



# FOR SALE

## SANDHILLS PASTURE

Cherry County, NE

**3,280+/- Acres**

**OFFERED AT:**

**\$2,788,000**

### ***ABOUT THIS PROPERTY:***

This is your chance to purchase 3280+/- acres of high quality Sandhills Pasture in the heart of cattle country USA. Ranches like this very rarely come to market, as it has been owned by the same family for generations.

Located in the southeast part of Cherry County, NE, is 3280 +/- acres of grassland being offered in 4 tracts. Ranging from 480 acres to 1200 acres, or you could combine three tracts to create 2740 continuous acres with six wells. There are seven wells on the property in total.



### **More About this Property:**

The property is located between the North Loup River and Goose Creek Rd. 52 miles southeast of Valentine and 52 miles southwest of Ainsworth, NE, or 20 miles north of Purdum, NE in the heart of the Nebraska Sandhills.

All tracts have either a Solar or Traditional Windmill well with stock tanks that have been well maintained and updated or are new in the last year. The property has good perimeter fencing and is cross-fenced for efficient grazing in order to maximize carrying capacity, with most of the property having four wire fencing on the perimeter and three wire cross-fencing with a combination of steel and wood fence post, all of which have been replaced and updated in recent years. With little to no cow touring trails throughout the property to include around stock tanks, this property stands as one of the best examples of a seasonal grazing operation that understands the land and area to sustain cow-calf pairs throughout the season and for years to come, including some fall grazing. Current grazing rate has been 200 pairs for 5-6 months or one pair per 15 acres of grass.

The property is not available for the 2024 grazing season but there is a transferable Pasture Lease Agreement in place for the New Owner to assume. The property is an excellent piece to add to your current operation or for an investment property. The property supports recreational opportunities with Mule deer, Whitetail deer, Prairie Chickens and Sharptailed Grouse all calling the ranch home.



## More About this Property:

Tract 1: 480 acres, 1 Parcel, with 1 solar well, four wire fencing with good gates and less than a 100 ft elevation rise or fall throughout the property. An abundance of native grasses has been well managed during the grazing season to support the following year's grazing. This tract will sustain 35 pairs for up to 6 months and is priced at \$408,000.00.

Tract 2: 640 acres, 1 Parcel, with 1 solar well, four-wire fencing with good gates, and 3 excellent natural cedar windbreaks located in the middle of the property surrounding an old home site that has been thoroughly cleaned up. Moderate elevation changes with a longer valley on the southwest side. The property is cross-fenced, with both areas having windbreak / well access. An abundance of native grasses has been well managed during the grazing season to support the following year's grazing. It can be combined with tracts 3 & 4. This individual parcel will sustain 43 pairs and individually priced at \$544,000.00.

Tract 3: 1200 acres, 3 Parcels, with three total wells, two solar, one windmill with four wire fencing, good gates and crossed fencing. A higher ridge runs along the northwestern quarter of the property, with most of the property having little to no elevation change. A long, wide valley from southwest to northeast spans the entire property, with a moderate elevation area in the southeast. This tract has been able to sustain multiple ponds with abundant native grasses. The tract was well managed during the grazing season to support the following year's grazing. It can be combined with tracts 2 & 4. This parcel is individually priced at \$1,020,000.00 and will easily carry 80 pairs for the grazing season.

Tract 4: 960 acres, 4 Parcels, with two wells, one solar, one windmill with four wire fencing, good gates, and cross fencing. This tract is a north-to-south track supporting a valley from north to south property line with only one area, 20% of the tract, with a more significant elevation change. The valley supports an abundance of native grasses and has been well managed during the grazing season to support the following year's grazing. It can be combined with tracts 2 & 3. This individual tract will sustain 65 pairs and is priced at \$816,000.00.



## More About this Property:

Total Income Potential:

200 Cow/Calf Pairs @ \$65.00 per Pair/Pair/Month = \$13,000.00

\$13,000.00 / Month x 6 months Summer Grazing Season = \$78,000.00

Total Income Potential 2024 = \$78,000.00

Total Taxes = \$11,499.00

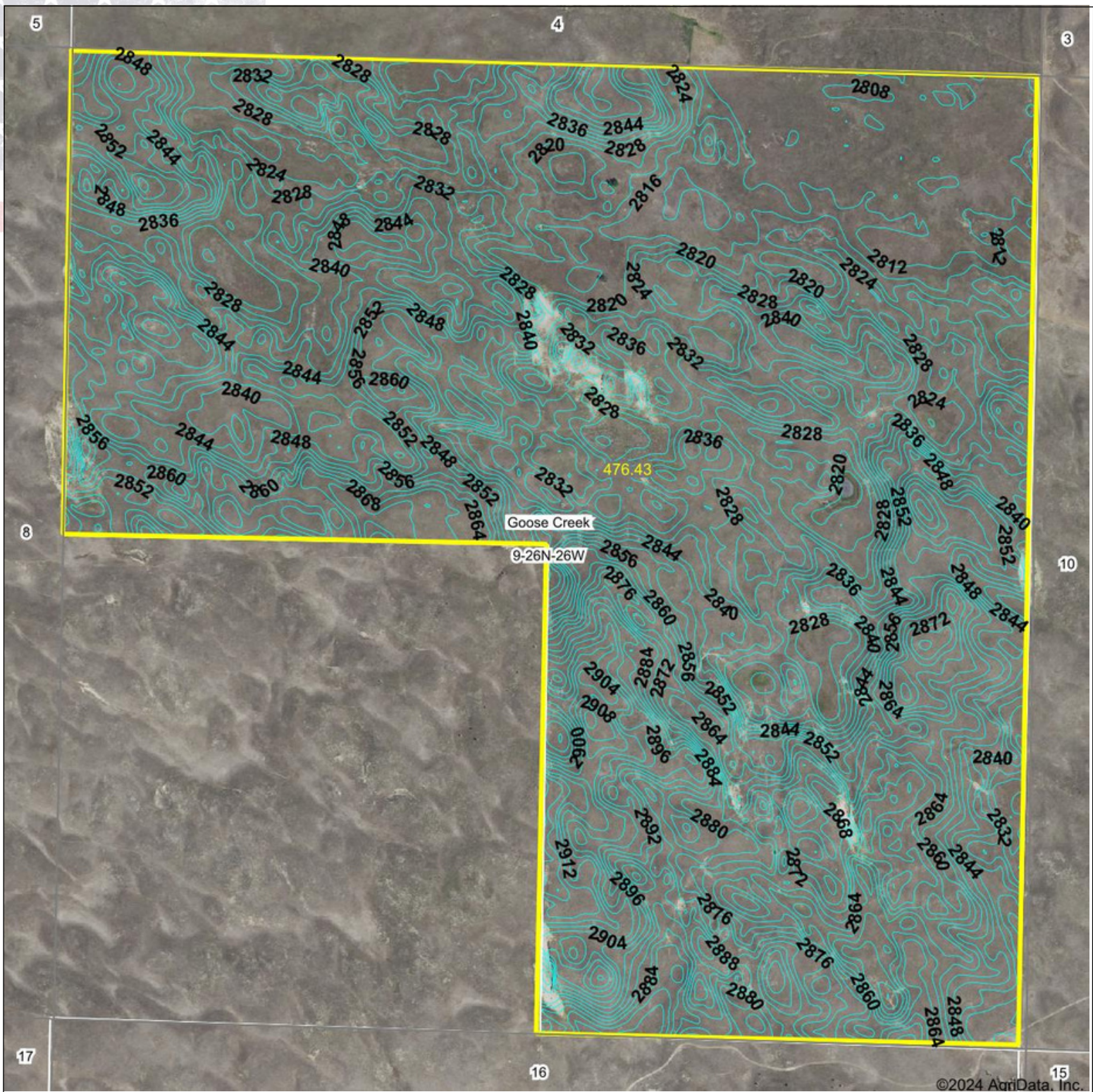
This is an opportunity to buy a legacy ranch located in the heart of Cattle Country USA. Being offered as one complete unit of 3280+/- deeded acres for the amount of \$2,573,800.00 or as separate parcels this ranch is priced to sell and will not last long. Don't miss this once in a generation opportunity to expand on or start your own Sandhill Cattle Raising Legacy.

Please feel free to contact Bob Osborne or Nick Wells for additional information or to schedule a property tour.

## FEATURES:

- 3,280 +/- acres
- Abundance of native grasses
- Solar wells, windmill wells
- Natural cedar windbreaks
- Multiple ponds
- Four-wire fencing with good gates





Source:USGS 10 meter dem

0ft 846ft 1693ft

Interval(ft): 4.0  
 Min: 2,805.7  
 Max: 2,927.1  
 Range: 121.4  
 Average: 2,844.7  
 Standard Deviation:24.34 ft



2/23/2024

9-26N-26W  
 Cherry County  
 Nebraska

Boundary Center: 42° 14' 20.63, -100° 21' 8.75

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Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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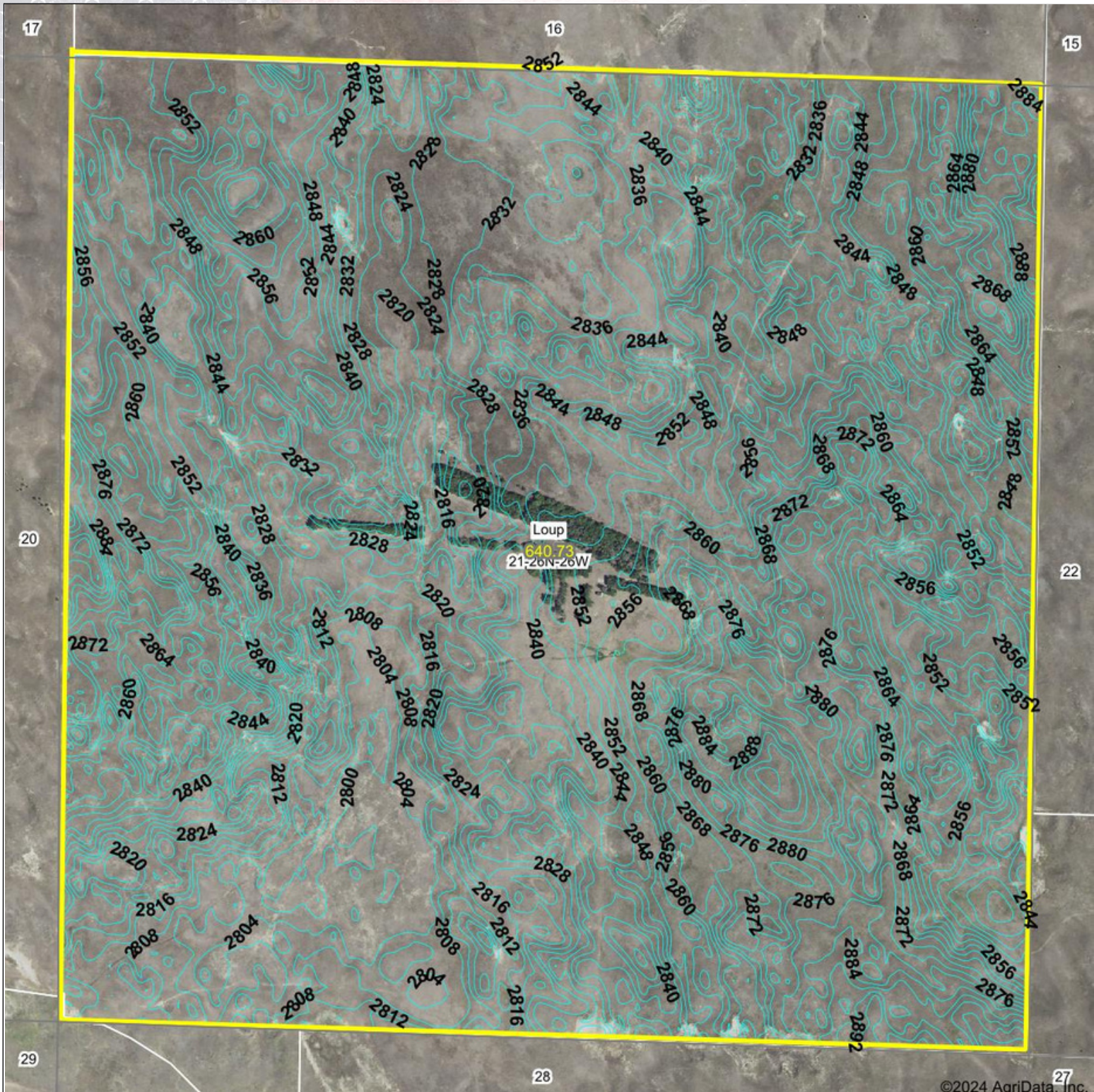
Field borders provided by Farm Service Agency as of 5/21/2008.

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 AND SELL LAND







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Source:USGS 10 meter dem

0ft 852ft 1703ft



Interval(ft): 4.0  
Min: 2,797.2  
Max: 2,907.4  
Range: 110.2  
Average: 2,844.8  
Standard Deviation:22.44 ft



21-26N-26W  
Cherry County  
Nebraska

2/23/2024

Boundary Center: 42° 12' 36.35, -100° 21' 9.45

Maps Provided By:



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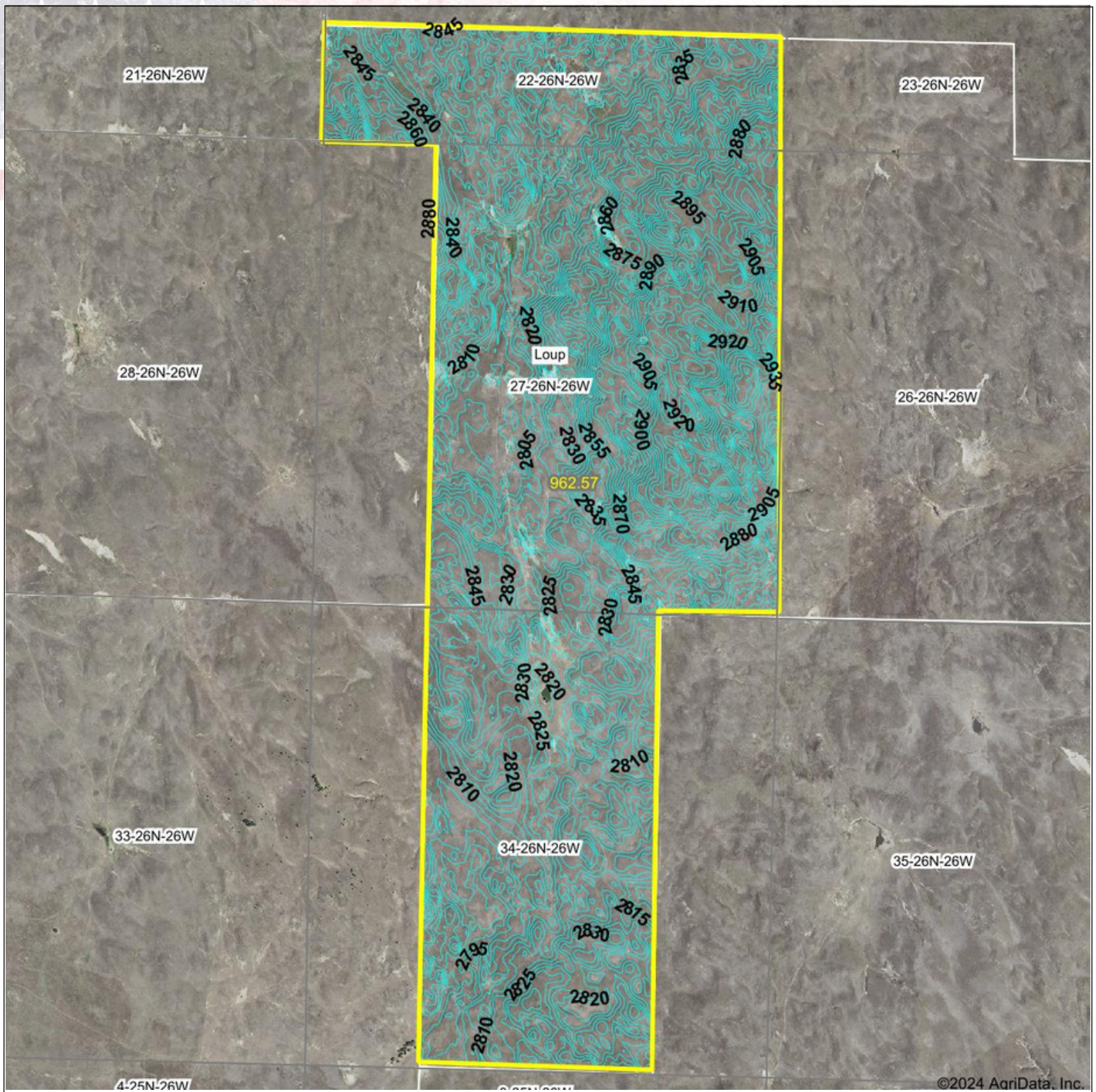
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Source:USGS 10 meter dem

0ft 1775ft 3550ft

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Interval(ft): 5.0

Min: 2,780.9

Max: 2,966.4

Range: 185.5

Average: 2,842.9

Standard Deviation:37.8 ft



2/23/2024

**27-26N-26W**  
**Cherry County**  
**Nebraska**

Boundary Center: 42° 11' 23.96, -100° 19' 59.07

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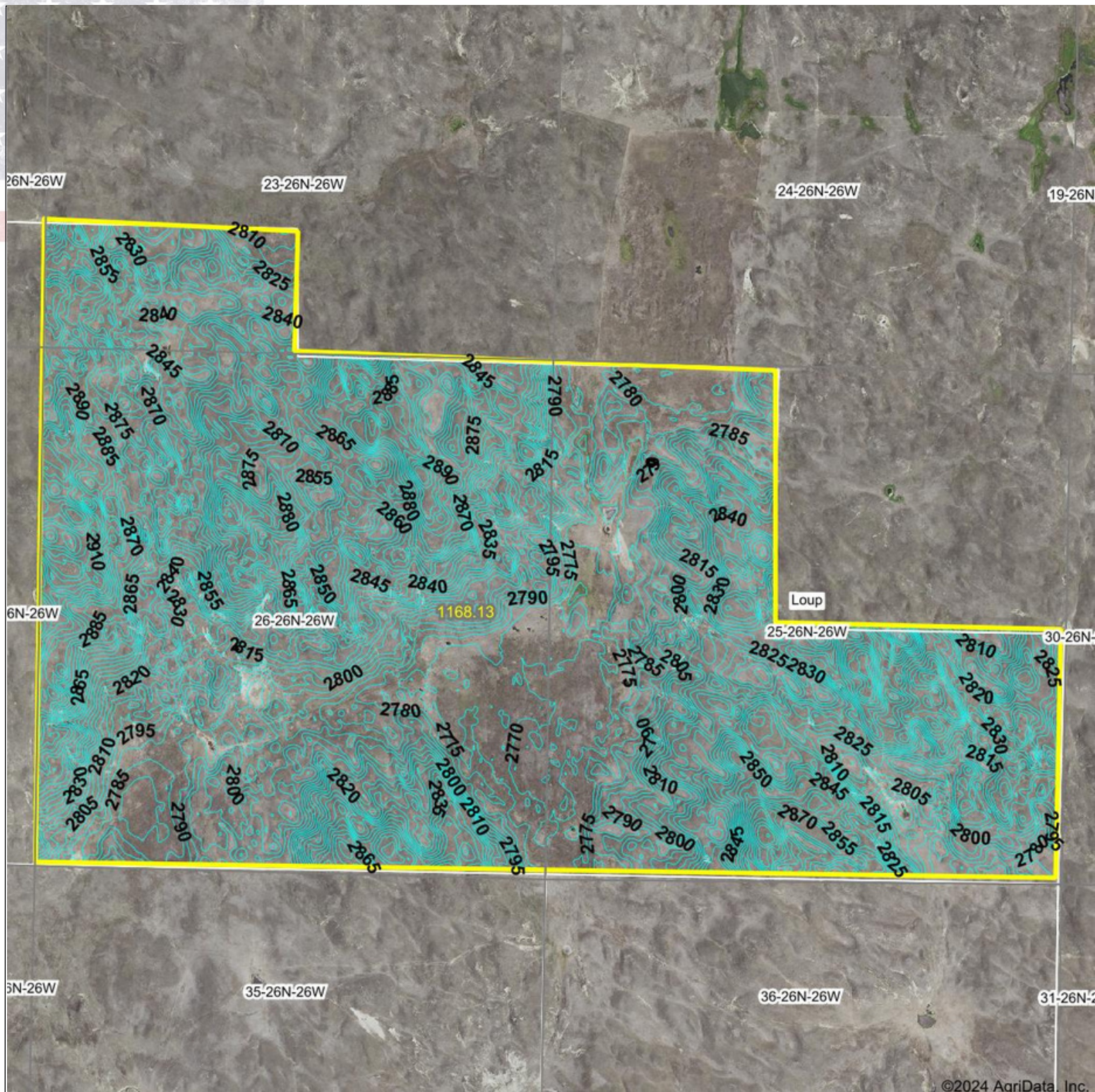
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Source:USGS 10 meter dem

0ft 1606ft 3212ft

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Interval(ft): 5.0

Min: 2,763.5

Max: 2,939.9

Range: 176.4

Average: 2,827.1

Standard Deviation:39.01 ft



2/23/2024

**25-26N-26W**  
**Cherry County**  
**Nebraska**

Boundary Center: 42° 11' 49.42, -100° 18' 14.06

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Field borders provided by Farm Service Agency as of 5/21/2008.

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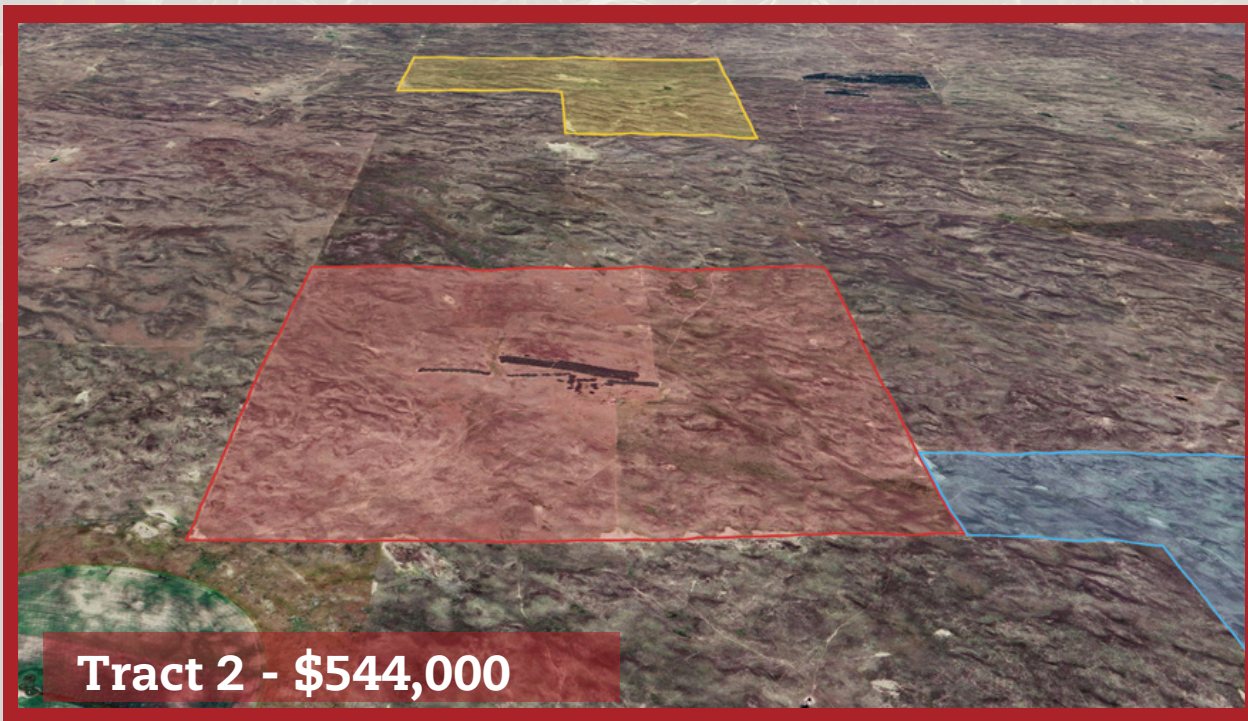
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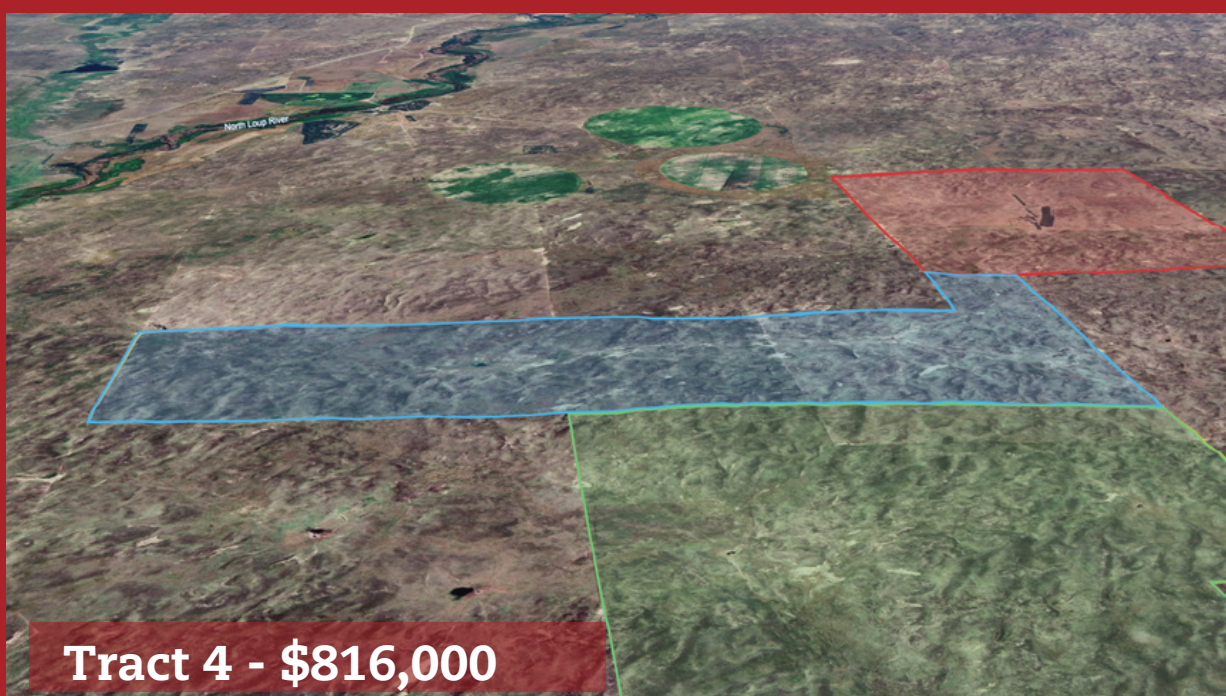
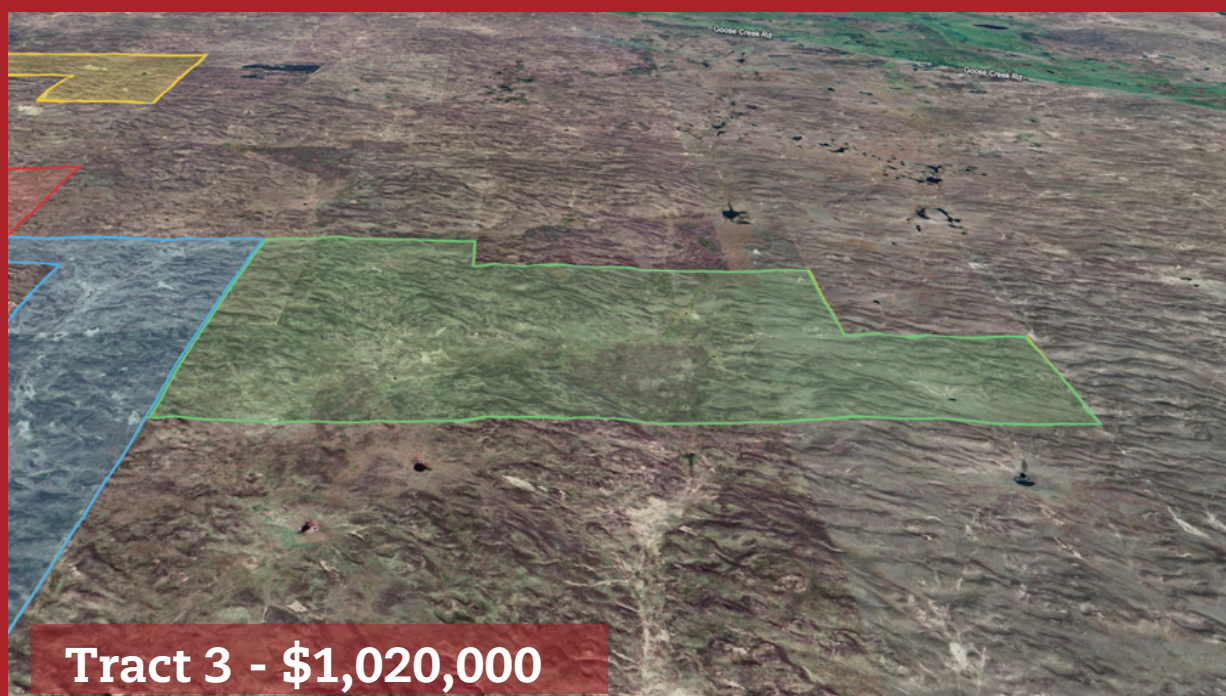
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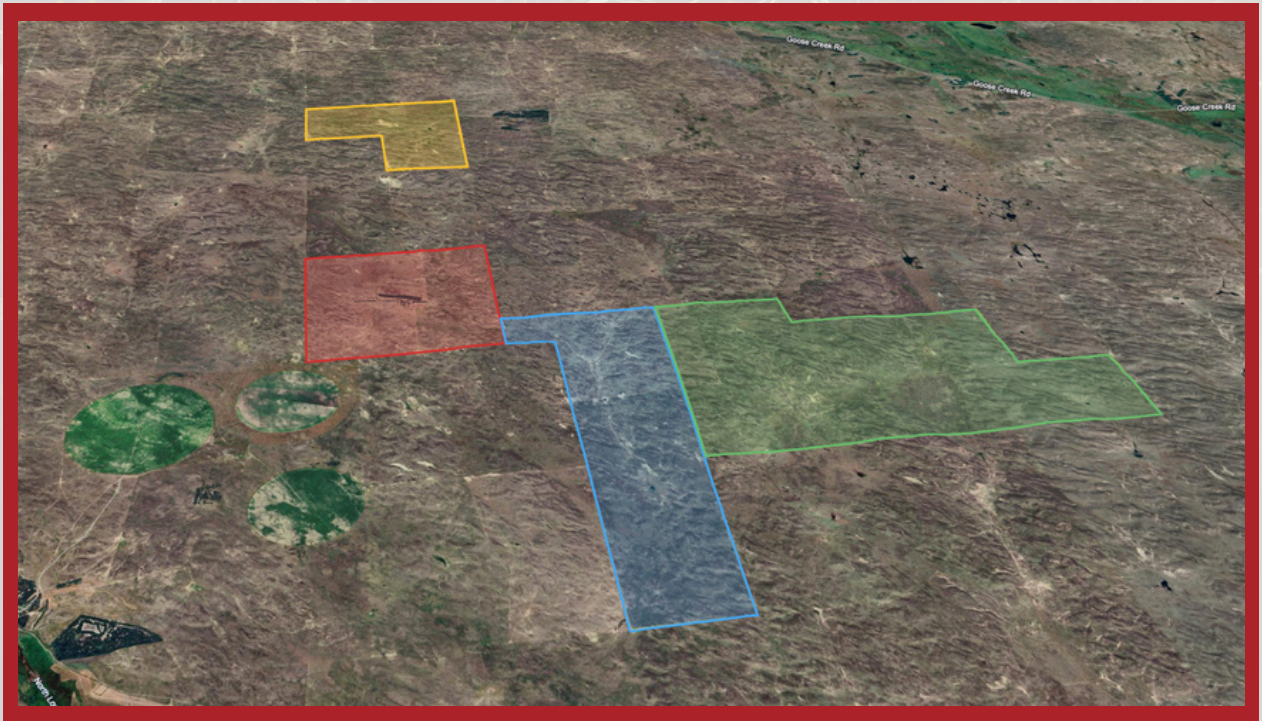
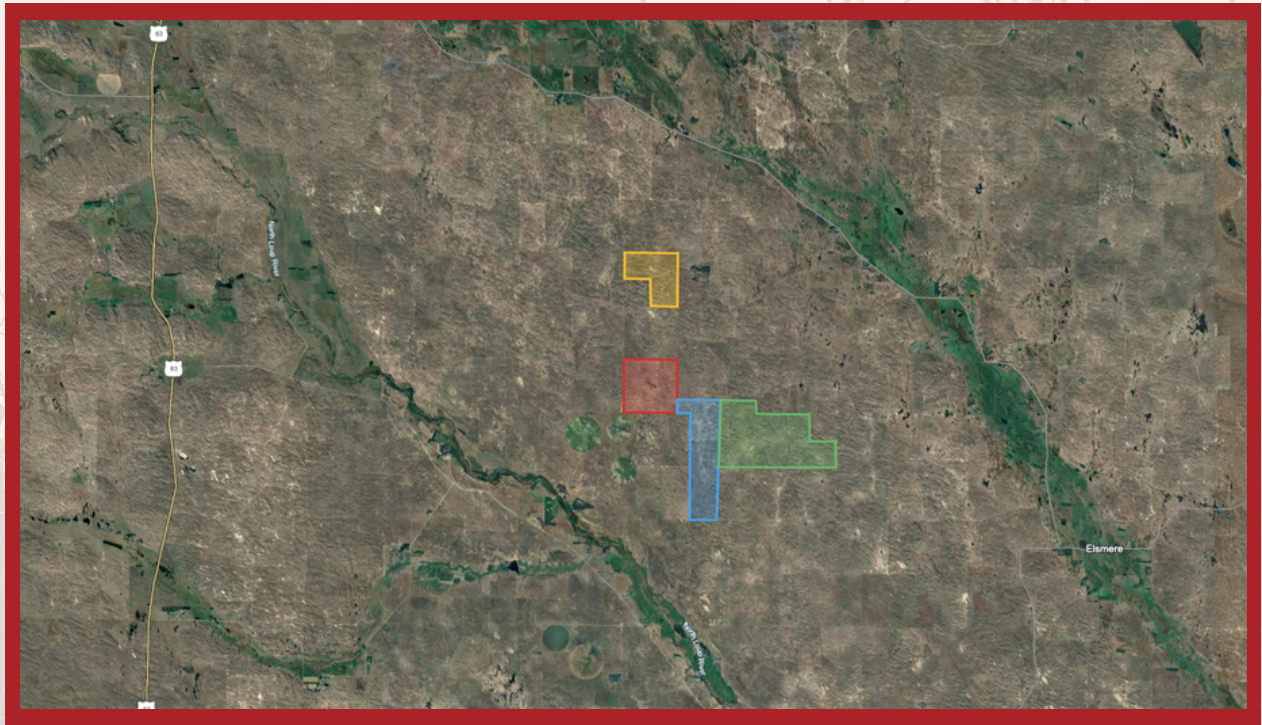








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## Listing Agents:

Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved. Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows. He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.



### Bob Osborne

LAND AGENT  
AMERICAN LEGACY LAND CO.  
402-660-4970  
[bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com)

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



### Nick Wells

VICE PRESIDENT  
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