



CROWN BUTTE RANCH



An impressive 398± acre ranch with beautiful views of Crown Butte.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$700,000** **\$655,000**

Location 5 miles East of Crawford, NE

Legal Description

9 31 51 E2E2, 10 31 51 W2W2, 15 31 51 PT.NW4NW4, 16 31 51 N2NE4 in Dawes county Nebraska

Acres **398 + 80 acre BELF lease**

Taxes - Estimated **\$3,723.62**

Income Potential

Take in 45 head @ \$25.50 per month/hd for 6 months = \$6885

Hunting lease = \$1500

Crp income = \$498

FSA/PLC payment 2017= \$ 7728

Hay production last two years avg. 155 bales = \$11,625

Total Income = \$28,236

Property Summary

Here we have a very nice 398 acre ranch with hay ground and pasture, as well as a BELF {school} lease. It is located just 5 miles East of Crawford, NE in the Pine Ridge area of Nebraska. There is a nice 3 bedroom 2 bath home, with a newly remodeled kitchen, underground sprinklers, and new appliances. There is a very good shelter belt with mature trees on the north side of the home for winter protection. The BELF lease is 80 acres and the cost is \$808.26 annually. There is 137 acres in alfalfa/grass for hay and 20 acres of CRP. There is an arena, small shed, an older barn, and corrals. This would make a great home base to calve a cow herd or a place to start a cow herd.

Located only 21 miles west of Chadron. Chadron is a regional trade center for the NW panhandle of Nebraska. It has a 4 year college, US forest service office, ranch and farm supplies, lumber yard, and many other businesses. This ranch is also only two hours to Scottsbluff, NE and Rapid City SD.

On the south side of the ranch there are several natural springs that enhance the wildlife. The deer hunting on this ranch is very good and big horn sheep frequent Crown Butte and the surrounding area. Elk also travel through the area.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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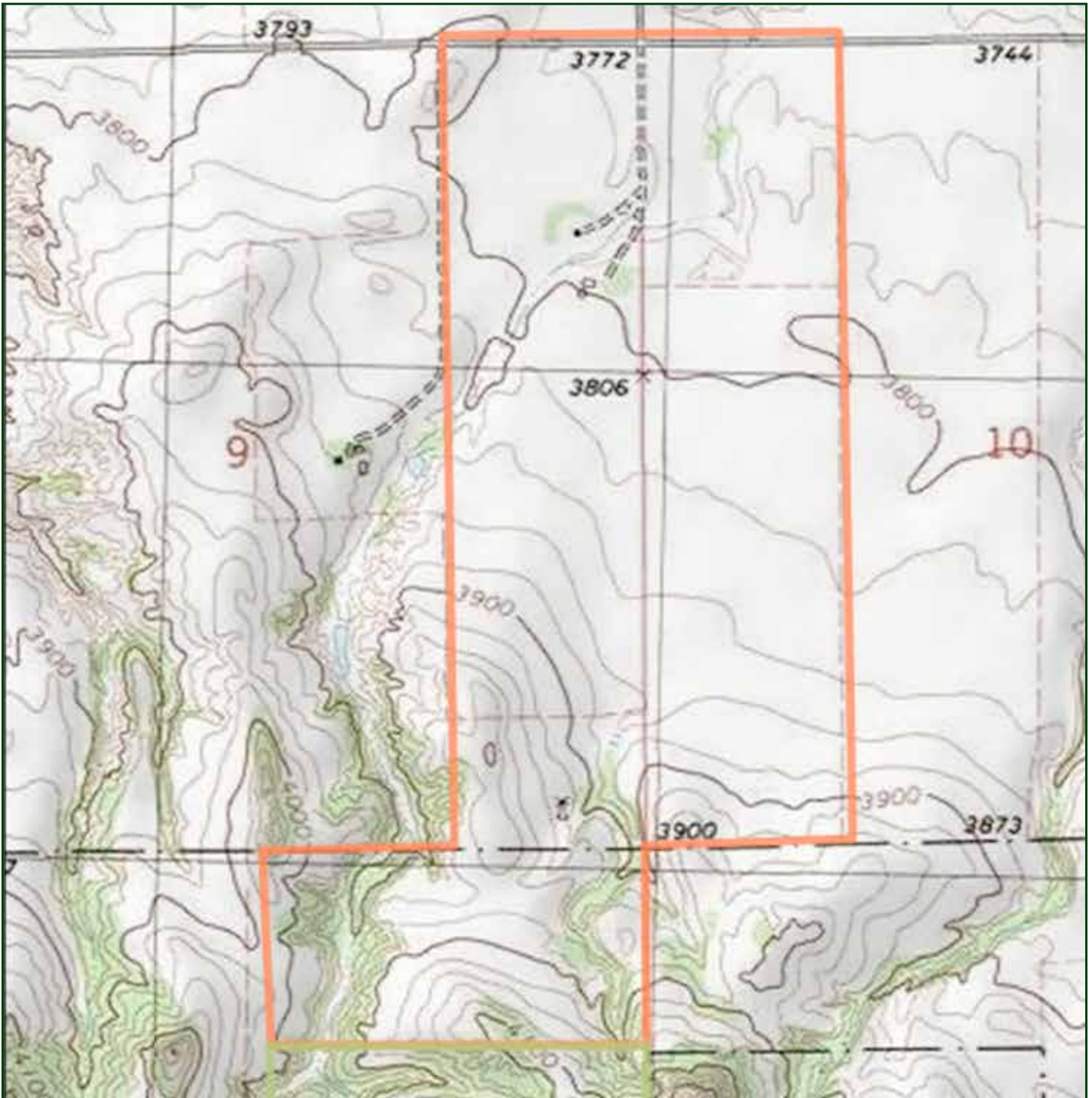
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TOPO MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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