



# GARDEN-ARTHUR SANDHILLS RANCH



A magnificent 16,000+ acre ranch sitting in the heart of Nebraska cattle country.

**SCOTT SAULTS**

Associate Broker

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$12,000,000</b>
<b>Location</b>	24 miles NW of Arthur, NE or 39 miles NE of Oshkosh, NE
<b>Legal Description</b>	See "Exhibit A"
<b>Acres</b>	<b>16,142.63±</b>
<b>Taxes - Estimated</b>	<b>\$66,750</b>

## Property Summary

This is an extremely nice sandhill ranch that has not been abused and has had very good stewardship practices in place for 17 years.

The ranch boasts a very spacious 2566 sqft. main home, overlooking one of the meadows, and a 481 sqft. bunkhouse, both built in 2005. The main home is foam blocks/concrete construction with a stucco exterior. Adjacent to the home is an 1140 sqft. detached garage also finished in 2005. There is a 4000 sqft. (50X80) equipment building with a cement floor built in 2008, and a smaller shop (20X30) that is very nice.

It is a very productive 600 cow ranch (owner rated), and usually running at least 100 heifers over the winter into the summer. There is a good county road through the entire length of the ranch. The property is fenced into 22 pastures. There is approximately 400 acres of sub-irrigated meadow in three locations. The ranch has 42 wells, predominately windmills with several solar and several submersibles, one submersible has a short pipeline.

There is also a good set of corrals at the ranch headquarters, with a good windbreak and protection under a South facing range of hills. The two other older improvement sites have good corrals and a barn at each place. One site is located at the very South end of the ranch, another in the middle of the ranch with good access to each. The main headquarters is located at the North end of the ranch. There is a good county road from the headquarters on the North clear through the whole ranch to the South end, with the ranch lying on each side of the county road as it traverses through the ranch. There is one section of leased land from the state (Bureau of Educational Lands & Funds) that is located in the ranch. The cost is \$7978/year. The current lease expires in 2020.

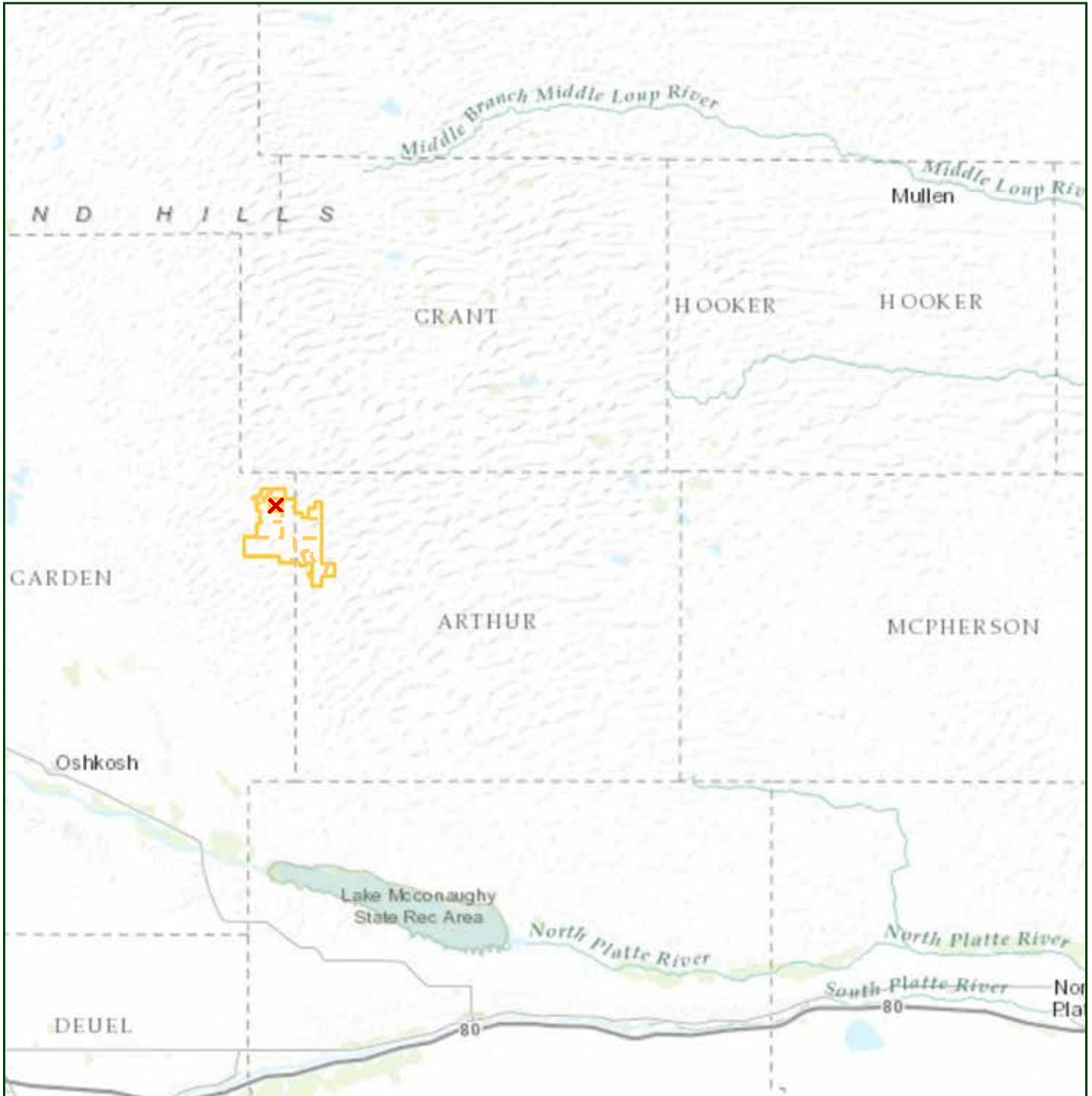
Buyer will need to cooperate with seller on a 1031 exchange.

Current owner has been calving later April 15 to June, mostly running out in the pastures.

Closest towns: Arthur-24 miles (county seat of Arthur county), Oshkosh-39 miles (county seat of Garden county), Hyannis-38 miles.

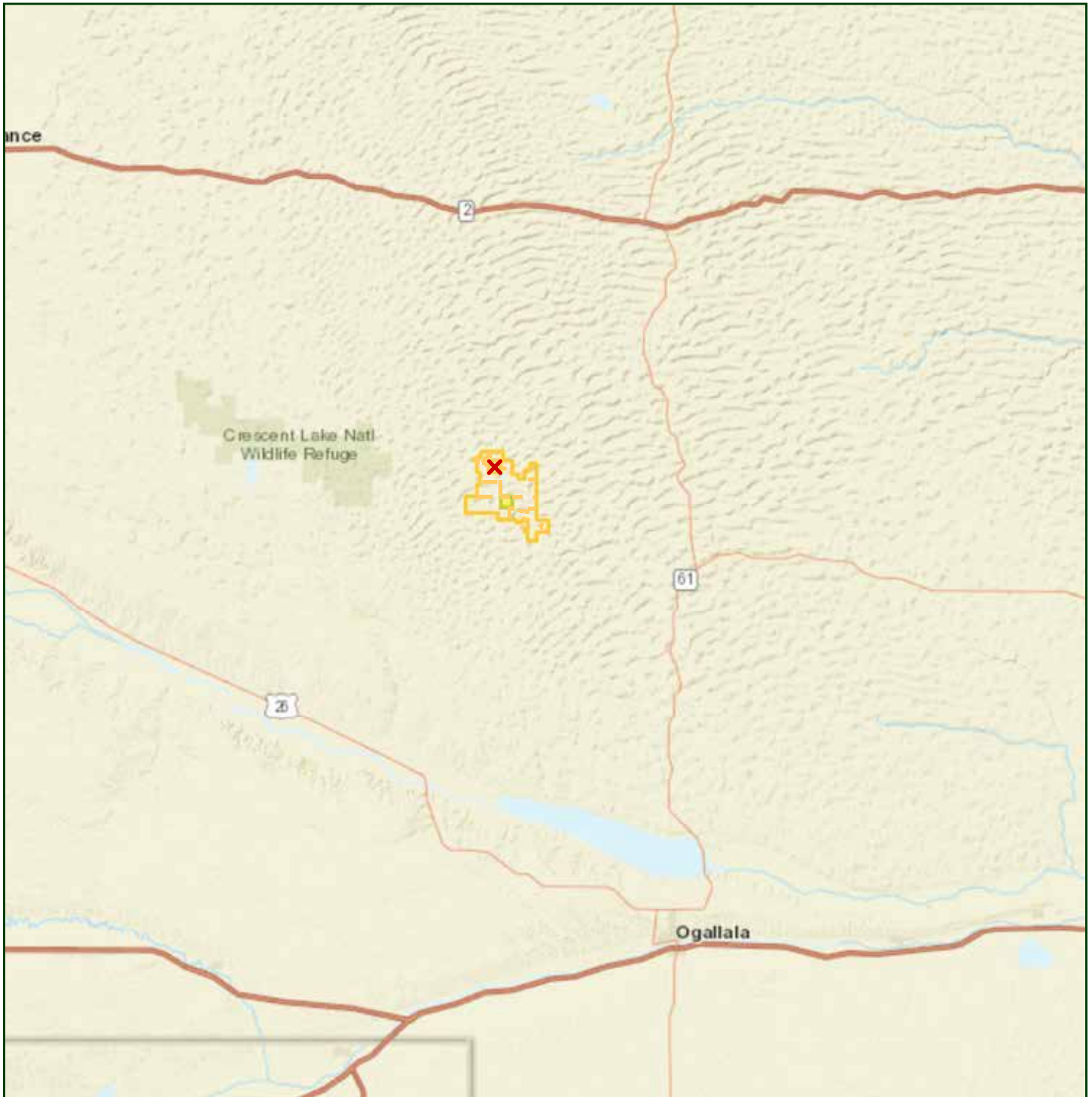
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# COUNTY LOCATION MAP



Boundary lines are estimates - Map for illustration only

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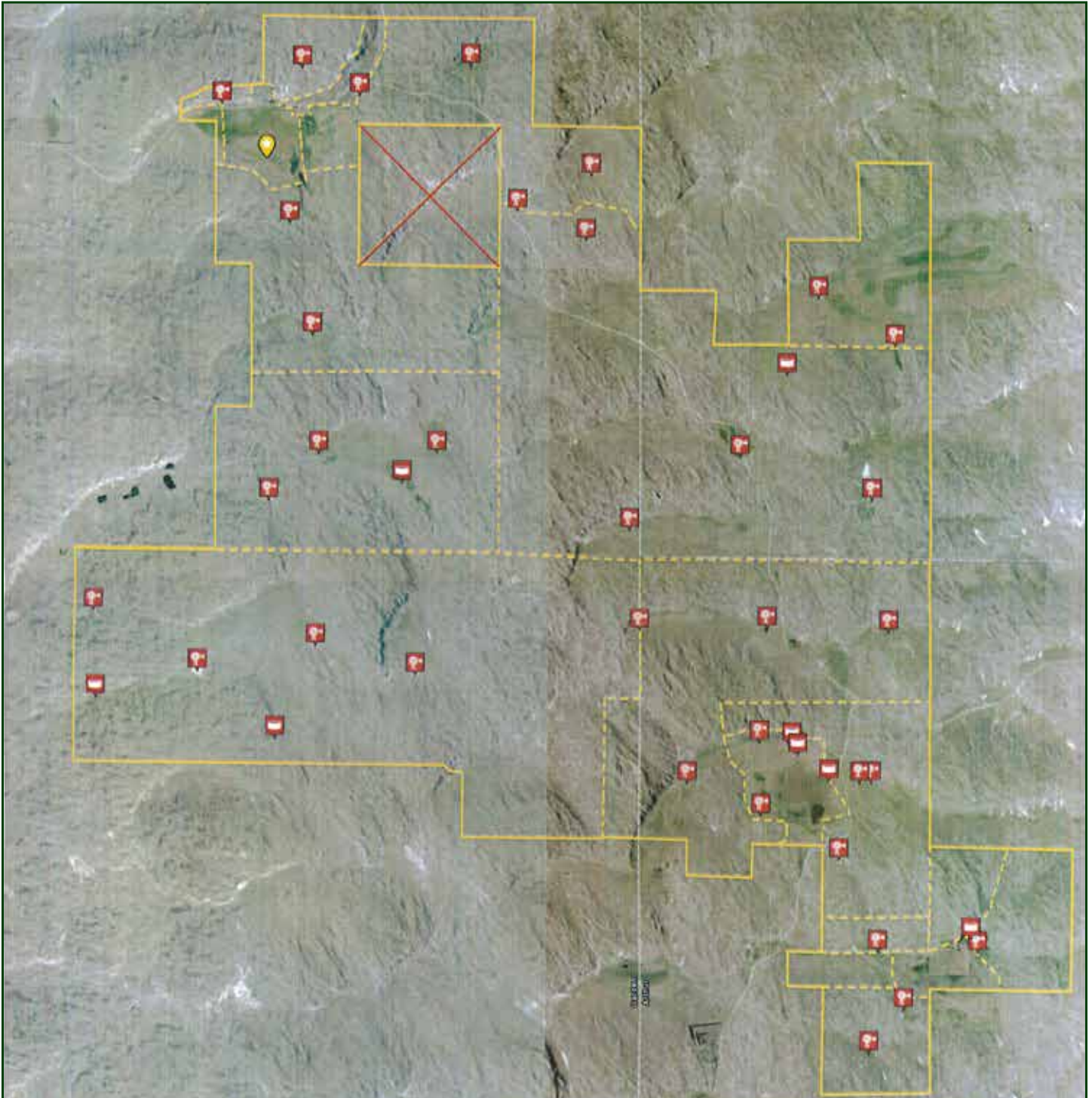
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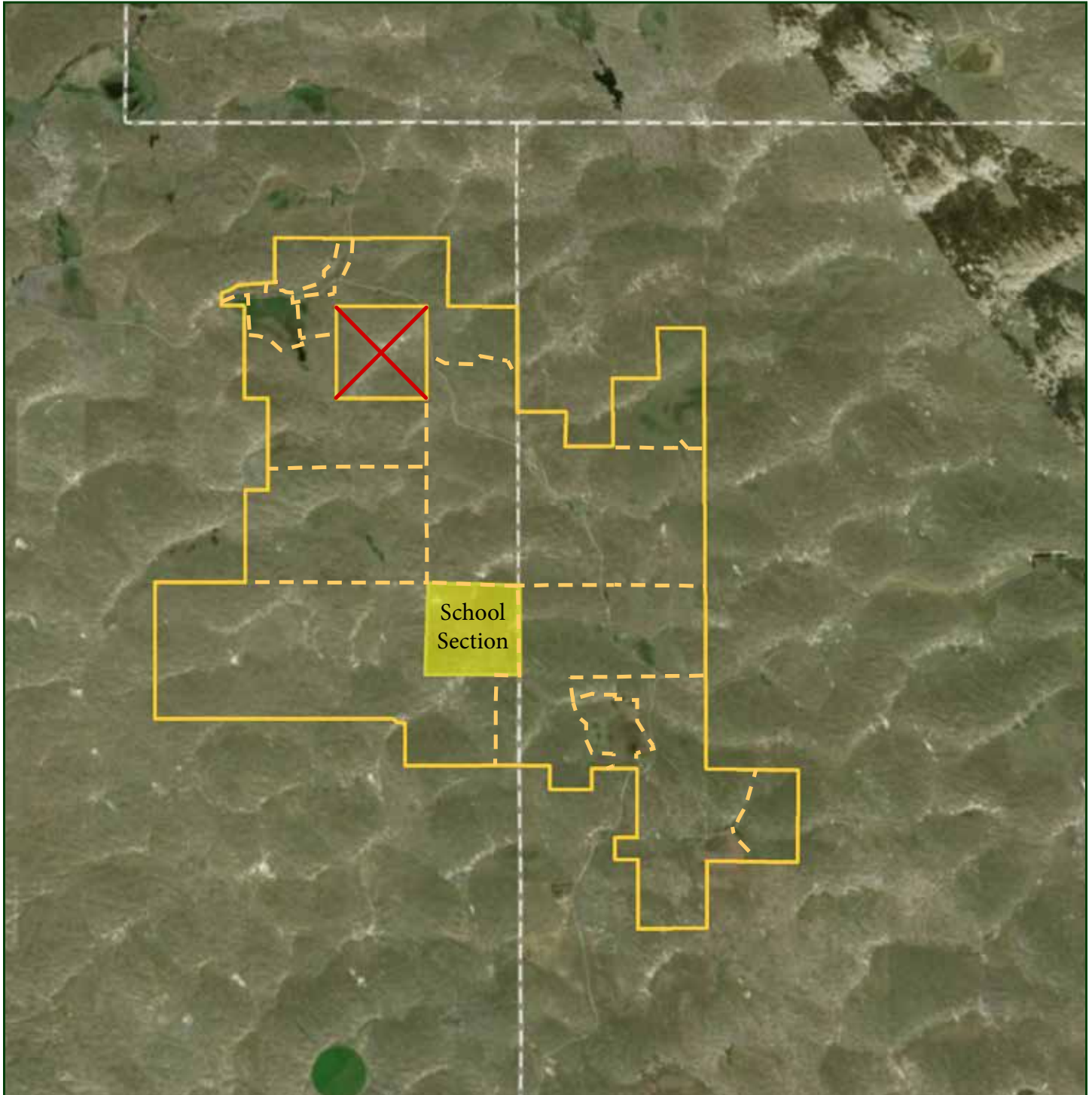
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# AERIAL MAP



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# AERIAL MAP WITH LEASE



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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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