



WEST CHERRY COUNTY GRASS



A 2,000+ acre ranch with good fencing throughout.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$1,379,700**

Location 14 miles East of Gordon

Legal Description

Tracts 2 3 4 S1/2 412 Acres (5.5 RD) 4-32-39
W1/2NW NWSW 120 Acres 9-32-39
Tracts 1 2 3 4 S1/2 445.8 Acres 5-32-39
S1/2 Tracts 1 2 3 386.9 Acres 6-32-39
N1/2N1/2 S1/2NE SENW N1/2S1/2 S1/2SW 520 Acres 8-32-39
SW 160 Acres 32-33-39 in Cherry County Nebraska

Acres **Grass: 2,039.2±**
Roads: 5.5±
TOTAL: 2,044.7

Taxes - Estimated **\$10,264.54**

Income Potential

Owner rated 150 pairs for a 5 month grazing season
150 X \$50/pair X 5 months = \$37,500 annual rent

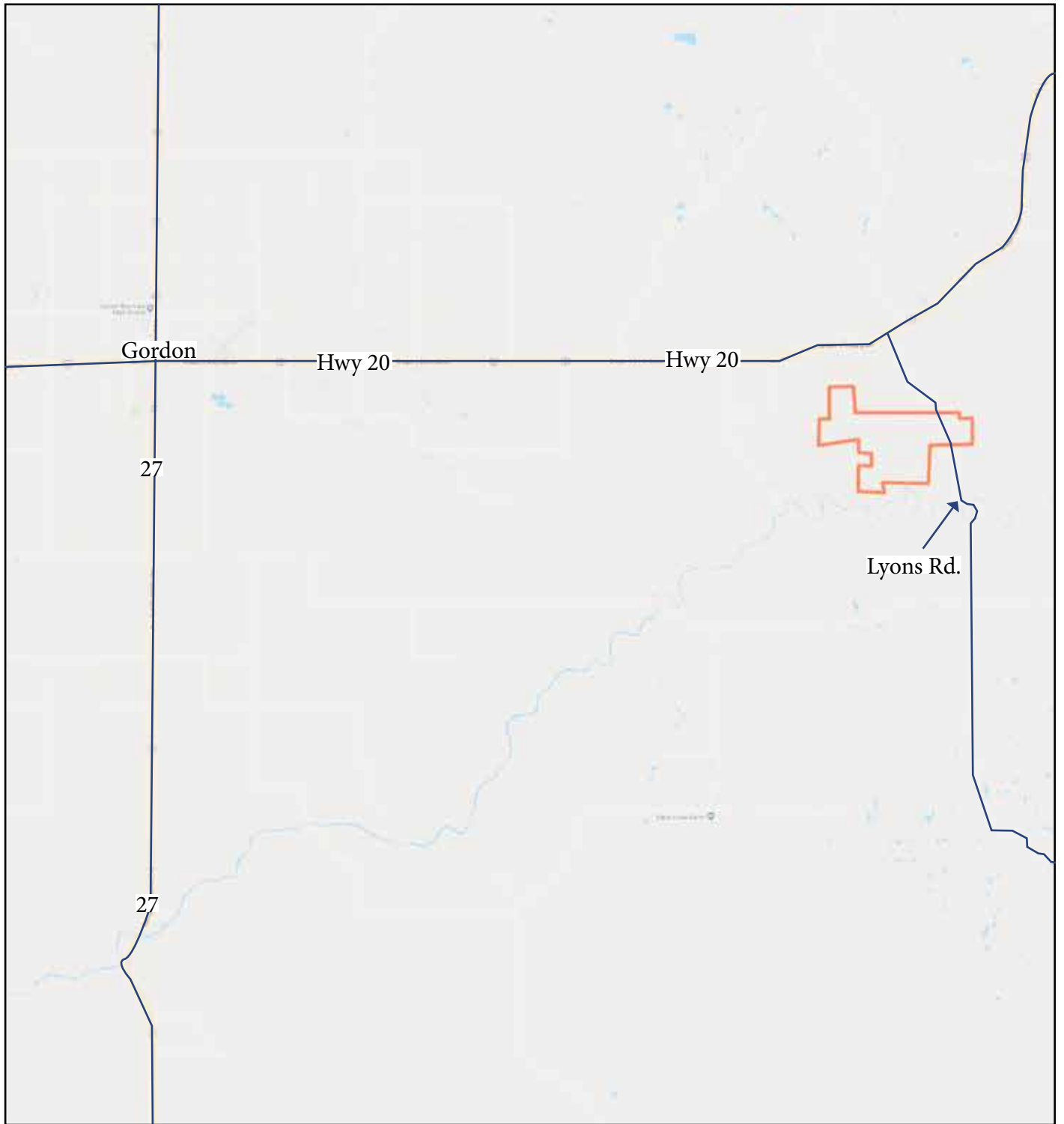
Property Summary

This is a very nice summer unit for approximately 150 pairs located in Western Cherry County. Great location only 14 miles East of Gordon, NE and 2 miles South of Highway 20. There is a good county road the goes across the East end of the pasture. It has 3 windmills and one submersible all in good condition. The pasture has one cross fence on the west side. The fences are also in good condition. It is currently rented for this year. Topography varies from tall sandhills to good flats with excellent sod. This unit is located on the North bench overlooking the Niobrara river and has some small canyons with Ponderosa Pine trees. A house could be located on the south edge of this pasture, which would have excellent views of the Niobrara river with good access off the county road, and there is a power line across the pasture for electricity access if a set of improvements were wanted. Call Scott for your showing today.

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.

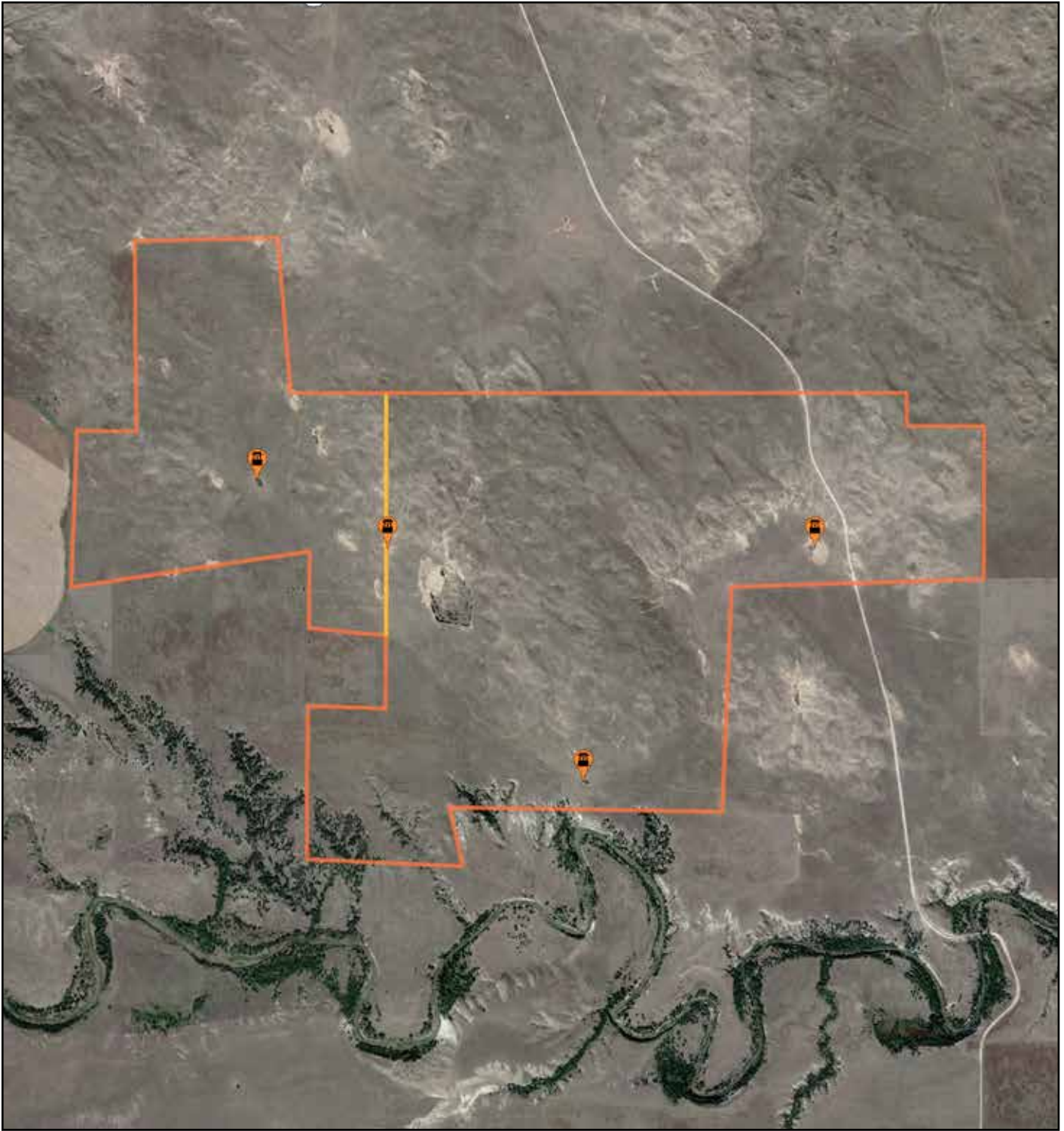
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LOCATION MAP



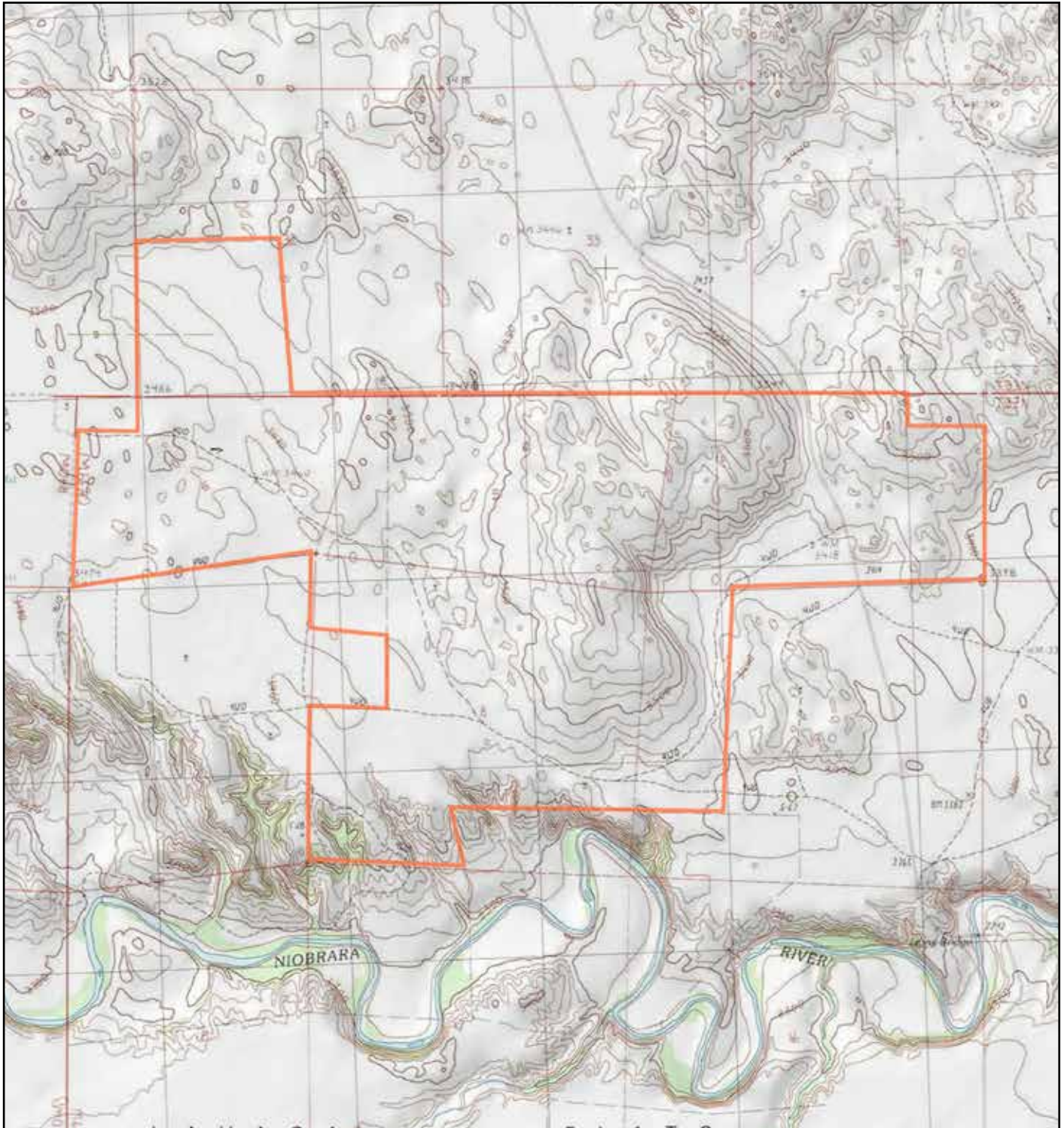
Boundary lines are estimates - Map for illustration only

AERIAL MAP WITH WELLS AND FENCES



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TOPO MAP



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THE LAND EXPERTS YOU CAN TRUST

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