



## COTTONWOOD CREEK PASTURE AND RECREATION



1,070± acres of quality pasture land located West of Chadron, NE.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$2,140,000</b>
<b>Location</b>	12 miles West of Chadron or 2 miles Northeast of Whitney, NE
<b>Legal Description</b>	10 16 44 PT SW1/4SE1/4

<b>Acres</b>	Grass:	1,046±
	Irrigated:	17.92±
	Waste/Canal:	5.45±
	<b>TOTAL:</b>	<b>1070.02±</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.

**Taxes - Estimated** **\$6,485.60**

## Estimated Income

175 pairs @ \$50 per pair per month = \$43,750 per year

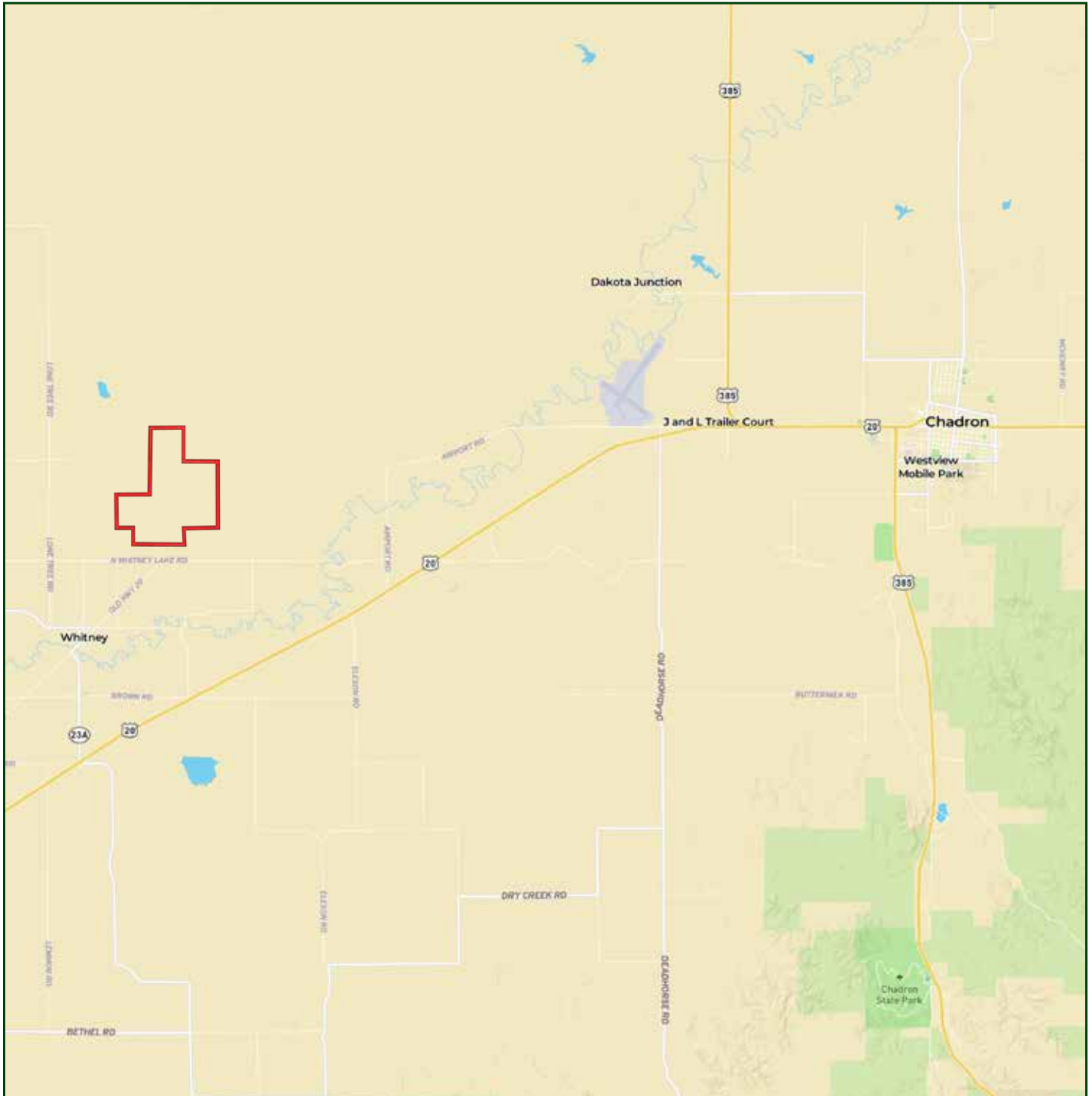
## Property Summary

Here is an incredible pasture located 12 miles West of Chadron or 2 miles NE of Whitney NE. The pasture is watered by Cottonwood Creek which winds through the property for approximately 1 mile. Access is across a neighboring property about ¼ of a mile to the south boundary. There are 3 tanks on the Whitney Pipeline, two stock dams and Cottonwood Creek for water, this pasture is watered very good. The pasture was not grazed in 2023. There is a good population of whitetail deer that live on the property and the hunting would be excellent. This pasture will run 150-175 pairs for a summer season (5 months). There are great elevation changes and live running water year round with an abundance of grass. If you have questions or want to view this property call or email Scott!

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.

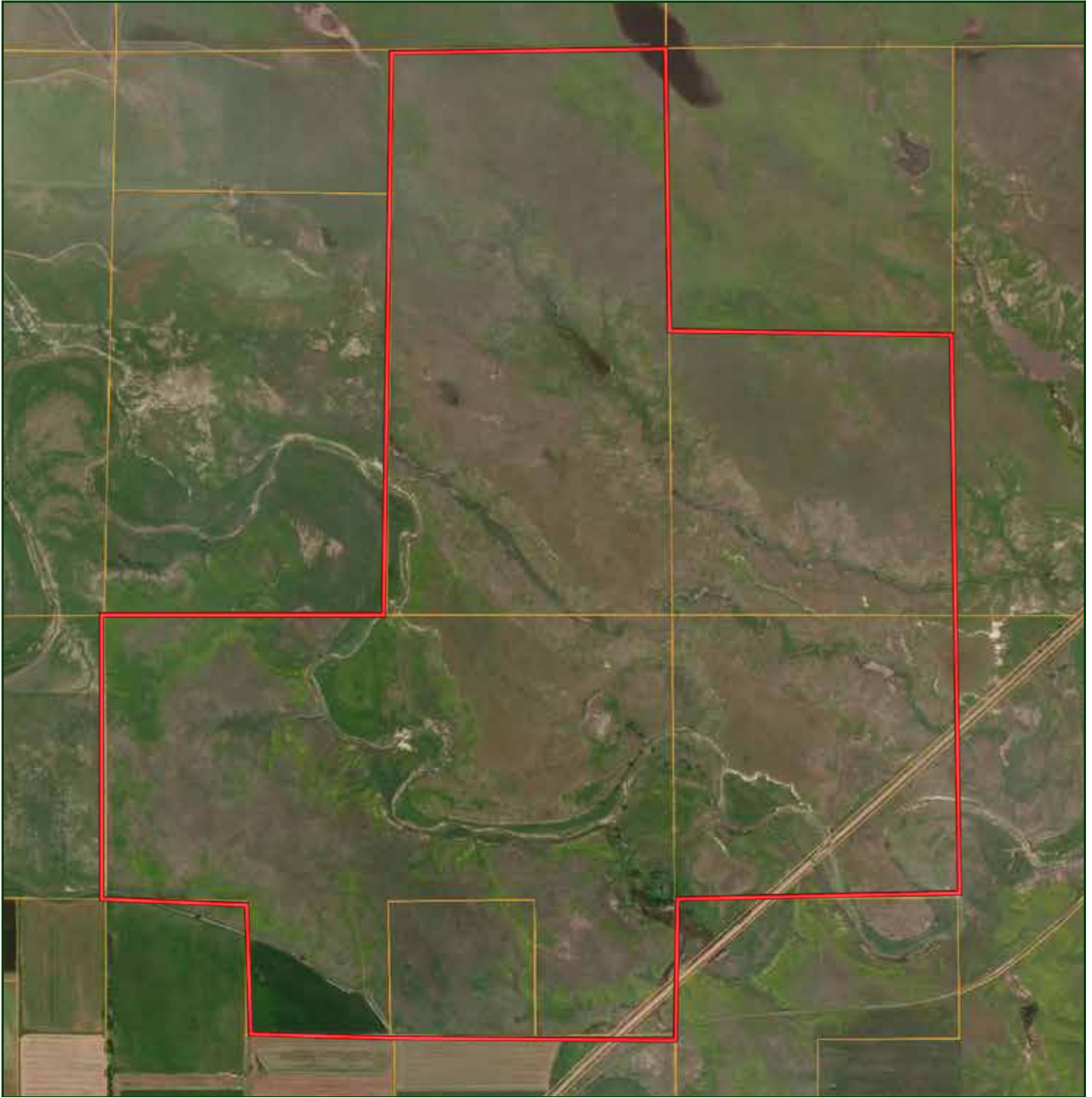
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE

### Contact Information

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