbluff, Nebraska. Legal access to this property is via paved Nebraska State Highway 71 that bisects the property from North to South.
ACRES & TAXES:	3,077 assessed acres. 2022 taxes payable in 2023 are \$10,496.54.
LAND USE:	3,060 acres of native rangeland, including 6 pastures.
SOILS:	As is typical to this area a wide variety of soil types are included within Wind Springs Ranch. Most of these soils include fine sands, loamy fine sands, fine sandy loams or rock outcrops. Soils classification by the USDA NRCS is primarily Class III, IV, V, VI and VII soils. There are areas of Class III soils considered somewhat improved over the majority of the soils present on the property. However, all soils of Wind Springs Ranch are typical and consistent with the area and considered excellent for grazing livestock.
FENCE/WATER:	The property has adequate perimeter fencing with three and four-strand barbed wire fencing. The interior fences are a combination of barbed wire on wood posts and temporary electric fence on steel roads owned by the tenant. Livestock water is provided by 5 windmill pumped wells (See map for locations) with livestock tanks.
POSSESSION:	Immediately upon closing, subject to existing lease. Contact Listing Agent for more lease information.

PRICE:	\$2,250,000.00
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Abundant Wildlife on the Wind Springs Ranch Pasture



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