



GOSPER COUNTY GRASS



320± acres of hardland grass pasture near Bertrand, NE.

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: Jordan@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$960,000**

Location

4 Miles Southwest of Bertrand, Nebraska. County road 735 bisects the property. From Hwy 23 go 4.5 miles South on Road 435. Turn West on Road 735 go a little over 1 miles to the East edge of the property.

Legal Description

Township 6-Range 21 West of the 6th P.M. Gosper County, Nebraska Section 17 SE 1/4; SW 1/4 17-6-21

Acres 320±

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 **\$2,169.32**

Property Summary

Rare Opportunity: Prime Hardland Grass Pasture Near Bertrand, NE.

Discover a truly exceptional chance to acquire prime Hardland Grass located just 4.5 miles Southwest of Bertrand, Nebraska. This property has remained off the market for decades, making it a rare and valuable opportunity to expand your grass holdings in one of the region’s most productive farming areas.

Boasting excellent county road access, this pasture offers seamless entry and exit for livestock, simplifying daily operations and pasture checks. A newer solar-powered livestock well is conveniently situated on the South side of the road, with a pipeline feeding a tank on the North side, ensuring reliable water access across both sections of the property.

Strategically designed for rotational grazing, the road divides the pasture into two distinct areas, each with its own water source. A cattle crossover beneath Road 735 near the old windmill further enhances functionality, allowing for efficient movement and improved grazing management.

Whether you’re looking to expand your existing operation or invest in high-quality pastureland, this property combines location, infrastructure, and long-term potential in one outstanding package.

Well Info:

Status Well Use	NRD Name	County	Location	Reg. Date Completion Date	Pump Rate Static Level Pumping Level	Pump Col Diam	Pump Depth	Total Depth
Active Registered Well Livestock	Tri-Basin	Gosper	SWSE S17-T6-R21West	8/31/202 8/5/202	10 140 150	1.25	240 ft	315 ft

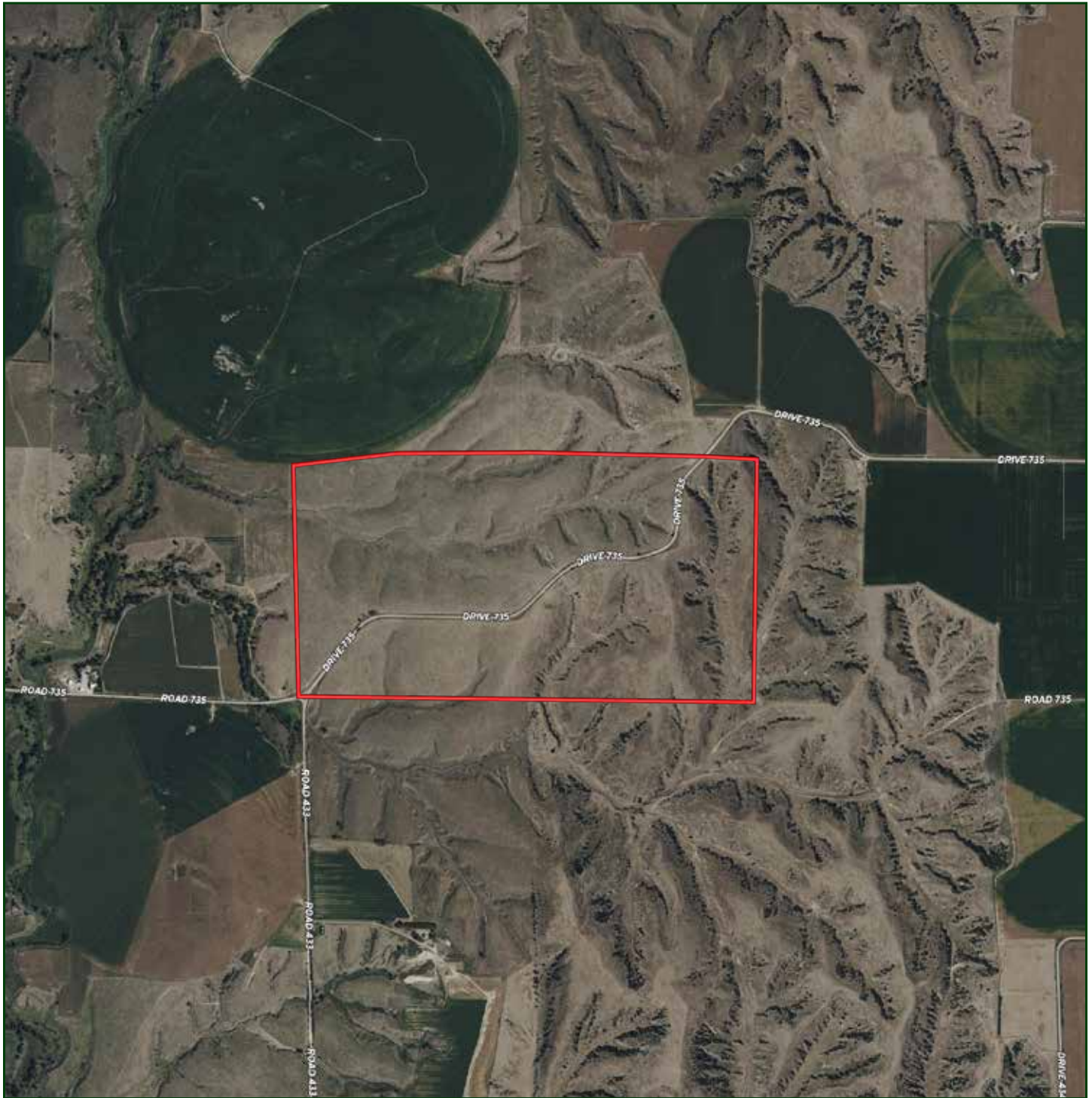
All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

JORDAN MAASSEN
Sales Associate
Cell Phone: 308-530-8463
Email: jordan@lashleyland.com

PROPERTY IMAGES

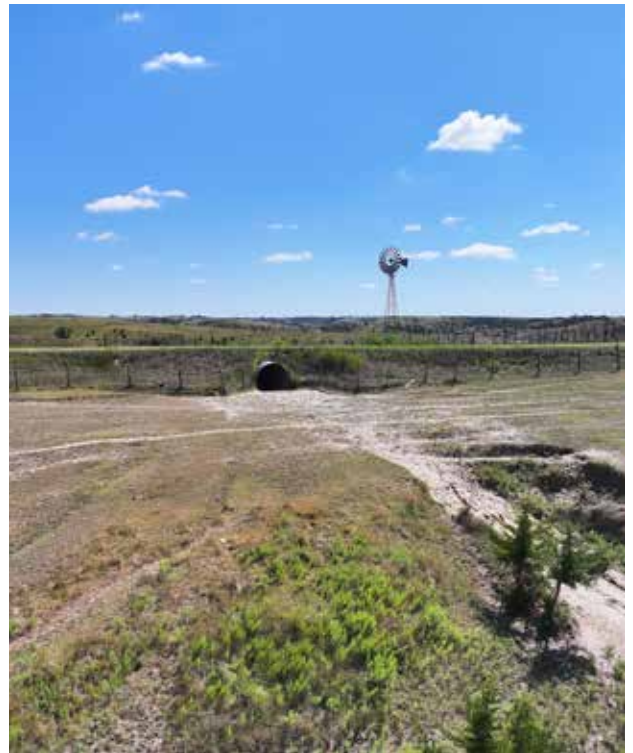


PROPERTY IMAGES



JORDAN MAASSEN
Sales Associate
Cell Phone: 308-530-8463
Email: jordan@lashleyland.com

PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: Jordan@lashleyland.com