



FOR SALE

1,320 +/- Acres

Cherry County, Nebraska



REALTY
P.O. Box 467
O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

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DEEDED ACRES: 1,320 +/- Acres

PROPERTY LOCATION: From Ainsworth, NE South 18.5 Miles on HWY 7, then West 13 miles on Elsmere Rd., Access to property approximately 6 miles on two track road to SW corner of the subject property.

LEGAL DESCRIPTION: Available Upon Request.

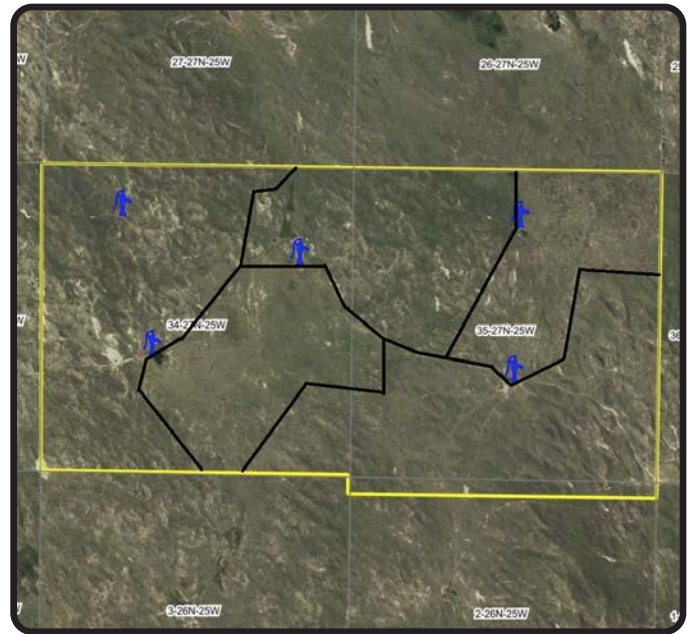
PROPERTY DESCRIPTION: Here is an excellent Sandhills grass offering located in Cherry County the heart of Nebraska cattle country. The unit has been part of a family operation for decades and shows years of good stewardship and care. Cross fenced into 5 pastures and watered by 5 windmills allowing for a rotational grazing system. The unit has historically run 110 to 120 pairs for a 5 month grazing season.

* Seller has an additional offering of 630 acres lying just a 1 ¼ mile southeast of the subject property.

REAL ESTATE TAXES: \$5,068

PRICE & TERMS: \$1,188,000 Cash.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundary lines are for visual aid only.

