



## BROWN COUNTY RANGE AND IRRIGATED GRASS



A 553± acre cattle ranch with good water and protection.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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# PROPERTY HIGHLIGHTS

## List Price

~~\$995,000~~

**\$925,000**

## Location

12 miles South of Ainsworth, adjacent to Highway 7.

## Legal Description

NE Exc Hwy R.O.W. 150.43 Acres Total 28-28-22

SW 160.81 Acres 22-28-22

NW & N1/2SW Total 241.98 Acres 27-28-22

## Acres

Irrigated Grass:	144±
Range:	384.42±
Shelterbelts:	20.16±
Home Site:	1±
Roads:	1.82±
Waste:	1.82±
<b>Total:</b>	<b>553.22±</b>

## Taxes - Estimated

**\$7,334.42**

## Property Summary

Brown County Range and Irrigated Grass consists of 553.22+/- acres located 12 miles South of Ainsworth adjacent to Highway 7. This ranch has a nice mixture of rangeland, irrigated grass, shelterbelts and a home site with a set of improvements. Deer, turkey and waterfowl have been hunted on this land.

Highway 7 divides the property with most of the property lying on the East side. There is a 10 tower all electric Valley pivot with a 50 HP motor that covers approximately 144+/- acres of warm season grasses. The balance of rangeland is split into 2 pastures that are watered by a windmill and submersible well.

The West pasture is well protected with trees and is watered by a submersible well and windmill.

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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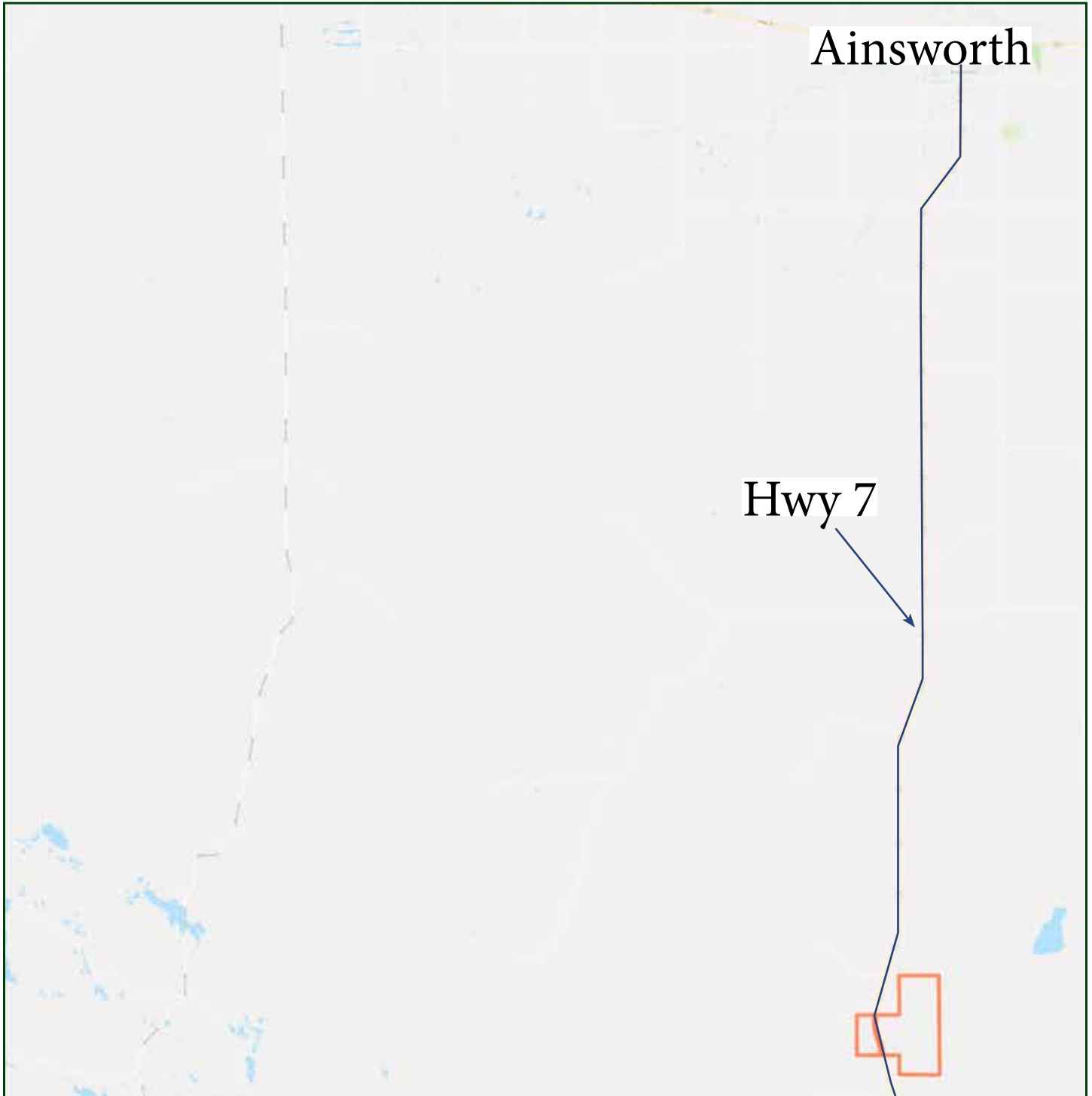
The improvement site has a well-maintained modular home with 2,832 Sq. Ft with several updates. There are 4 bedrooms, 1+3/4 bathrooms and an attached 2 stall garage. The large addition with a loft is the perfect place to entertain guests or relax in front of the fireplace. There is custom built storage that would work great for a home office area or serving area. The front deck has a pergola and the back deck is covered.

The outbuildings consist of a 30' x 27' calving barn complete with pens and a calf pulling chute that includes a nurse gate, a 50' x 50' machine shed and a woodshop. There is also a calving lot with Daniel corrals and working alley and a Foremost manual head gate.

**Agent Note:** The pastures have excellent cover as they have been rested for the 2019 grazing season.



# LOCATION MAP



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

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## THE LAND EXPERTS YOU CAN TRUST

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## APRIL GOOD

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