



PRAIRIE SPRINGS WATERFOWL RANCH



A waterfowl hunting retreat North of Mitchell, NE.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$2,876,750**

Location North of Mitchell, NE

Legal Description

THE NW1/4 NW1/4 AND THE SE1/4 NW1/4 AND PART OF THE SW1/4 NW1/4 AND PART OF THE SW1/4 ALL IN SECTION 24, T24N, R56W OF THE 6TH P.M., SIOUX COUNTY, NEBRASKA

Parcels: 830006311, 830006303, 830070567, 830070569, 830006346, Sioux County, NE.

Pathfinder Surface Water Irrigation details: In the NW ¼ 40+- acres, S ½ of NW 80+- acres, part of the NW, SW 67.40+- acres. \$36.00 per acre.

Acres

184± Prime recreational land

76.15± Gravity Irrigated

13.41± Homestead

Total: 277.91±

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.

Property Summary

There are very few chances in life to own an exclusive ranch devoted primarily to Waterfowl with the comforts of a home large enough to host the whole gang in a top-notch property so well maintained. Because of the location there is also an abundance of wild pheasants, wild turkey, and many whitetail deer inhabit the area as well. The seller has placed feeders in just the right area, which gives this property a bonus mixed bag potential...

The design of this property is amazing with the main dwellings far enough away from the waterfowl action to not disturb them but after the hunt there is a "like" new cabin on the south end of the property that the seller's never hunt which the waterfowl use as a roost area along the spotted tail creek which has been enhanced to hold a lot of waterfowl. Sit out back of the cabin with a glass of wine and watch the fun begin as thousands of waterfowl traverse the area.

Two Dwellings on the Homestead, 13.41+- acres

1,920 square Manufactured Home, 1,050 square foot attached double garage, 3 bedrooms 2 full bathrooms.

40x115 Barndominim with 2 bedrooms with multiple beds in each room with each room having its own private locker space. 2 full amazing bathrooms, amazing open kitchen living room space including attached heated shop.

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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Detached garage for game processing with motorized duck plucker, big game hoist with many stainless cleaning tables and accessories.

The pictures included in this brochure show the power of this top notch waterfowl property located north of Mitchell, Nebraska, Please call me Jon Farley the list agent who will need to be present for all showings at 308-530-7854.

Agent Notes: Trash/Dumpster is provided by TDS out of Torrington, Wyoming. Two 1000 gallon propane tanks owned, serviced by Legacy COOP out of Scottsbluff, NE.

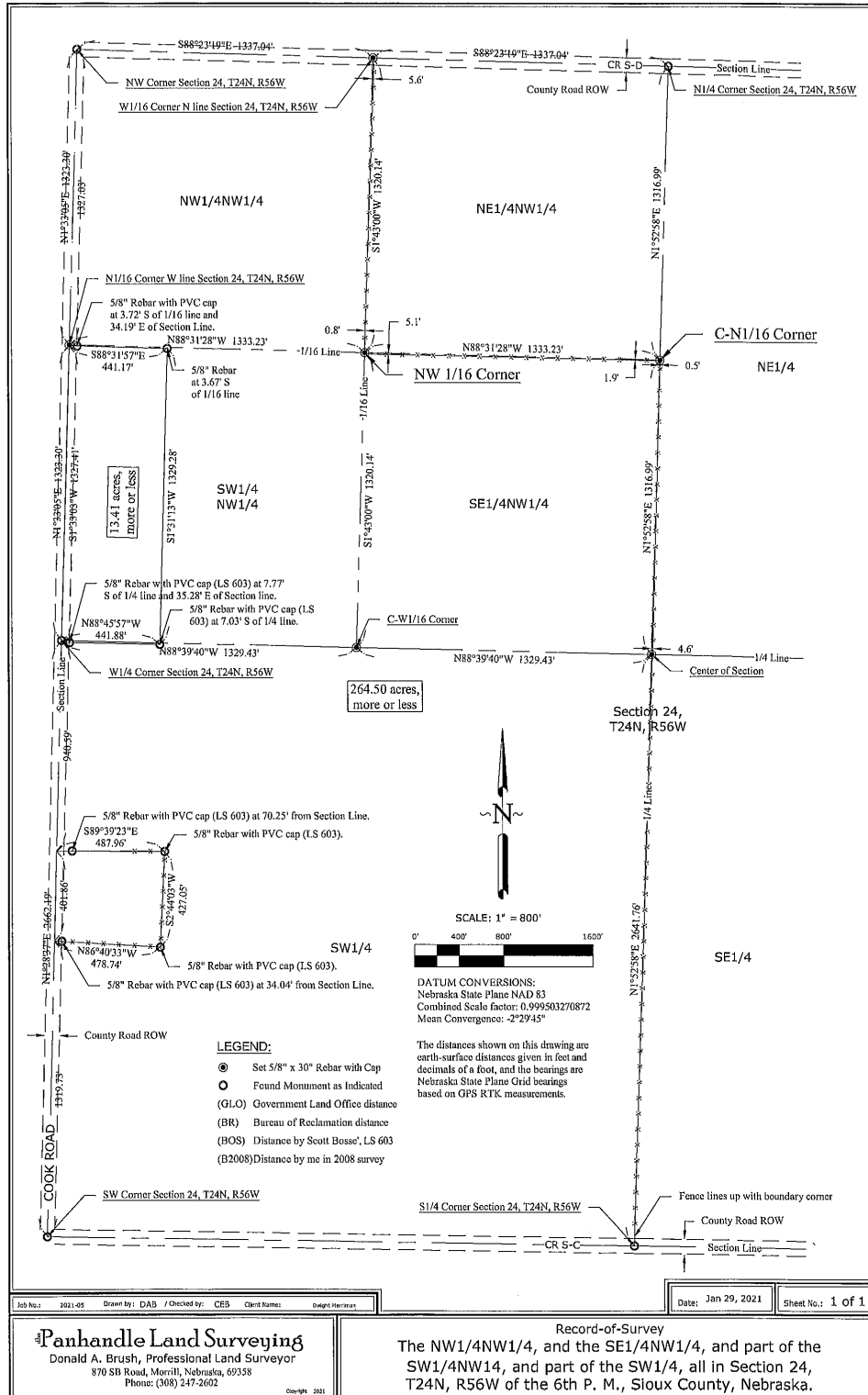
This property is in a hot zone in Western Nebraska for waterfowl! Only 11 miles from Scottsbluff, with great dining, an airport with United flights to Denver, and a good hospital. Mitchell is smaller and only a few miles away from the property and offers many amenities as well.

Well Logs

Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
19267	IA	24N 56W 24 NWNW 10N 10W	06/04/1954	96.9	500 gpm	16 ft	75 ft	6 in		88 ft
113599	DA	24N 56W 24 NWSW	06/06/1998		25 gpm	12 ft	45 ft	1 in	60 ft	80 ft
139676	DA	24N 56W 24 SESW	12/10/2001		15 gpm	10 ft	20 ft	1.25 in	40 ft	60 ft
189832	IA	24N 56W 24 SESW	07/14/1977	12.6	400 gpm	12 ft	73 ft	4 in	74 ft	90 ft
189834	IA	24N 56W 24 SESW	07/31/1989	7.8	500 gpm	11 ft	93 ft	4 in	93 ft	98 ft



SURVEY



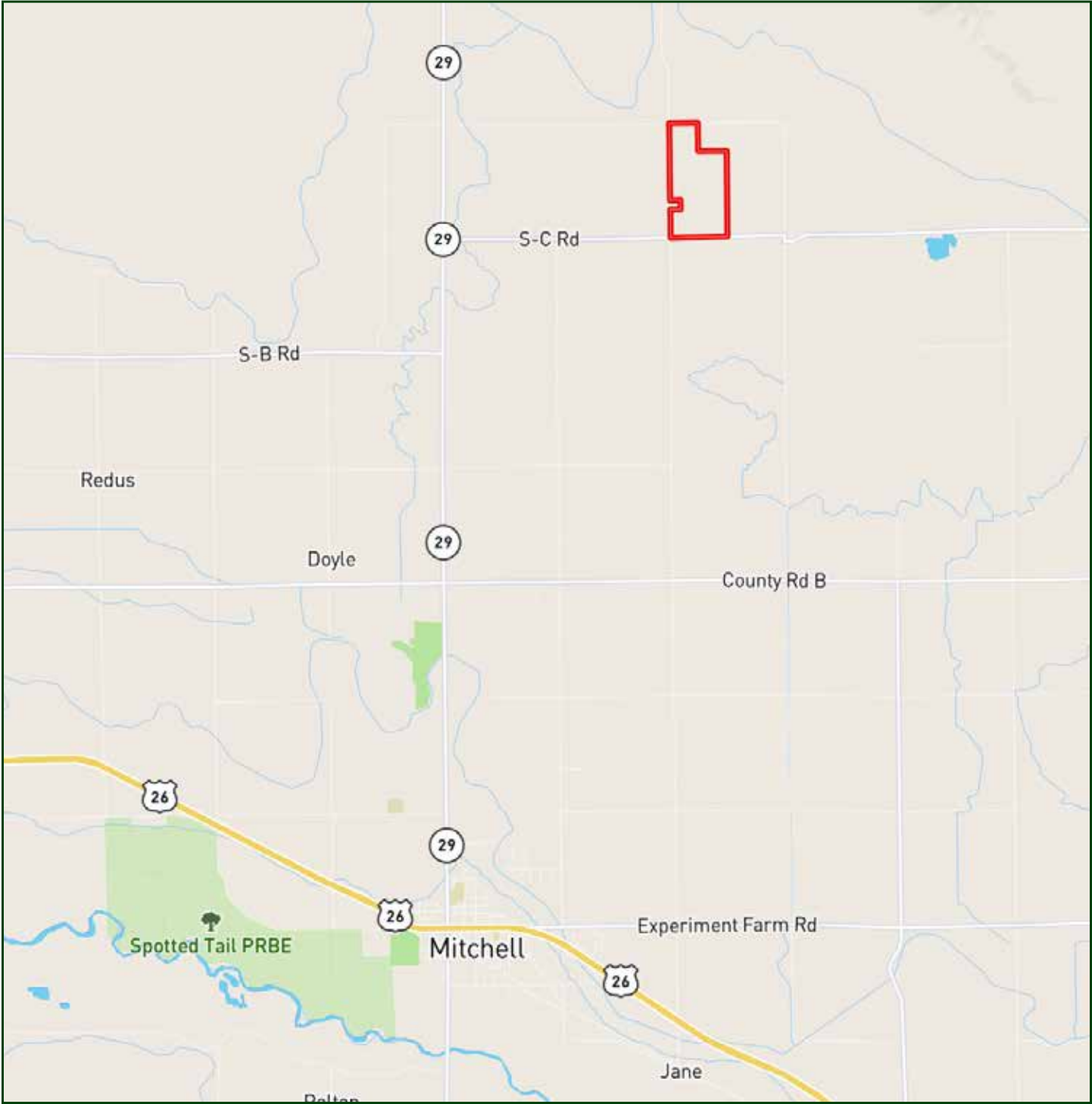
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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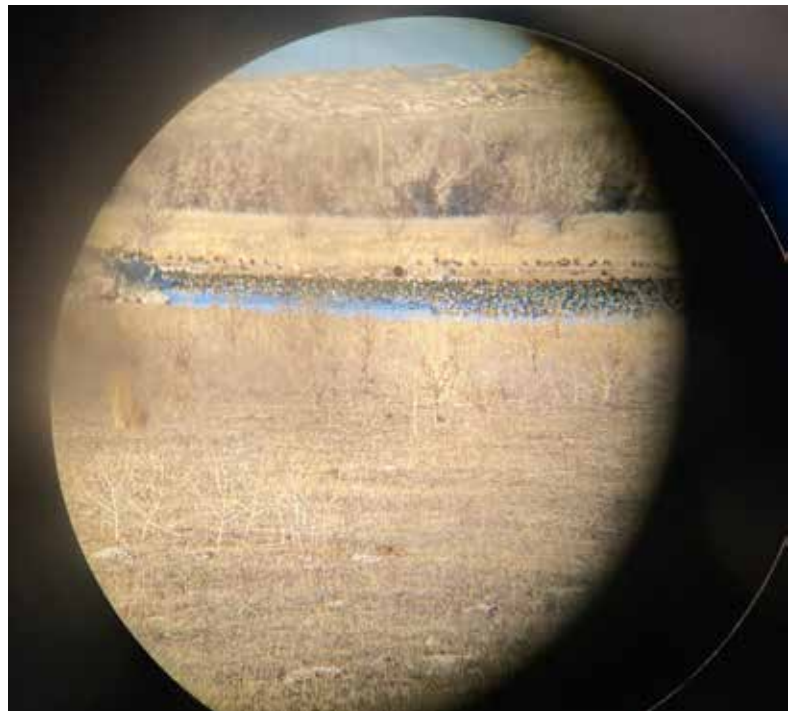
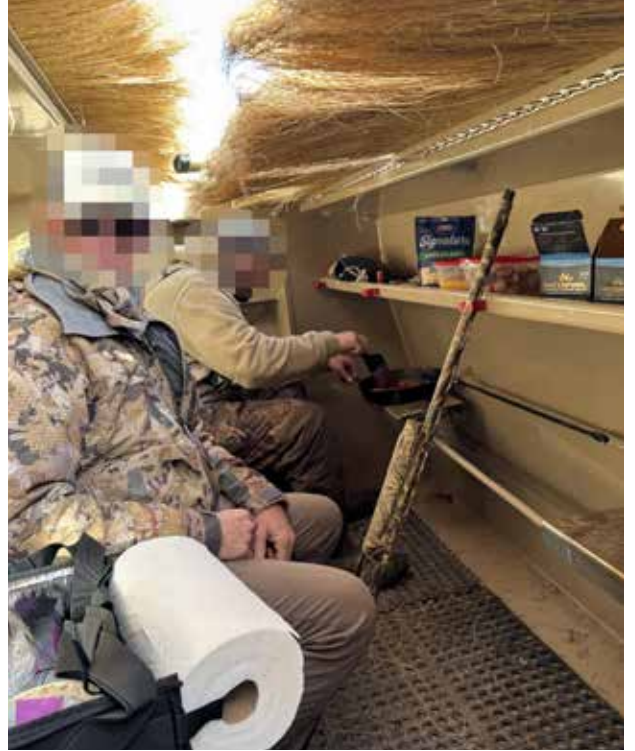
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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