



RATTLESNAKE BUTTE FARM AND RANCH



A gorgeous farm and ranch with 710± acres in the Nebraska Pine Ridge.

MIKE LASHLEY

Owner|Broker

Mike's Cell: 308-530-0134

Email: mike@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

~~\$850,000~~

\$829,000

Location

3 miles South and 2 1/2 miles West of Chadron, NE

Legal Description

Township 32N, Range 49W of the 6th P.M., Dawes County Nebraska

Section 10: W1/2

Section 15: W1/2

Section 22: W1/2NW1/4

Acres

Drycrop: 350.33±

Range/Tree: 357.26±

Roads: 2.72±

Total: 710.31±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

\$5,599.68

Estimated Gross Income:

350.33 Dry Crop Acres@ \$45.00= \$15,764.00

357.26 Range/Tree Acres@ \$28.00= \$10,000.00

Total Income: \$25,764.00

Estimated Expenses:

Insurance= \$2,000.00

Fencing Materials= \$ 500.00

Total Expenses: = \$2,500.00

Estimate Net Income \$23,264.00

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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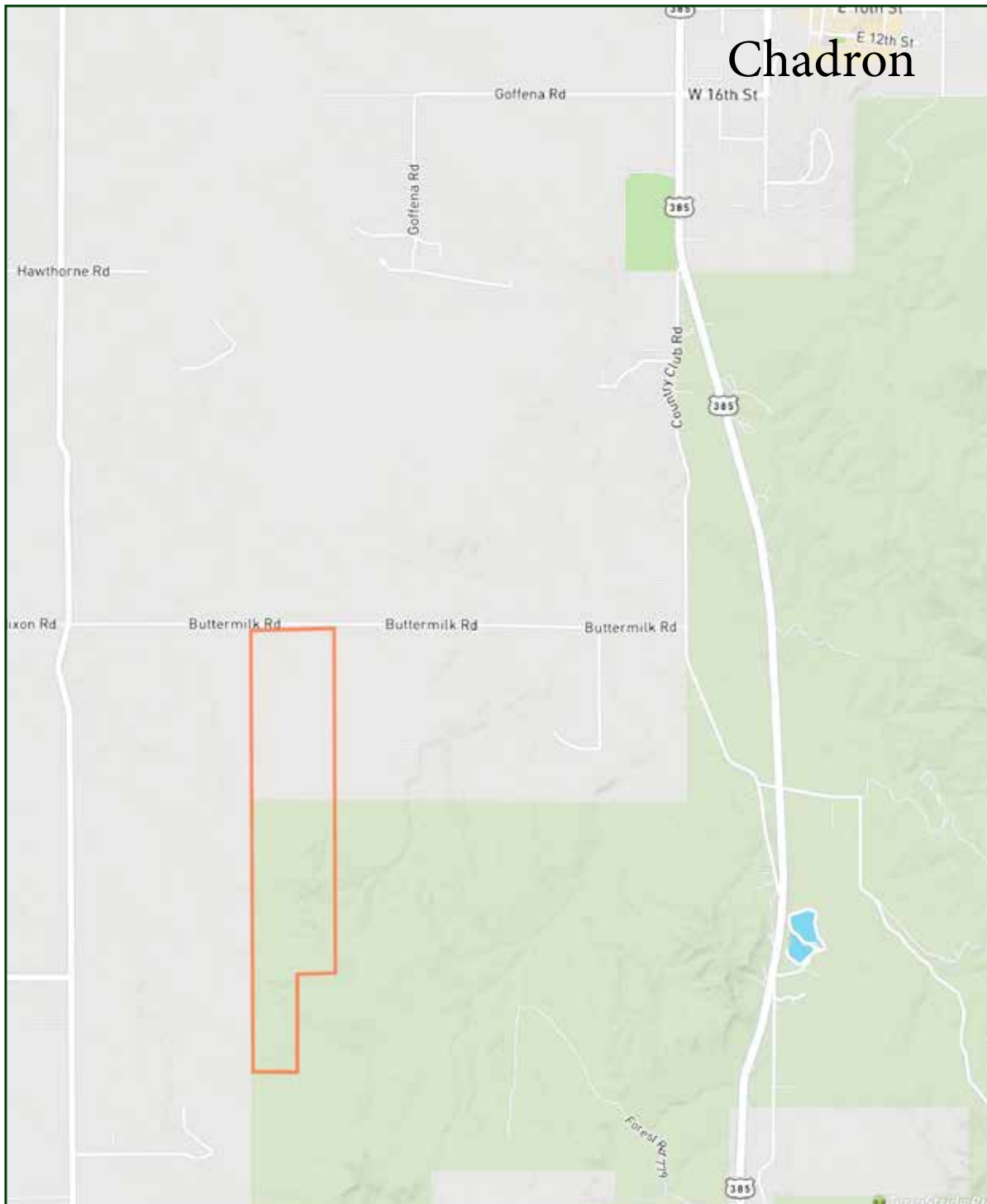
Email: mike@lashleyland.com

PROPERTY HIGHLIGHTS

Property Summary

Rattlesnake Butte, the principal landmark for the area, is in the heart of this property. The property is steeped in history as the Sioux used it as a lookout and for planning raids on other tribes. The Butte has an elevation of 3,868 feet, and is one of the highest places in Nebraska. This gorgeous jewel of a property is only minutes away from Chadron, NE, which has everything you would need in terms of groceries, feed, and more! This property is a haven for wildlife, including Elk, Mule Deer, White-tail Deer, Merriam Wild Turkey, Dove and Upland Birds. The ranch is very well watered, with three live springs on the property. In addition to the scenic views, there are good trails throughout the pasture and wooded areas. This won't last long, call Mike today!

LOCATION MAP



Boundary lines are estimates - Map for illustration only

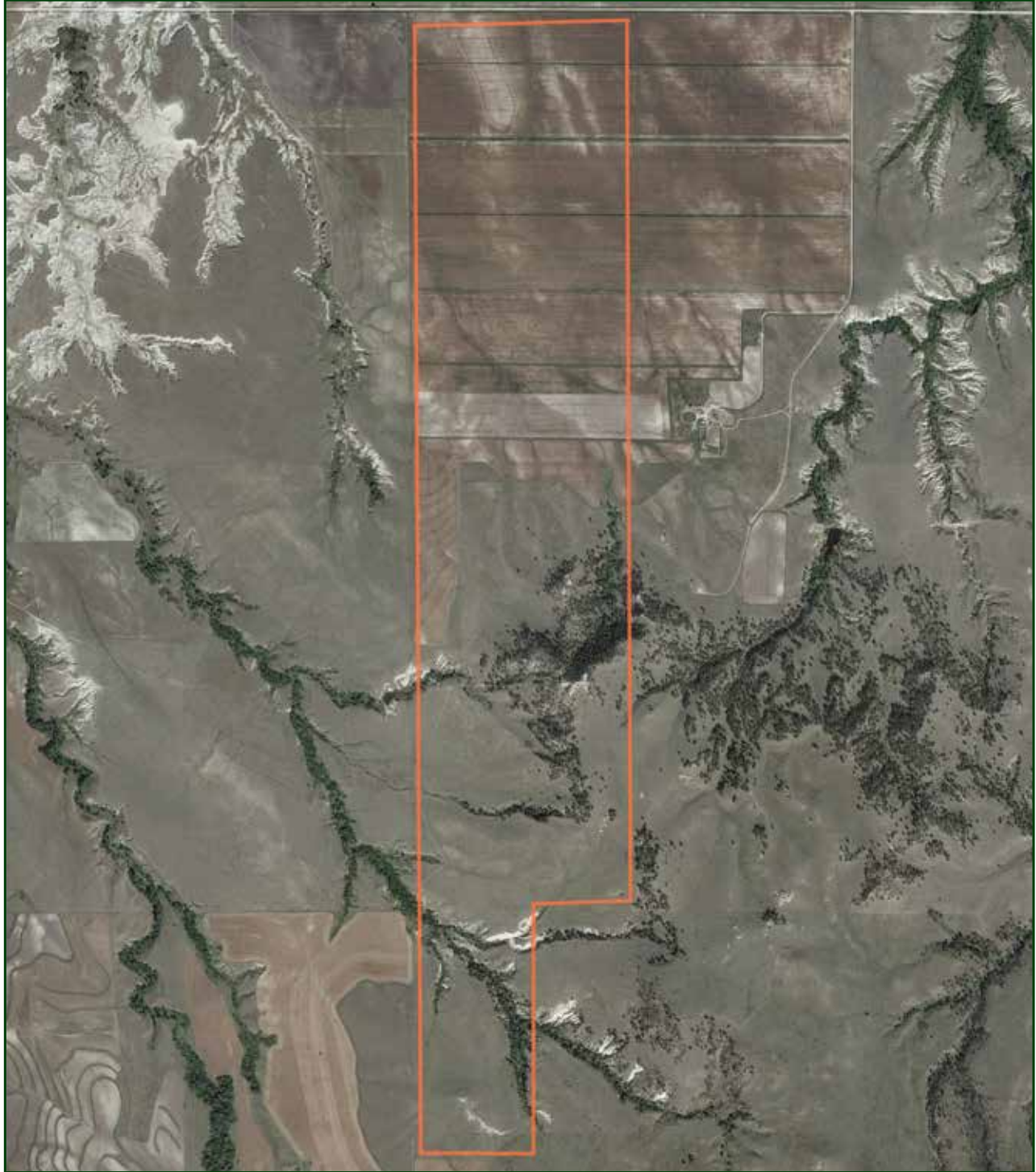
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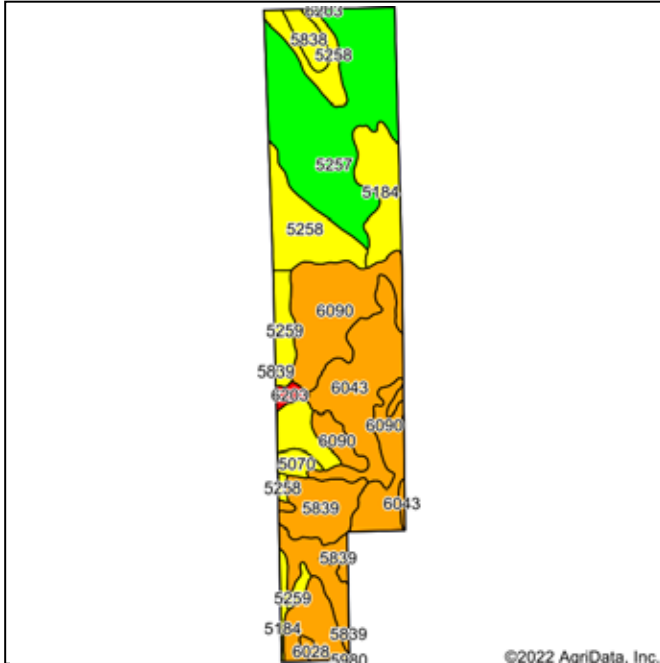
AERIAL MAP



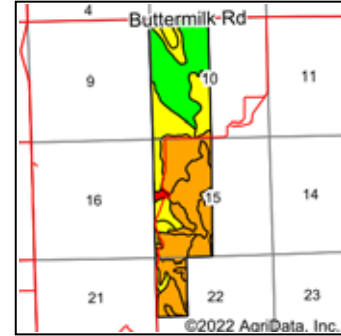
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Dawes**
 Location: **15-32N-49W**
 Township: **Precinct 8**
 Acres: **710.41**
 Date: **5/18/2022**



Area Symbol: NE045, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Oats Bu	Pasture AUM	Tall wheatgrass AUM	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
5257	Thirtynine silt loam, 0 to 2 percent slopes	177.42	25.0%		Ile	Ile	55	2			46	1			40	46
6090	Sarben and Vetal loamy very fine sands, 9 to 30 percent slopes	134.68	19.0%		Vle		36	1	12	11	12		1		10	27
5258	Thirtynine silt loam, 2 to 11 percent slopes	97.31	13.7%		Ille	Ille	52	2			43	1			38	46
6043	Tassel-Ponderosa-Rock outcrop association, 9 to 70 percent slopes	91.02	12.8%		Vle		2									23
5839	Mitchell silt loam, 9 to 20 percent slopes	73.98	10.4%		Vle		36									37
5184	Keota-Epping silt loams, 3 to 9 percent slopes	45.86	6.5%		IVe	IVe	7	1						15		29
6201	Epping silt loam, 3 to 30 percent slopes	31.88	4.5%		Vls		5									14
5259	Thirtynine silt loam, 2 to 11 percent slopes, eroded	27.03	3.8%		Ille	Ille	52	2			43	1			38	41

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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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Randy Helms, Dodi Osburn, Bill Grant, Adam Shada, Shane Mauch,
Jake McQuillen, and Brandi Housman

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