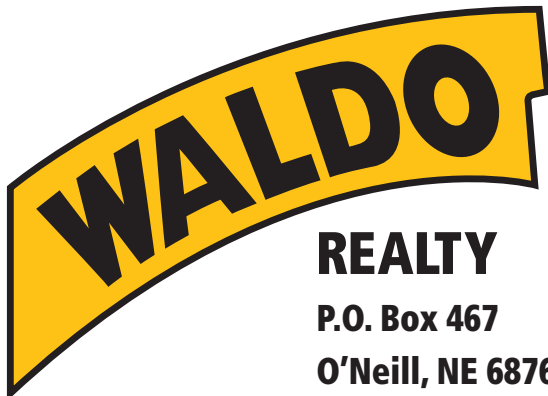




FOR SALE

1,560 Acres

Rock County, Nebraska



REALTY

P.O. Box 467

O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

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DEEDED ACRES: 1,560 Acres

PROPERTY LOCATION: From Newport, NE 7 miles South on County blacktop road (457th Ave.) to the headquarters of the subject property.

LEGAL DESCRIPTION: S1/2 Section 8; S1/2 S1/2 Section 9; N1/2 N1/2, SW1/4 NW1/4, W1/2 SW1/4 Section 16; All Section 17; NE1/4 Section 18, All in Township 29N, Range 7 West of the 6th P.M., Rock County, Nebraska.

PROPERTY DESCRIPTION: This ranch offers approximately 840 acres of sub-irrigated meadow with the balance in high carrying capacity pasture and 2nd bend meadows. 75 Acres are irrigated with a converted Lockwood electric pivot with diesel power unit. The ranch is well watered by 10 windmills, 5 flowing wells and over 9 miles of 2"-3" water lines with risers to approximately 30 fenced paddocks permanently fenced within the ranch. In addition there are 360 acres of school land leased property lying adjacent and leasehold interest will be conveyed to buyer.

IMPROVEMENTS:

- 1,240 sq. ft. remodeled ranch style home
- Livestock barn with heated calving facilities lying adjacent to corrals
- 40' X 18' Shed, 60' X 40' Machinery Shed, 50' x 40' Quonset
- Steel working corrals and load outs

REAL ESTATE TAXES: \$12,870.82

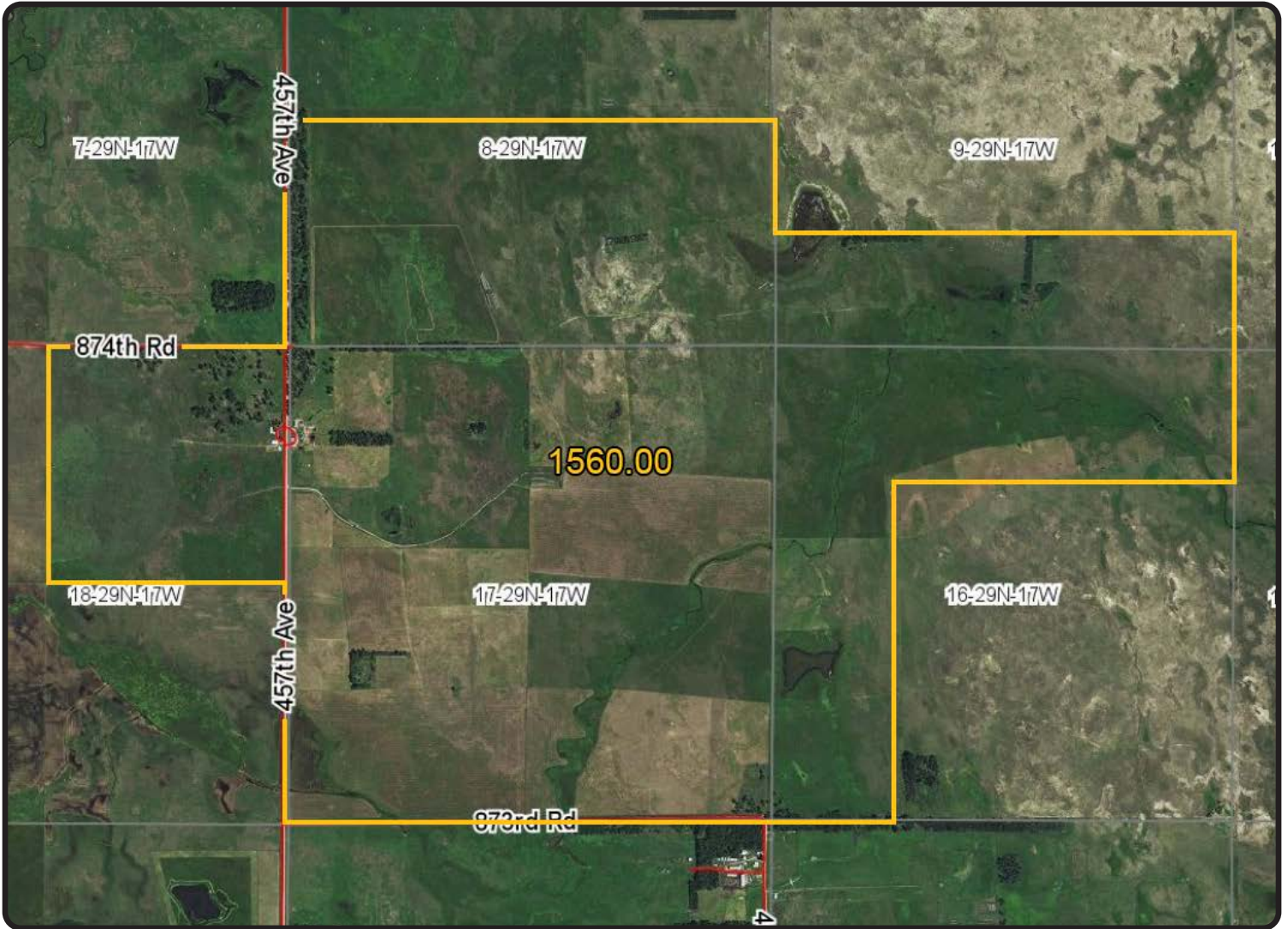
PRICE & TERMS: \$3,667,500.⁰⁰ Cash

BROKERS COMMENTS:

If you are looking for a small ranch that offers high carrying capacity grasses, top quality meadows, excellent winter protection and well maintained improvements, this is a must see. Please call for an appointment.

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





Boundry lines are for visual aid only.

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RANCH FACILITIES AND IMPROVEMENTS

RESIDENCE: Mid-1980's Westland Modular, Hastings, NE, 44' x 28' (1,240 sq. ft.) 3 BR, full bath, ½ bath off Master BR, laundry, recent new roofing, siding, windows, doors, furnace, air conditioning, ceiling insulation, some interior remodeling, 2013 new floor coverings, septic tank and drain field. Under floor completely beamed and ready for the house to be moved. ATTACHED GARAGE 20' x 18', finished, insulated, recent windows and doors, auto overhead door serves as entrance, mudroom, work-room. SHOP: 40' x 40' (1,600 sq. ft.) with 18' x 16' automatic overhead door. Wood frame and steel siding, propane and wood stove heat, concrete floor, insulated lighting 110/220V, workbench.

LIVESTOCK BARN: 30' x 76' (2,280 sq. ft.), 10'w X 10'h overhead door, steel frame and steel siding 110/220v, lighting, 2-5'w x 8'h livestock passage doors access to alley and corrals, 18' x 25' (450 sq. ft.) Vet/Al Room, concrete floor, lighting, Foremost self-catch head stall and Al/Calving facility, 18' x 12' (216 sq. ft.) Saddle-up/Tack room, RR tie floor, feed bunk, balance of building earthen floor, 2 horse stalls, feed bunk.

CORRALS and CATTLE WORKING FACILITIES: Corrals, sorting pens, load-out pens, alleys suitable for a 400-500 cow outfit. 7 pastures directly access the corrals or a stock drive lane. Facilities ideal for a large AI program or registered cattle operation.

UTILITY BUILDING: 40' x 18' (720 sq. ft.) wood frame and wood siding, concrete floor, 110/220v, lighting, workbench.

MACHINERY BUILDING: 60' x 40' (2,400 sq. ft.), 16' w x 12' h automatic overhead door, wood frame and steel siding, 110/220v, lighting, concrete floor.

QUONSET BUILDING: 50' x 40' (2,000 sq. ft.), 18'w x 16'h sliding doors, all steel, 110/220v, lighting, concrete floor. Quonset building has bunker style interior sidewall and holds over a semi-load of feed.

FEED STORAGE and DELIVERY: 2-cone bottom auger bins total storage over a semi-load of feed, 1 corn dryer bin with bottom auger holds over a semi-load, one other grain bin with static storage and entry door.

PASTURES and CROSS FENCES: More than 30 permanently fenced pastures.

BURIED LIVESTOCK WATER SYSTEM: 9 miles of buried 3" and 2" PVC waterline on a 3HP pressure sensing variable flow pumping system serving 30-2" curb stops and risers serving 30 pastures. Livestock water system is on its own well. Back-up provided by the 3/4HP house well which is valved together to the livestock water system.

WINDMILLS and FLOWING WELLS: 10 windmills serving 16 pastures, 5 flowing wells serving 5 pastures.

CENTER PIVOT IRRIGATION: 75 acres of pasture grass under irrigation. Older, updated Lockwood system with modern control panel, several new gearboxes and electric drives, converted to low pressure heads and end gun boost pump. John Deere unit, Berkley pump. Acreage and water rights approved with the Upper Elkhorn DNR. Well is set to pump 980 GPM.

SCHOOL LAND LEASE: Lease #107876-14 issued December 2006. Ending on December 31, 2022. (Annual Rent--\$9,911.40) 360 acre grassland lease which adjoins deeded land. Water is supplied by two windmills and ranch pipeline water. Semi-permanent electric fences divide pasture into multiple perimeter pastures and two large interior pastures.