



RIDGEWAY RANGE



639± acres of prime grassland located between Kimball and Scottsbluff.

A cooperative marketing effort by:

MIKE LASHLEY

Owner|Broker

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COURT MERRIGAN

Farm and Ranch Agent

Court's Cell: 308-672-6060

Email: championlandcm@gmail.com



PROPERTY HIGHLIGHTS

List Price **\$635,000**

Location

24 miles North of Kimball, NE off I-80 or 26 miles South of Scottsbluff, NE.

Legal Description

All of Section 22, Township 18N, Range 55W of the 6th P.M., Banner County, Nebraska

Acres 639.07±

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 **\$3,292.92**

Estimated Lease Income

\$16,000

Property Summary

This is prime Banner County grassland consisting of 639.07± acres. Wide-open country at its best! The rolling topography and draws feature some of the best views of Banner County. The exterior fencing is in good condition, and the windmill pump was installed new in 2020. A domestic well is used to pipe water to the stock tank. There is easy access directly off of highway 71, and the drive is well-maintained with culverts. A three acre homesite has mature and established trees, a garage, and some corrals. There are two sources of water and electricity at the homesite as well. The house is currently abandoned and uninhabitable.

NOTE: Lashley Land is participating in a co-marketing agreement with Court Merrigan and Champion Land. Lashley Land is not an agent for the Seller and may be retained as a Buyers Agent for those interested in this property.

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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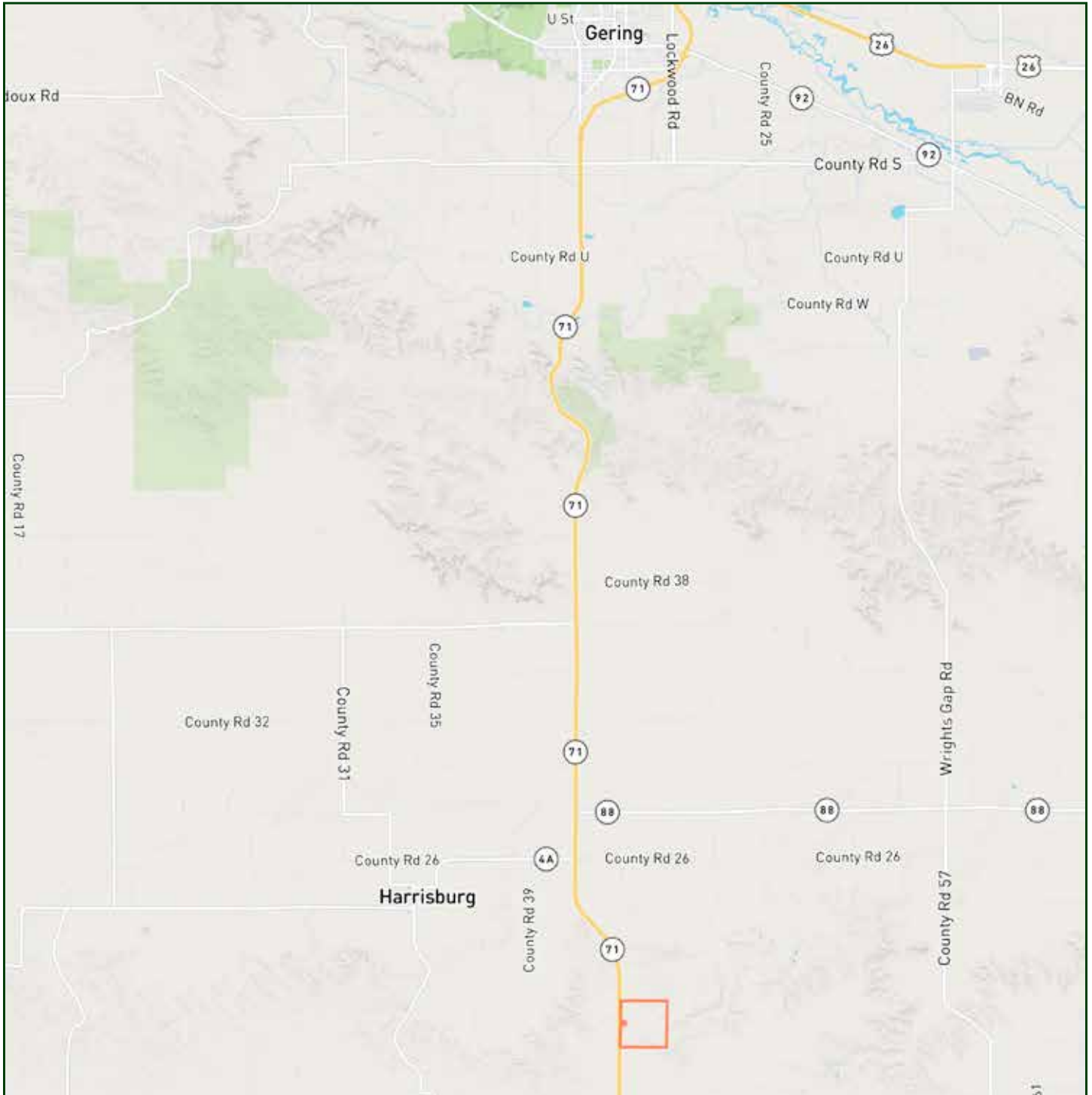
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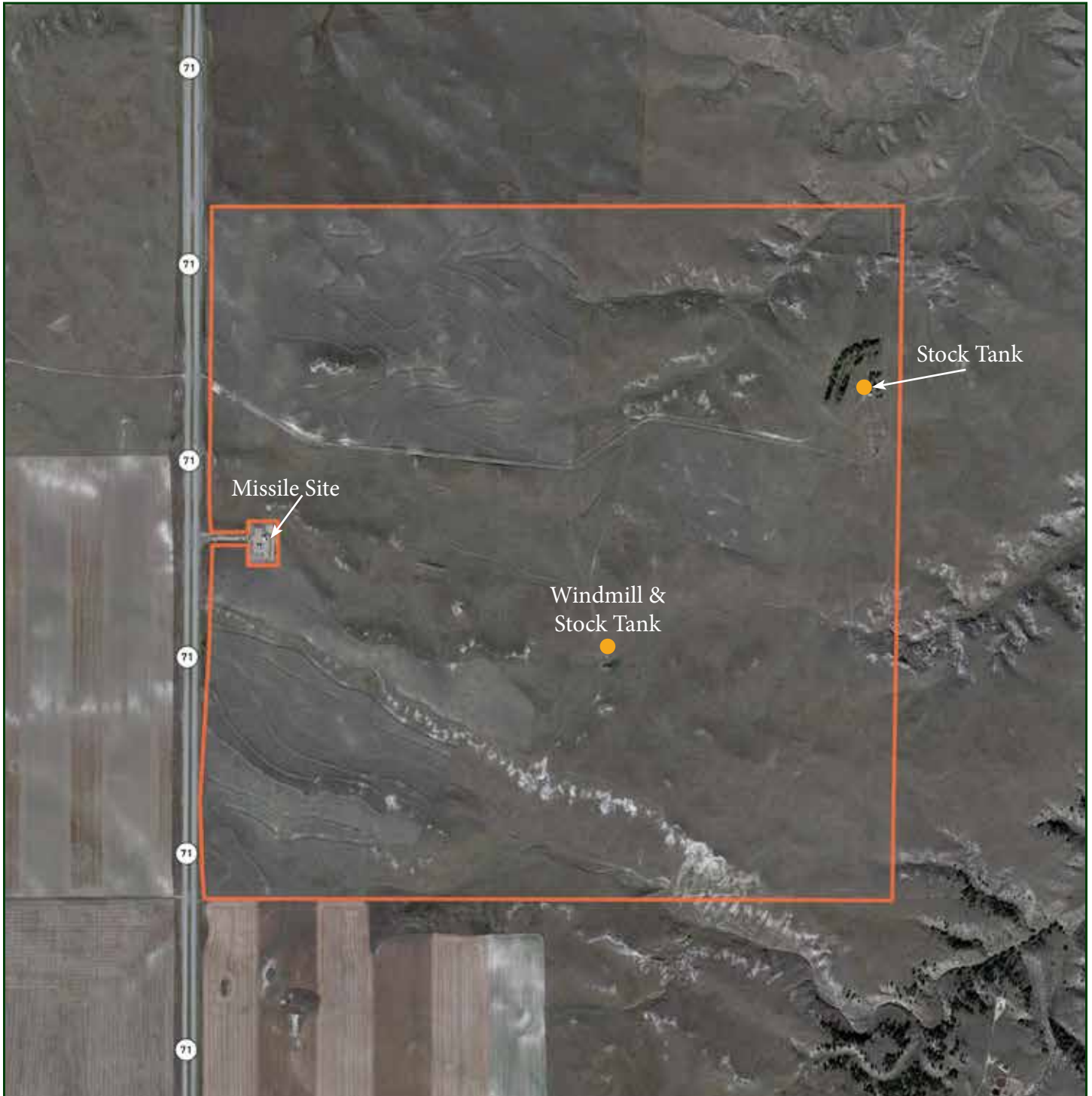
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

Contact Information

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