



# MORRILL COUNTY RANCH



A 7,068± acre cattle ranch located 10 miles from Bridgeport, NE.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$4,311,480</b>
<b>Location</b>	10 miles Northeast of Bridgeport, NE
<b>Legal Description</b>	See Exhibit A
<b>Acres</b>	7,068± (Plus two BELF school leases)
<b>Taxes - Estimated</b>	<b>\$29,744</b>

## Income Potential

Take in 450 cow/calf pairs @ \$40 per month/ for 5 months = \$90,000

Hunting lease: = \$5000

189 acres Crp income: = \$9649

**Total income: = \$104,649**

## Property Summary

This is a very nice ranch located 10 miles( with over 5 miles of that road being paved) Northeast of Bridgeport Ne. This ranch lies in the transitional ground between the sandhills and the North Platte valley floor. It has some rock outcropping and very good short grass(blackroot, buffalo and gramma) mixed in with the typical warm season grasses found in the sandhills. The topography is rolling to steep hillsides with sand draws and drainages running north to south through the ranch. Current tenants are grazing cow/calf pairs but this ranch would lend itself good to a yearling ranch as well. There is a nicely remodeled 2160 sq. foot two story, 2 bedroom 2 bathroom house. A small bunkhouse sits just north adjacent to the main residence. The improvements are located approximately 2 miles north of the county road via a private road. The fences are in good condition, with windmills and solar wells throughout the ranch. There are some springs and a seasonal creek in the draw near the house with some trees and protection. A small set of corrals and an older barn. In addition there is a 2400 sq. foot metal building with automatic doors and a cement floor. This would make a great cow calf operation or a good 5-6 month yearling unit.

The BELF leases are numbers 110942-20 at \$8748.38 annually and 111319-21 at \$9329.70 annually.

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.

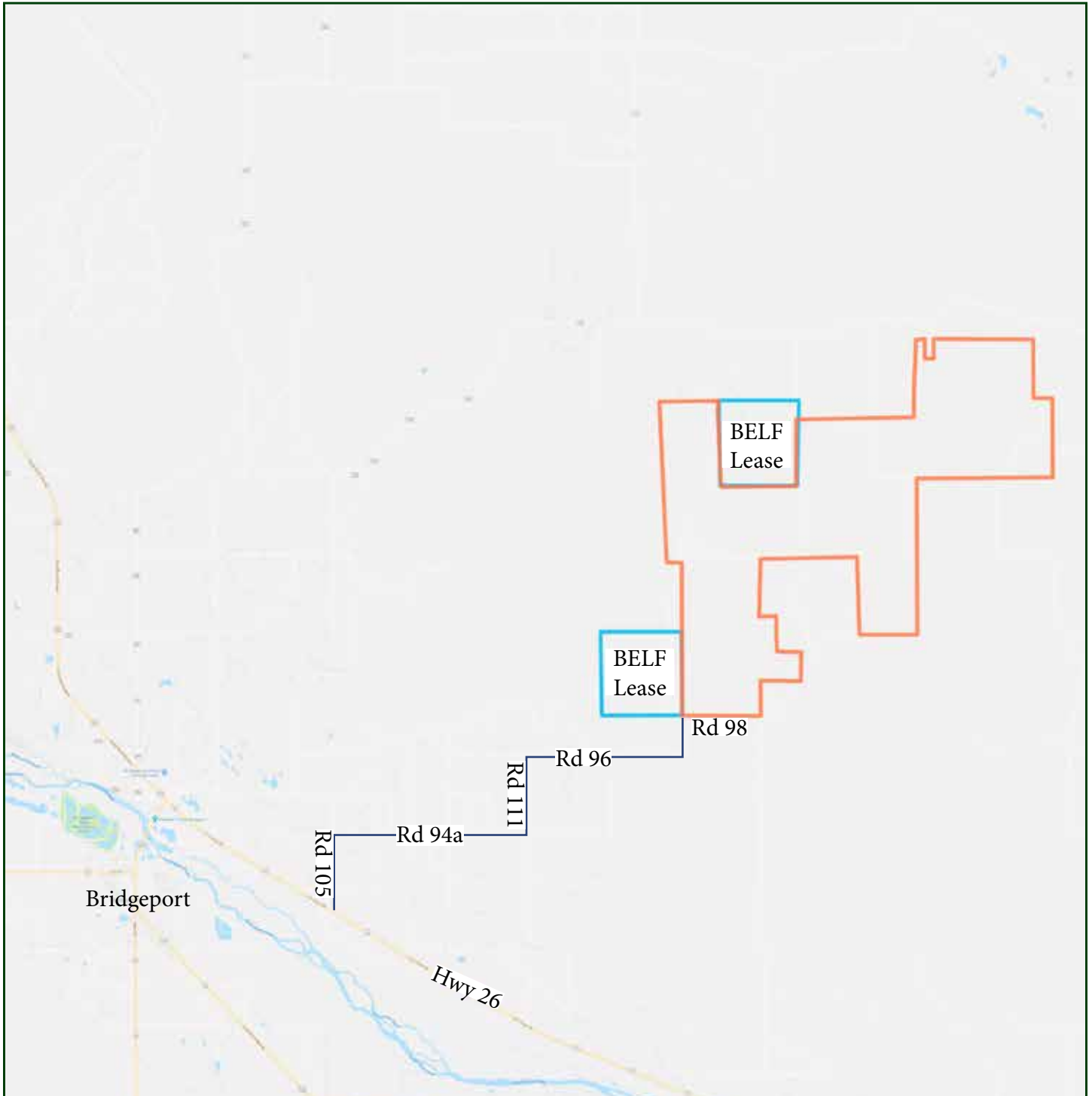
**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

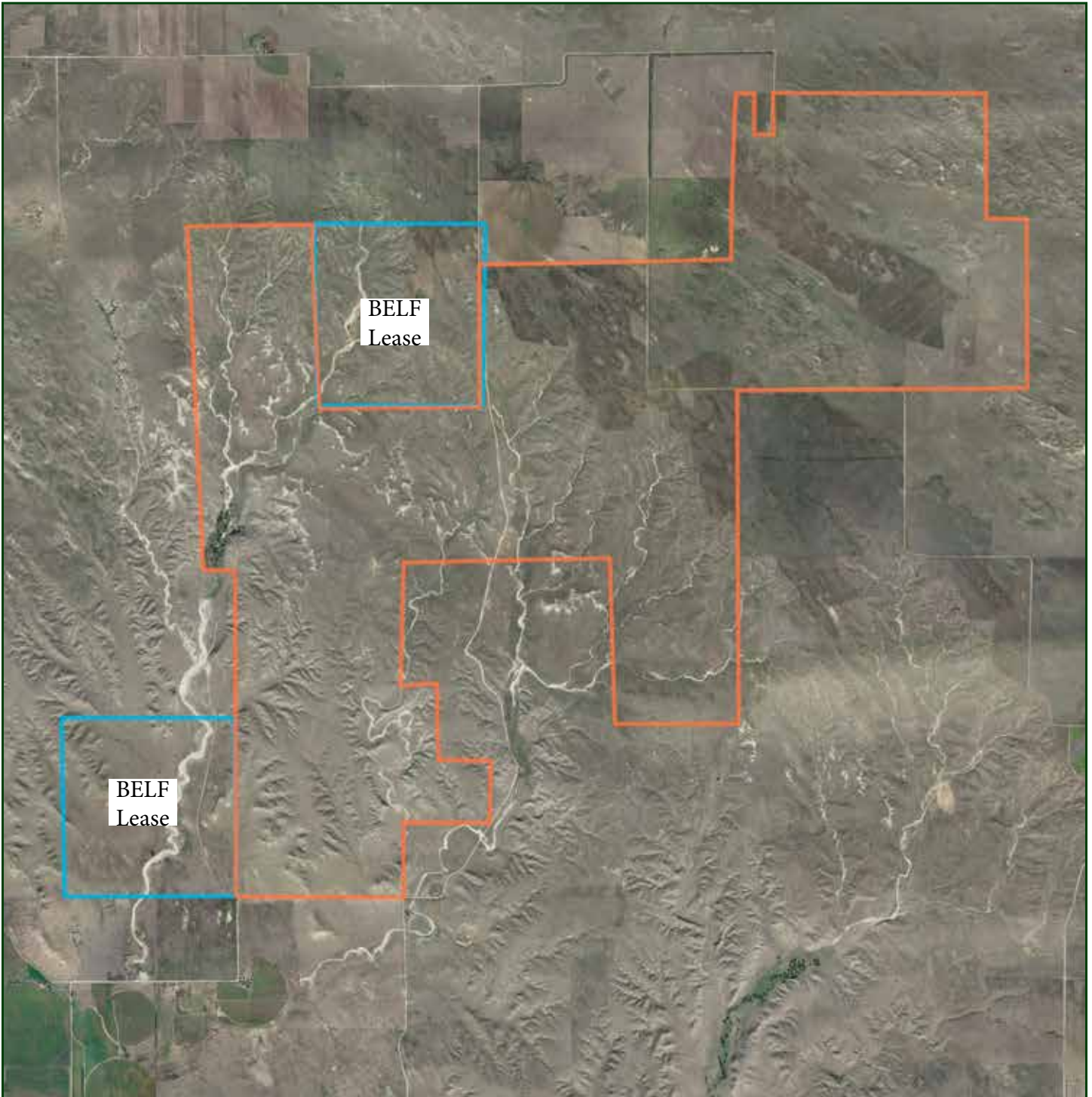
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



**Boundary lines are estimates - Map for illustration only**

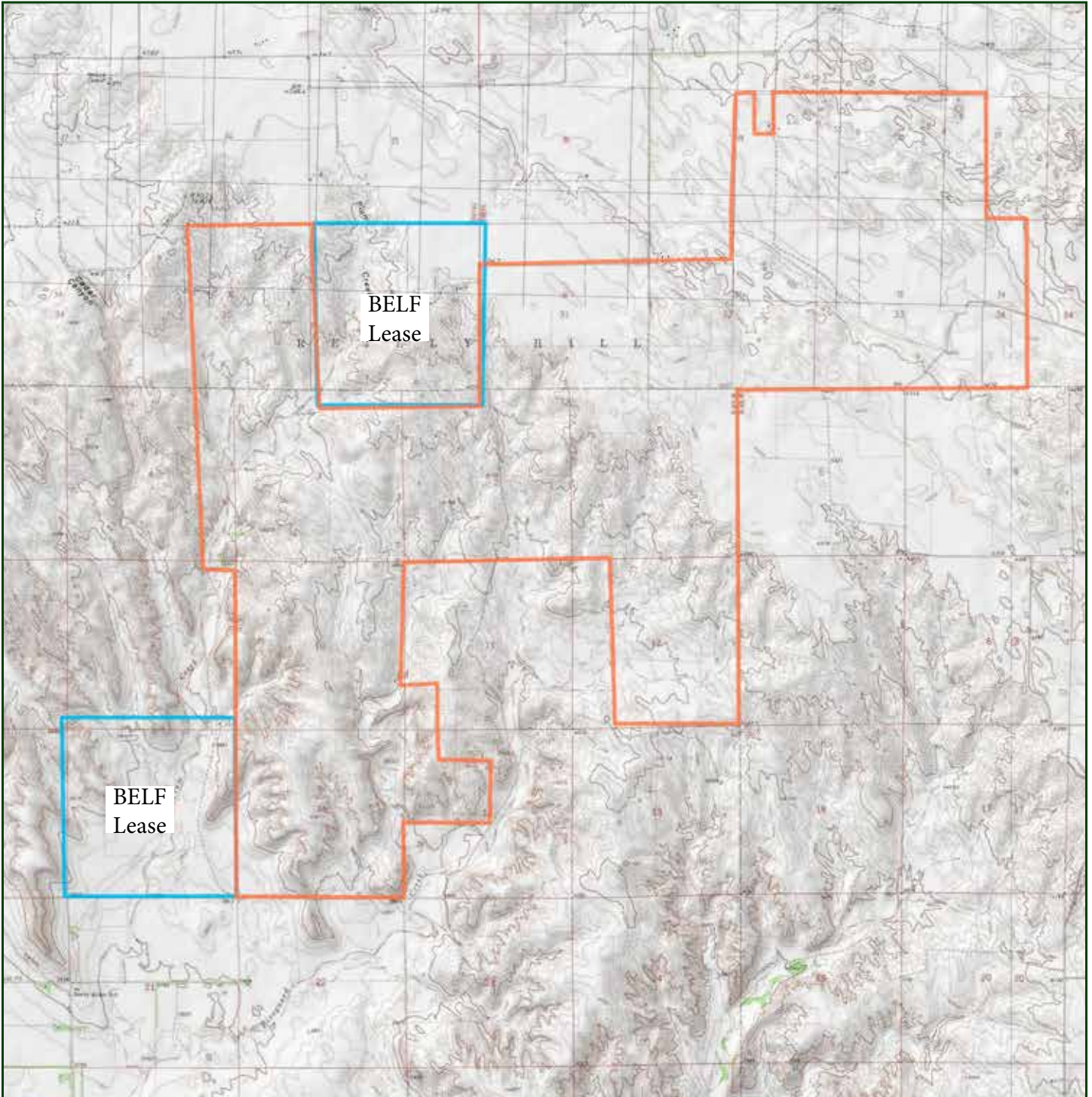
**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# TOPO MAP



**Boundary lines are estimates - Map for illustration only**

# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)



# PROPERTY IMAGES



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES





## THE LAND EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Scott Saults, Skip Marland, Jordan Maassen, April Good,  
Mahaila Botts, Steve Farris, Don Hampton, Jon Farley,  
Bryan North, Tami Timmerman-Lashley, Liz Skov and Amy Johnston

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)