



*For Sale*

# RANCH/GRASSLAND

**487.10 +/- ACRES WITH HOME  
SHERIDAN COUNTY, NEBRASKA  
OFFERED AT \$1,100,000.00**



Located just 15 miles north of Rushville, Nebraska off State Highway 87, this property is a rare opportunity for the outdoor enthusiast! The ranch offers excellent accessibility via Highway 87, and a private drive through the pines leads to a stunning log home built in 2003. You won't want to miss the chance to see this gem! Call Tommy Wiles today to schedule a showing and view this property!



The property offers excellent grass production with pine canyons and draws meandering throughout the property. There are several water tanks throughout the property fed by pipelines running to them. The current owners run 60 pair for the summer months grazing period throughout the ranch. Improvements include a pole shed built in 2005, as well as 6 bar continuous fence corrals.

*Tommy Wiles*

FARM & RANCH SPECIALIST

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GORDON, NEBRASKA

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SHERIDAN50





## LEGAL DESCRIPTIONS

Township 34 North – Range 44 West of the 6th P.M., Sheridan County, Nebraska  
 Section 19: Lots 2, 3, 4 PT E1/2 SW1/4 Z& PT SE1/4NW NW1/4 (235.93 +/- Acres)  
 Section 30: Lots 1, 2 PT Lots 3 & 4 & PT E1/2 SW1/4, W OF HWY ROW (167.88 +/- Acres)  
 Township 34 North – Range 45 West of the 6th P.M., Sheridan County, Nebraska  
 Section 25: PT E1/2 NE1/4 & PT SE1/4 (83.29 +/- Acres)

## PROPERTY TAXES - \$5,965.76

Watch as deer, turkey, and elk roam the land while a group of turkeys make their daily morning visit near the house. This property boasts three older food plots with fences and shooting houses scattered throughout, and with some TLC, would provide excellent hunting opportunities! The majority of the land (just over 400 acres) lies within Unit 2 of the 2023 Landowner Elk Management Zones, providing landowners a chance to draw an elk tag. The property's established trails make it easy to access, set up trail cameras, and check food plots.



**7121 STATE HIGHWAY 87  
 RUSHVILLE, NE 69360**



3 BDRM



2.5 BATH



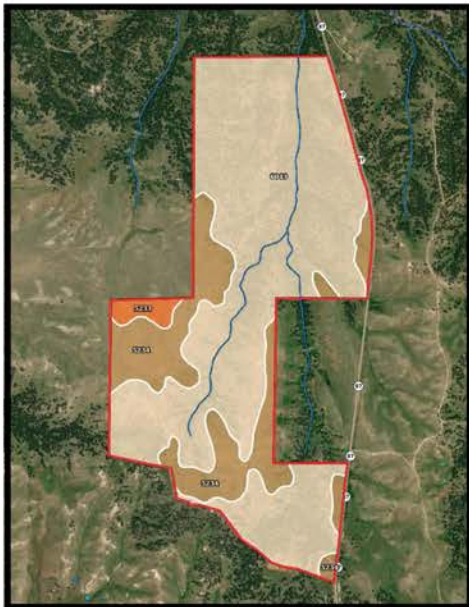
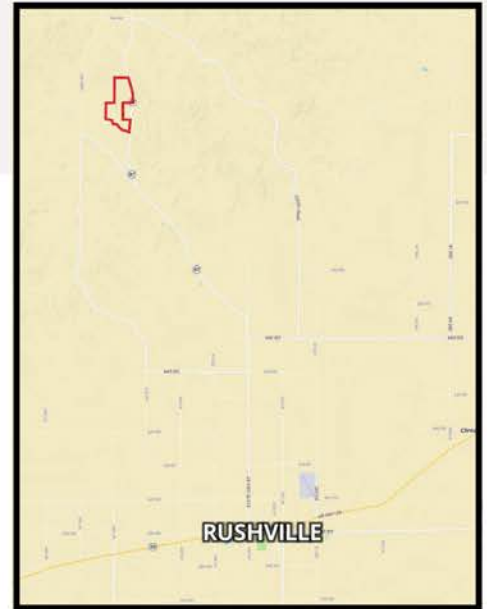
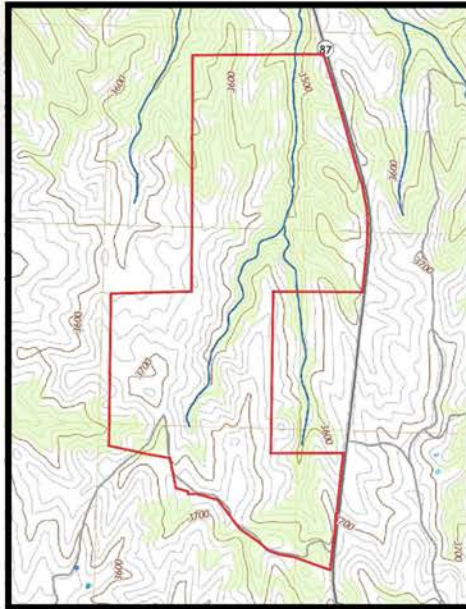
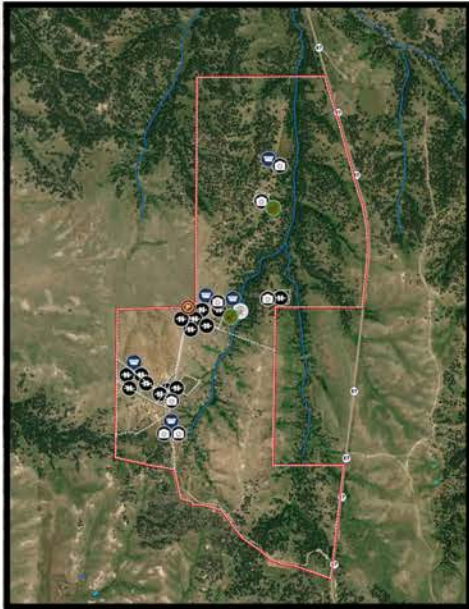
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## PROPERTY FEATURES

- Wood features throughout.
- Open floor concept.
- Living spaces upstairs and downstairs.
- Efficient geothermal HVAC system.
- Backup propane generator.
- Wraparound redwood deck.
- Oversized (624 sq. ft.) garage.
- Impressive sunset views!







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6043	Tassel-Ponderosa-Rock outcrop association, 9 to 70 percent slopes	363.39	75.76	11	14	6e
5234	Ponderosa-Tassel-Vetal complex, 6 to 30 percent slopes	107.34	22.38	0	23	6e
5233	Ponderosa very fine sandy loam, 6 to 9 percent slopes	8.9	1.86	0	37	4e
TOTALS		479.63(*)	100%	8.33	16.44	5.96

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



## **PROPERTY LOCATION**

From Rushville, NE, go north onto NE-87 for 13 miles.  
At mile marker 68, turn west onto Private Road and go .8 miles.





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