



ELSMERE RANCH



A 2,066± acre ranch in Southwest Brown County.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price **\$5,684,000**

Location 18 miles South of Ainsworth, NE

Legal Description

26 26 24 ALL OF SECTION 647.71 ACRES
27 26 24 ALL OF SECTION 635.92 ACRES
28 26 24 PT E1/2 & PT E1/2W1/2 466.63 ACRES
33 26 24 PT. E1/2W1/2 & 1/2E1/2 TOTAL 316.23 ACRES

Acres 2,066.69±

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 **\$10,574.74**

Property Summary

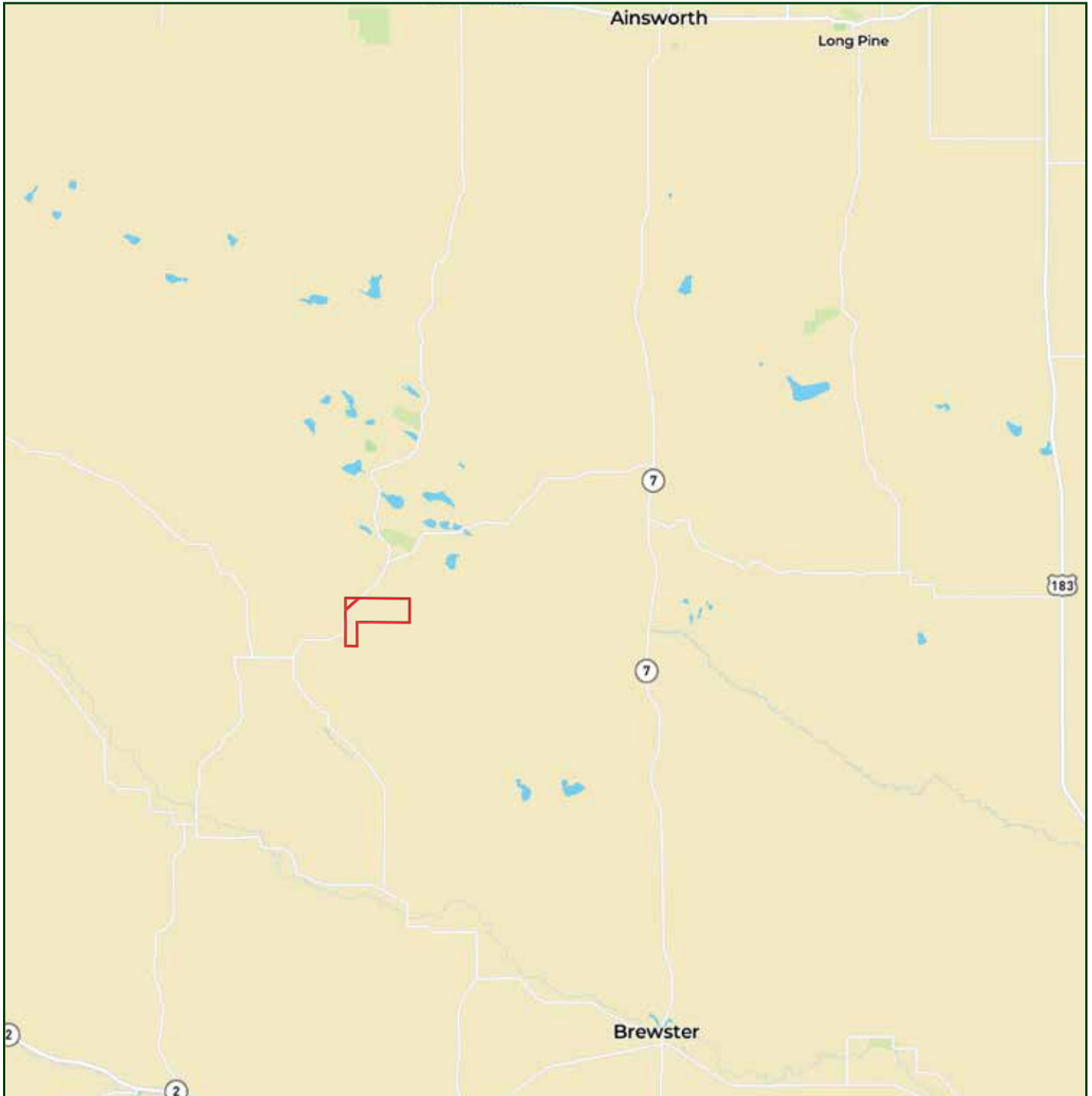
New listing with more details coming soon!

Elsmere ranch is located 18 miles South of Ainsworth and 13 miles West on Elsmere Road. There are seven pastures that have four solar wells with tanks and two windmills. This ranch is owner rated at 170-200 pairs for the grazing season along with two hayfields yielding approximately 100 bales.

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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LOCATION MAP



Boundary lines are estimates - Map for illustration only



NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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