



## ROOSTER JUNCTION



A wildlife paradise with 620± acres, a hunting lodge, and farm income.

**MIKE LASHLEY**

Owner|Broker

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# PROPERTY HIGHLIGHTS

|                          |  |
|--------------------------|--|
| <b>List Price</b>        | <b>\$2,895,000</b>                                     |
| <b>Location</b>          | 16 miles North of Alliance, NE                         |
| <b>Legal Description</b> | All S33 T27N R47W of the 6th P.M. Box Butte County, NE |

|              |                            |                |
|--------------|----------------------------|----------------|
| <b>Acres</b> | Drycrop:                   | 209.61±        |
|              | Pivot Irrigated:           | 109.26±        |
|              | Shelter Belt/Tree Habitat: | 212.81±        |
|              | Range:                     | 82.21±         |
|              | Roads:                     | 4.12±          |
|              | Building site:             | 2.00±          |
|              | <b>Total:</b>              | <b>620.01±</b> |

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.

|                          |                   |
|--------------------------|-------------------|
| <b>Taxes - Estimated</b> | <b>\$8,531.92</b> |
|--------------------------|-------------------|

## Property Summary

This is a unique opportunity to own a hunting paradise. This 620-acre piece has been highly developed for many years into a successful hunting preserve. The owner has decided to retire. This is a premier recreation paradise that pays for itself. The existing pivot could be the source of income to pay for all birds, food plots, and management to say the least. Extensive matured habitat attracts a lot of game. There's currently an abundance of wild pheasants on the premises, plus add to that the augmentation of gamebirds throughout the season and you have a bird hunters paradise. It has been run as a controlled shooting area which means you can hunt from September 1 to March 31 and hunt with no limits. ALL of this can all be paid for from the income of the pivot, in addition, there is 1 mile of Box Butte creek running through the property. It is a warm water creek and attracts a great deal of waterfowl throughout the season, with two high quality duck blinds that are more than a half mile apart. Add to that trophy mule deer and Whitetail deer and you have an extremely unique piece of property that truly cannot be matched anywhere in the state of Nebraska. To follow is an estimated income and expense showing the potential of the pivot. By planting the food plot strips each year it attracts all the game in the area. The food plots, of course, would not be harvested and would be left for the wildlife. That's what makes this property so appealing to upland birds, waterfowl, and big game such as mule deer and Whitetail.

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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Just 5 miles from the property is the 8,000 sqft. lodge and 60x100 shop sitting on 3± acres is first class with seven bedrooms, three baths and will sleep up to 15 people. The lodge has a kitchen, dining room, bar area, laundry room, and sauna.

**\*Agent note- the lodge has fiber optics for high speed Internet, phone and TV.** The shop is well equipped with a bird cleaning station and indoor dog kennels. This could be your own private upland bird, waterfowl, and big game wonderland, an amazing corporate retreat, or your very profitable outfitting operation. This complete package property is a 19 year turnkey business you really “must see.”

The Owner has developed an exceptional addition to the property with a 5 acre area flooded with millet to attract waterfowl and other animals by installing an 8” buried pipe to the field to supply water to that spot. **\*Agent note-Ice eaters could be installed for excellent hunting through the entire season along the Box Butte Creek that runs east and west across the property.**

The late spring rain has changed the looks of the property drastically! The food plots on the farms are awesome, the tree rows are outstanding with new growth. The nesting pheasants will soon be out with chicks as well as fawns from whitetail and mule deer.

**\*Agent note-The owner has trapped predators extensively for 15 years promoting wildlife survival.**

**Excellent depreciation on buildings, equipment and infrastructure. See agent for Estimated Cash Lease Income**

110± pivot acres @ \$181.22 = \$20,000

25 tons of brome hay @ \$175/ ton = \$4,375

**Total Gross Income: \$24,375**

## **Expenses**

Pivot maintenance: \$2,000

Insurance: \$2,000

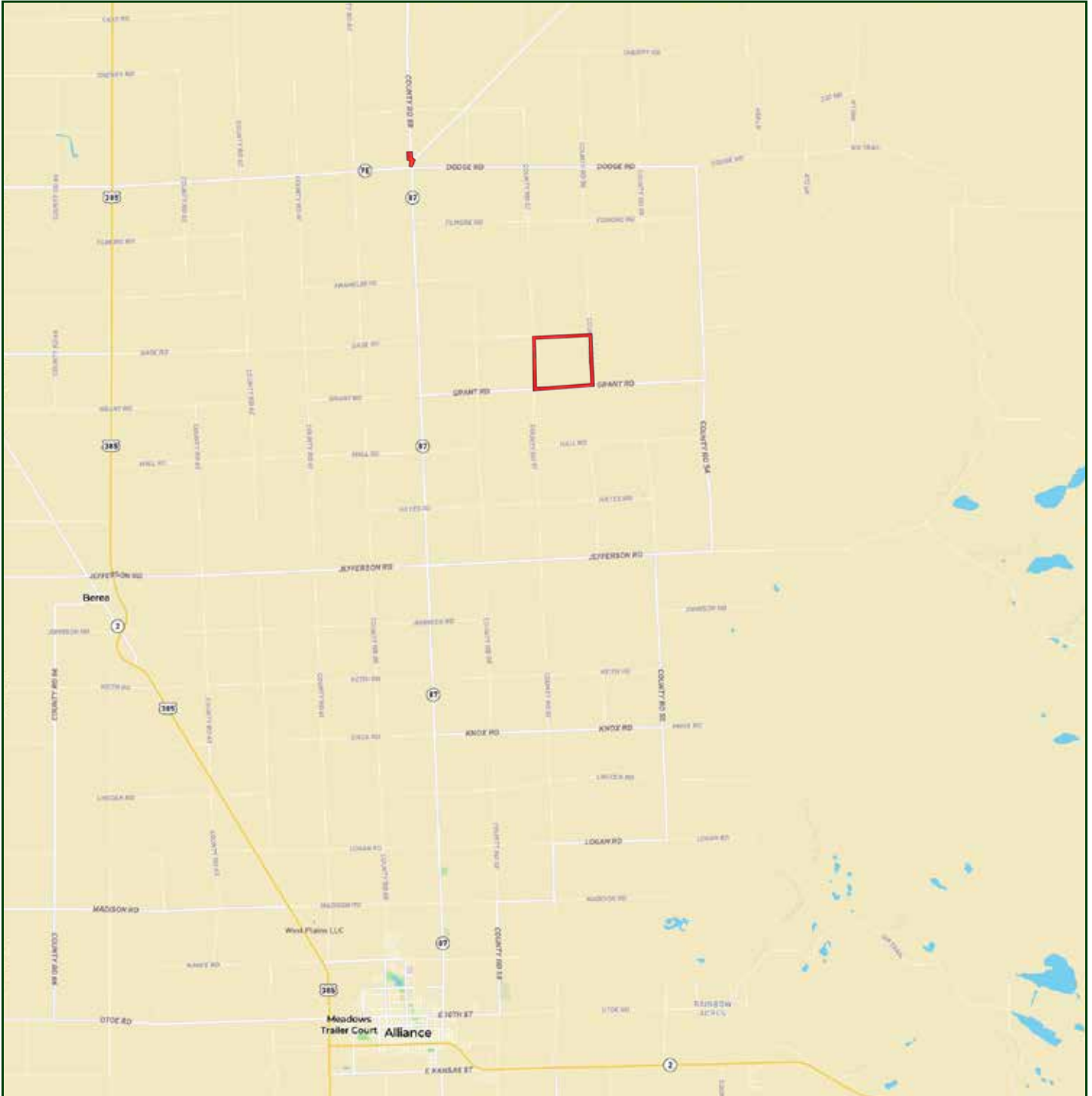
Liability: \$1,500

Real Estate Taxes: \$8,531

Total expenses: \$14,031

**Total Net Income: \$10,344**

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

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# AERIAL MAP



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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

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