



PINE RIDGE RANCH AND WILDLIFE



A 688± acre ranch and hunting retreat 14 miles from Chadron, NE.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$1,700,000**

Location 14 miles SE of Chadron, NE

Legal Description

All West of the 6th P.M. Dawes County Nebraska; E1/2SE1/4 S8-T32N-R47; W1/2SE1/4, SW1/4 S9-T32N-R47; E1/2W1/2, N1/2NE1/4 S21-T32N-R47; N1/2NW1/4 S28-T32N-R47; NE1/4NE1/4 S29-T32N-R47

Acres **688.86±**

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 **\$5,247.64**

Property Summary

This is an exceptional ranch/hunting retreat/recreational property located in the Pine Ridge of Western NE. It is located approximately 14 miles SE of Chadron NE. It has an older home in good livable condition. A nice shop, livestock barn and set of pens and outbuildings. All the wildlife that resides in the Pine Ridge area are present on this ranch including elk, mule deer, whitetail deer, coyotes, bobcats, mountain lion and turkeys to name a few. There are approximately 250 acres of farm land that is used for hay every year, making this ranch a good place to use as a home base for a cow/calf operation.

This ranch can have several different income streams, hunting, haying and grazing. There is a school land lease(BELF) of 637.7 acres that will be transferred to the new buyer, it connects the two non-contiguous pieces. The cost per year is \$6,957.40 per year. There is also the possibility of taking over two private leases that are currently used with this property. There is not a fence on the east side of the school lease.

Places like this do not come up for sale often. It probably wont be on the market long.

Call Scott Saults if you have any questions or would like to view this property.

Income Potential: Take in 140 pairs @\$60/month for 5 months=\$42,000

Hunting lease income: \$10,000

Haying income: \$7500

Total income: \$ 59,500

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.

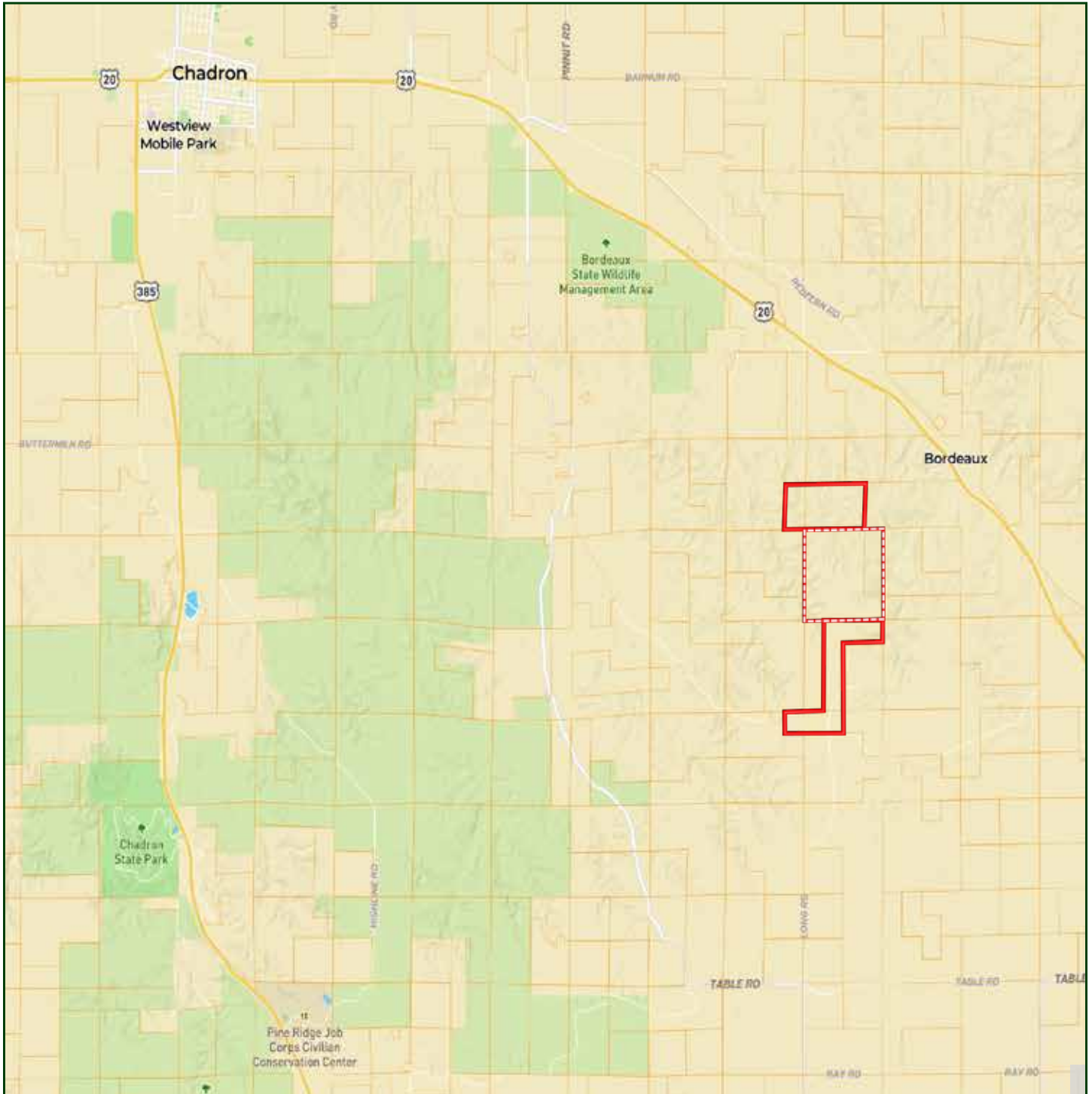
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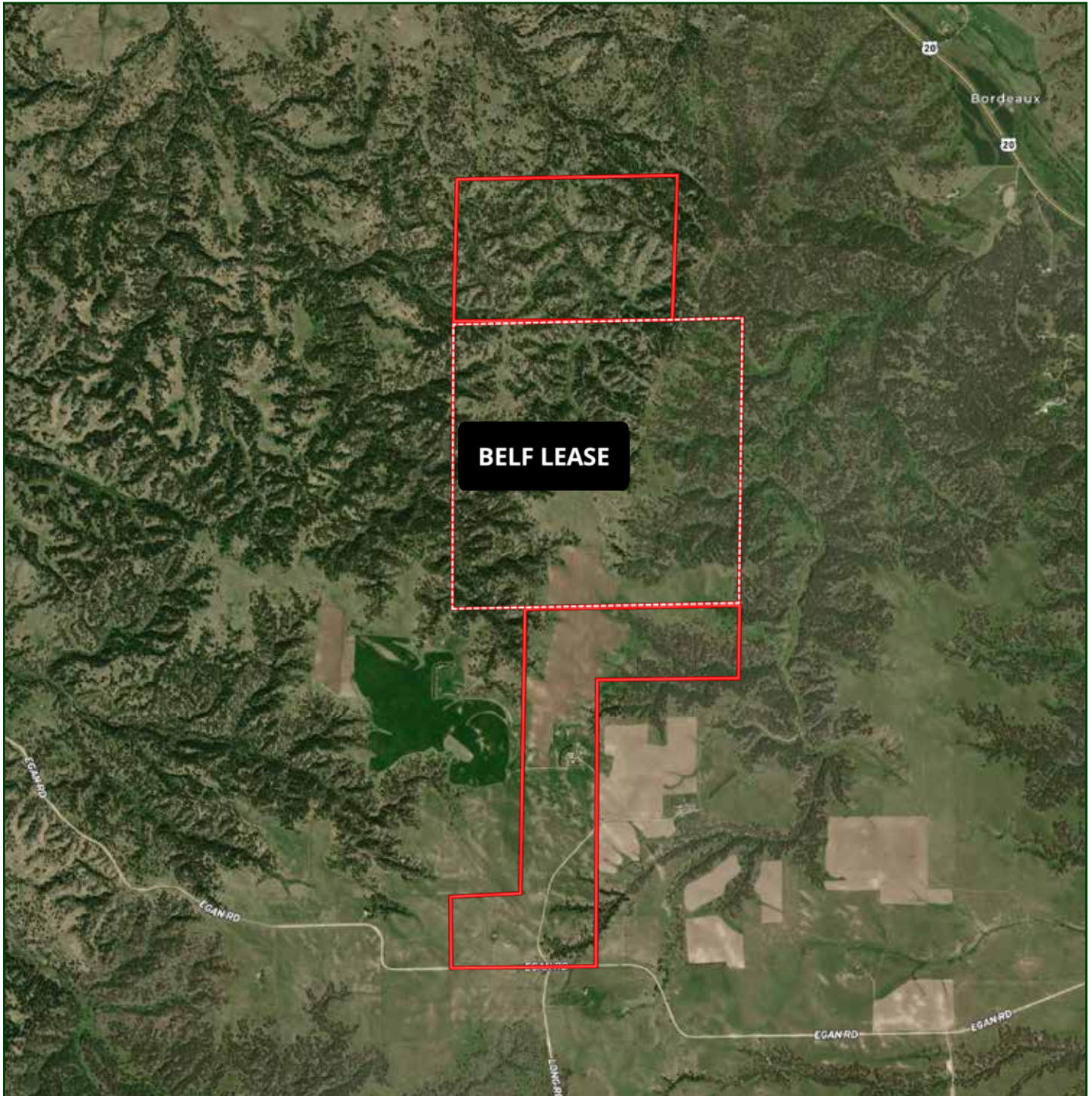
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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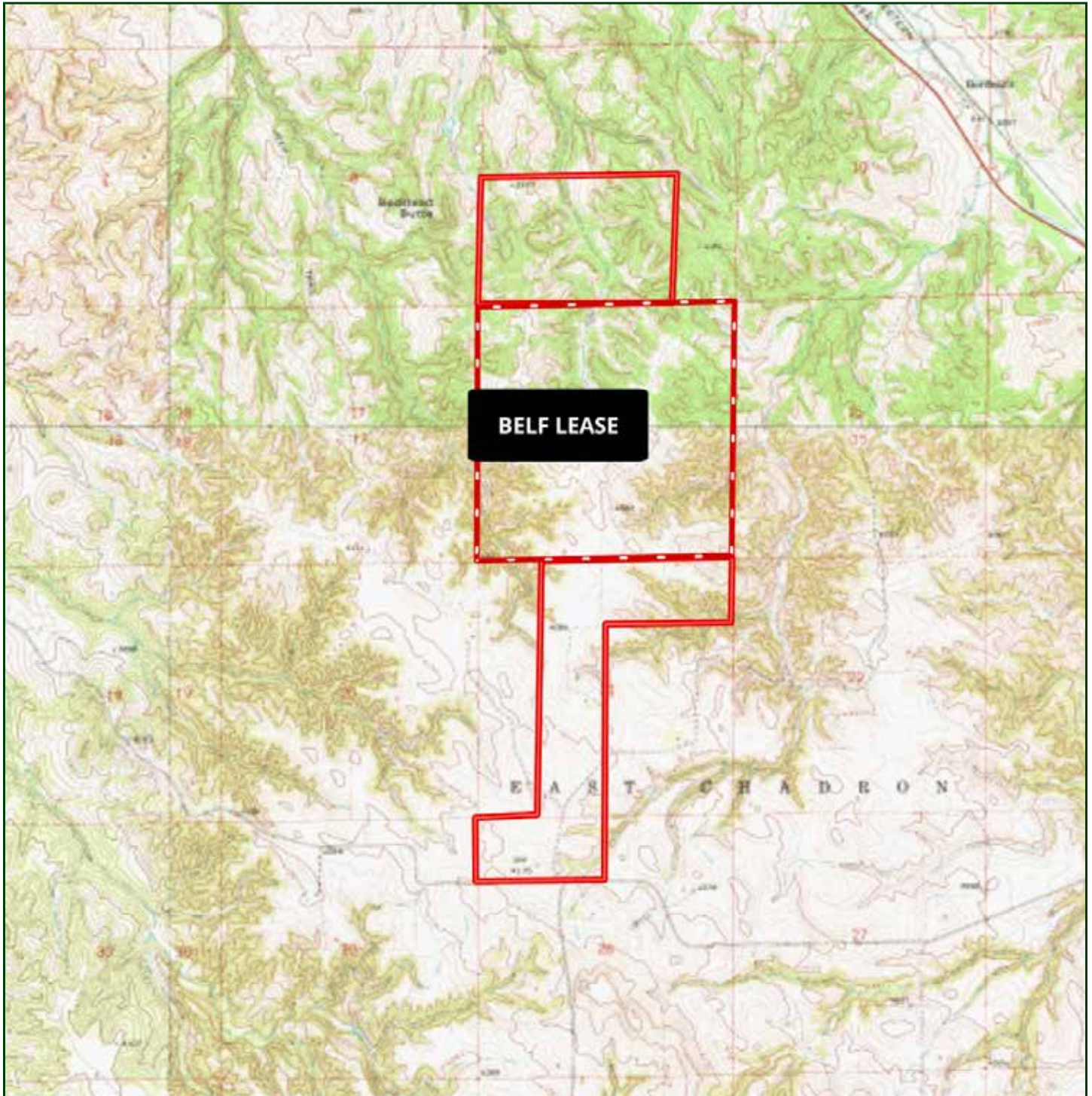
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TOPO MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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