

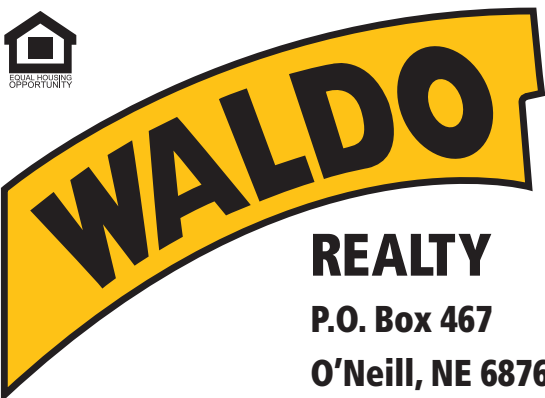


8,150 +/- Acres

Keith County, Nebraska



EQUAL OPPORTUNITY



REALTY

P.O. Box 467

O'Neill, NE 68763

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

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DEEDED ACRES: 8,150 +/-

PROPERTY LOCATION: From Ogallala, NE 2 miles North to US Hwy 61 then 6 miles West on Hwy 26 and 4.25 miles North on Lakeview Road to the livestock shipping headquarters. (See plat map)

PROPERTY DESCRIPTION: This hardgrass (Blackroot Grama) contiguous ranch is well Cross-fenced with mostly 30 ft. livestock tanks filled by electric submersible wells and several solar powered wells. The topography grants additional animal units per deeded acre with high calf weaning weights. The location is excellent being only minutes from Ogallala, NE all on hard surface paved roads. Numerous ideal locations to build a ranching headquarters overlooking the livestock shipping facility and the Majestic Lake McConaughy Reservoir (Nebraska's Largest Lake). Trophy mule and whitetail deer is a given on the property and lies adjacent to cropland as an additional wildlife food source. The owner could certainly lease the ranch to outside outfitters for additional ranching income.

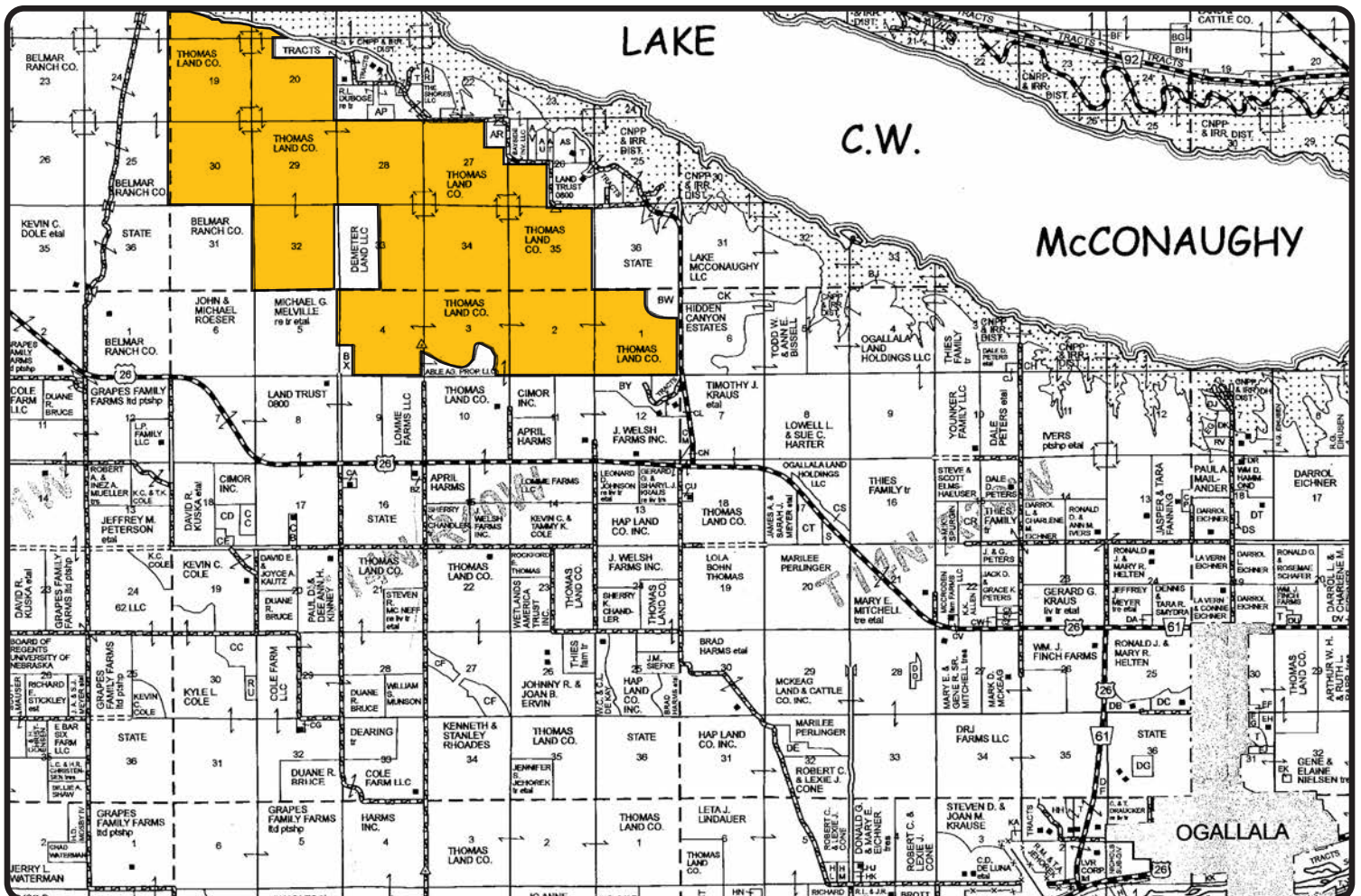
IMPROVEMENTS: At the headquarters there is an exceptional set of steel corrals with livestock working chute, open front and inside calving stalls, machinery storage building accessed by paved roads. Also lying in the central portion of the ranch is another set of corrals with calving facilities with live quarters very well protected by high bluffs for winter protection.

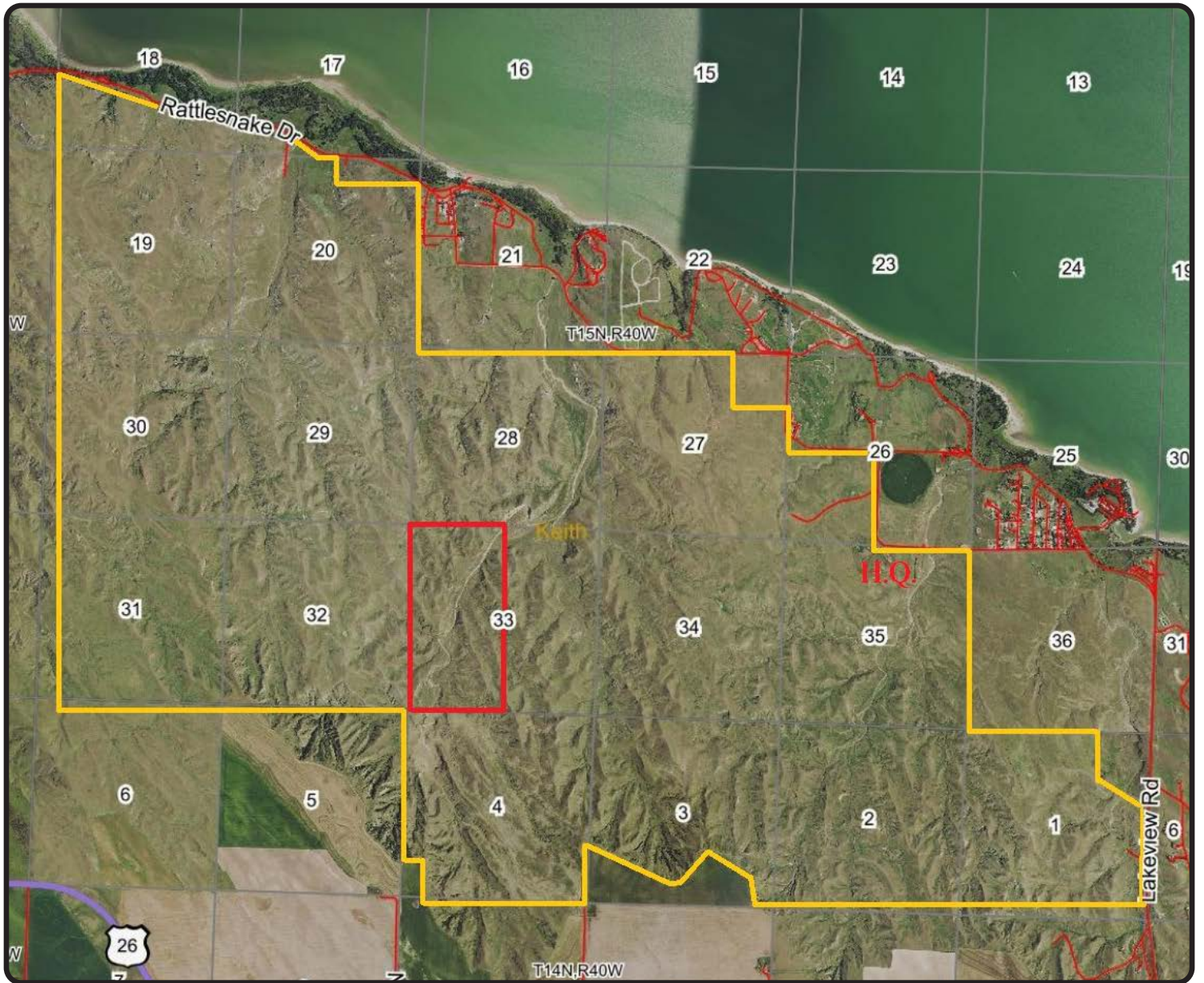
LOCAL AMENITIES: Ogallala is the area hubbub for ranching and farming operations offering Ogallala livestock market, implement stores, hospital and medical groups, Ogallala airport (Searle Field), County seat, dining, lodging and much more.

REAL ESTATE TAXES: \$44,723.02 or approximately \$5.48 per acre

PRICE & TERMS: \$8,243,313.00 or \$1,011.42 per acre

BROKER'S COMMENTS: This high-quality ranch offers exceptional building sites with beautiful views and access to the Lake C.W. McConaughy. Seller would consider **selling smaller tracts** for permanent housing and development.





Boundry lines are for visual aid only.









