



FOR SALE

20,143.65 +/- Acres

Lincoln & Keith Counties, Nebraska



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

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

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 20,143.65 +/- Acres

PROPERTY LOCATION: From Paxton, NE 2.5 miles North, 3 miles East, 2 miles North then 1.4 miles East to the ranch headquarters.

LEGAL DESCRIPTION: Available upon request.

PROPERTY DESCRIPTION: This ranch is capable of running 2000 mother cows for Summer or 1700 cows plus replacements, bulls and horses on a year-round basis. There are 11 Valley electric pivots with electric wells used for grazing, alfalfa and corn production. The cows are summered across the ranch using a controlled grazing system. Most pastures are approximately 640 acres with at least 2 water sources along with live water in a portion of the ranch. There are 1,220 irrigated acres, 560 acres of accretion land, 500 acres of wet meadow and 1,920 school land lease acres.

IMPROVEMENTS:

- Main Home (3 bedroom, 2.5 bath, 2 car attached garage)
- Ranch Manger House (5 bedroom, 3 bath, 2 car attached garage)
- Herdsman House (3 bedroom, 2 bath, 2 car attached garage)
- Assistant Herdsman House (29' X 70' 2,030 sq. ft., 4 bed, 3 bath)
- Ranch Hand House (4 bedroom, 3 bath)
- Ranch Hand House (14'x60' 840 sq. ft., 2 bed, 2 bath, 2 car att. Garage)
- 40 x 60' Steel shop with overhead door and office
- 100' x 60' Steel machine storage building with two overhead doors
- 40' x 80' Steel equipment barn with five overhead doors
- 40' x 60' Horse barn with tow overhead doors
- Three sets of corrals
- Indoor livestock steel working facility w/ twin alleys and silencer chute
- 50' x 60' working facility w/ extensive corrals, steel loading chute, six sort pens and 8' x 18' vet room
- Steel background lot with 12 pens (150' x 300') and 1,800' of cement bunks
- 32' x 65' office with three private offices, conference room and one-car attached garage
- 45,000 Bu. bin, overhead cake storage and mill
- Excellent calving facilities (all steel) including bunkhouse

REAL ESTATE TAXES: \$168,620.32 or \$8.33 per acre

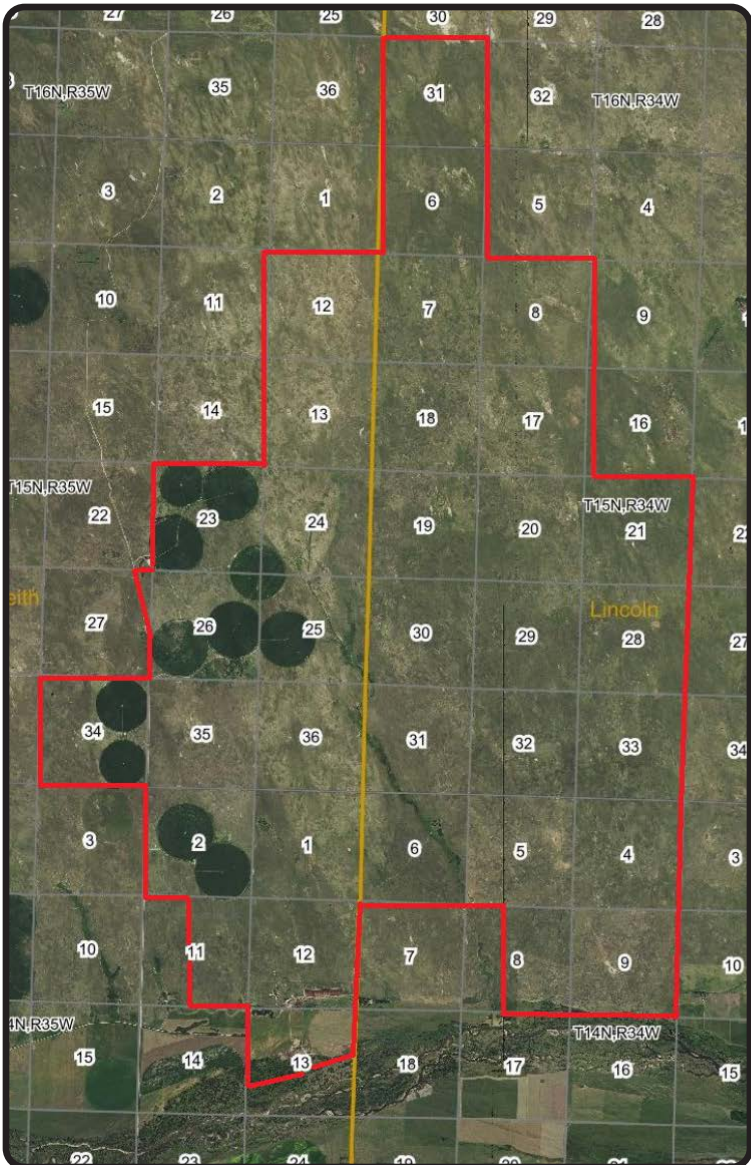
PRICE & TERMS: \$17,122,102.00 Cash.

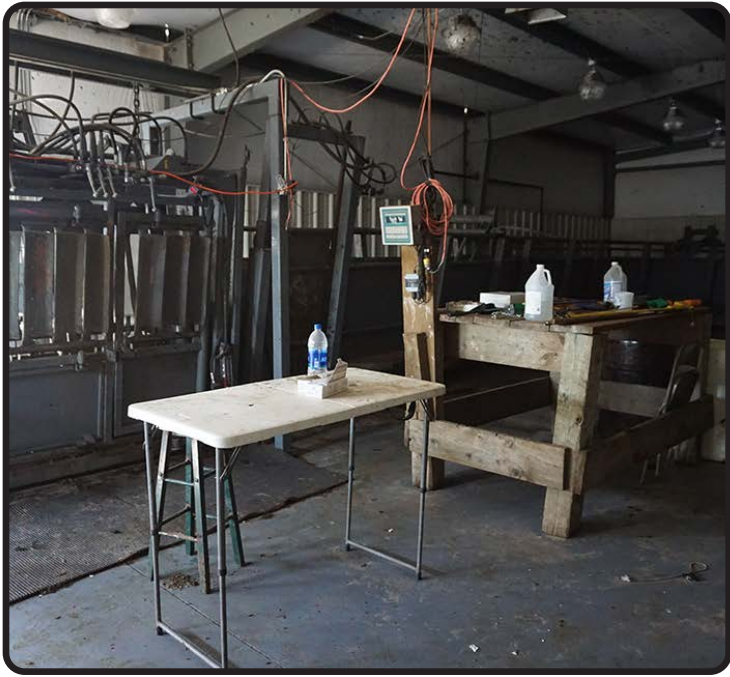
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





Boundry lines are for visual aid only.







EQUIPMENT

- #1 Valley Pivot w/ drop nozzles (#10019778)
US Motor (No #)
Western Land Roller Pump (#G211C107)
Fertilizer Tank

- #2 Valley Pivot w/ drop nozzles (#10019775) 27,025 hrs.
GE Electric Motor (#5K6257XH501B)
Western Land Roller Pump (#62003056)
Fertilizer Tank

- #3 Valley Pivot w/ drop nozzles (#10019773) 7,673 hrs.
GE Electric Motor (#5K6257XM501B)
Western Land Roller Pump (No #)
Fertilizer Tank

- #4 Valley Pivot w/ drop nozzles (#10049055)
Sargent 8" Submersible Pump (No #)
Fertilizer Tank

- #5 Valley Pivot w/ drop nozzles (#10019782)
Sargent 8" Submersible Pump (#GR00D027)
Fertilizer Tank

- #6 Valley Pivot w/ drop nozzles (#947040)
Sargent 8" Submersible Pump (#83610156)
Fertilizer Tank

- #7 Valley Pivot w/ drop nozzles (#10171987)
Sargent 8" Submersible Pump (#GR020196)
Fertilizer Tank

- #8 6 Tower Valley Pivot w/ drop nozzles (#10741783) 13,893 hrs.
Cat Diesel Power Unit (No #)
Randolph Gearhead (#919282)
Sargent Pump (#0R09A154)
1,000 Gal. Fuel Tank
Fertilizer Tank

- #9 Valley Pivot w/ drop nozzles (#2504097)
Isuzu Power Unit (No #)
Randolph Gearhead (#A1960381)
Sargent Pump (#02094092)
1,000 Gal. Fuel Tank
Fertilizer Tank

- #10 Valley Pivot w/ drop nozzles (#2290095) 27,793 hrs.
Sargent Pump (#030198)
US Electric Motor (#Y09Y160R3728-15)
Fertilizer Tank
Helper Well
Franklin 30 HP Submersible

- #11 Valley Pivot w/ drop nozzles (#2290195) 28,745 hrs.
60 HP US Motor (#R2128732MM)
Franklin 30 HP Submersible (No #)



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