



GREAT CALVING LOCATION



Located South of Spalding in Greeley County, NE

BILL GRANT

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$565,000**

Location 50585 811th Rd., Spalding, NE 68665

Legal Description

S1/2 SE1/4 Section 29, Township 19N, Range 9 West of the 6th P.M. Greeley County, Nebraska (to be determined by survey)

Acres 80±

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 **TBD**

Property Summary

A Calving Setup Built for Peace of Mind

If you've ever lost sleep worrying about a first calf heifer out in the dark, this is the kind of place that lets you rest easy. Approximately 67 acres of good grass, established wind breaks, and paneled corrals with Ritchie waterers give you everything you need to keep a close eye on cows during the toughest weeks of the year. The entire property is wrapped in a well-maintained barbed wire perimeter fence, so containment is one less thing on your to-do list. The calving shed with its multiple pens and head catch chute is very functional. Stay inside out of weather to calve, AI or preg check. There's also outside cattle working area with a squeeze chute.

Beyond the calving setup, you'll find a solid pole shed with a partial concrete floor and several additional outbuildings. There is a concrete block building originally built as a milking parlor. The interior of this building needs some work but has four stanchions in place. For anyone dreaming of a small niche dairy, this could be for you.

Then there's the house. A two-story, 3,400 square foot home with a half basement, offers more room than most families need but exactly the kind of space a growing family appreciates. The main level has an open floor plan, a spiral staircase down to the basement, an updated kitchen, and separate living and dining rooms and flexible space for an office. The master suite includes a large bathroom with a jet tub. Upstairs holds three more bedrooms and a bathroom with a classic claw foot tub, the kind of detail that gives an older farmhouse real character.

This property works hard for cattle, but it doesn't stop there. With the size and layout of the home, there's genuine potential for a bed and breakfast, or simply hosting for family get togethers. Properties that combine this level of functional cattle infrastructure with a home this size don't come up often.

This property is worth a serious look if you're ready to make calving season a little easier on yourself.

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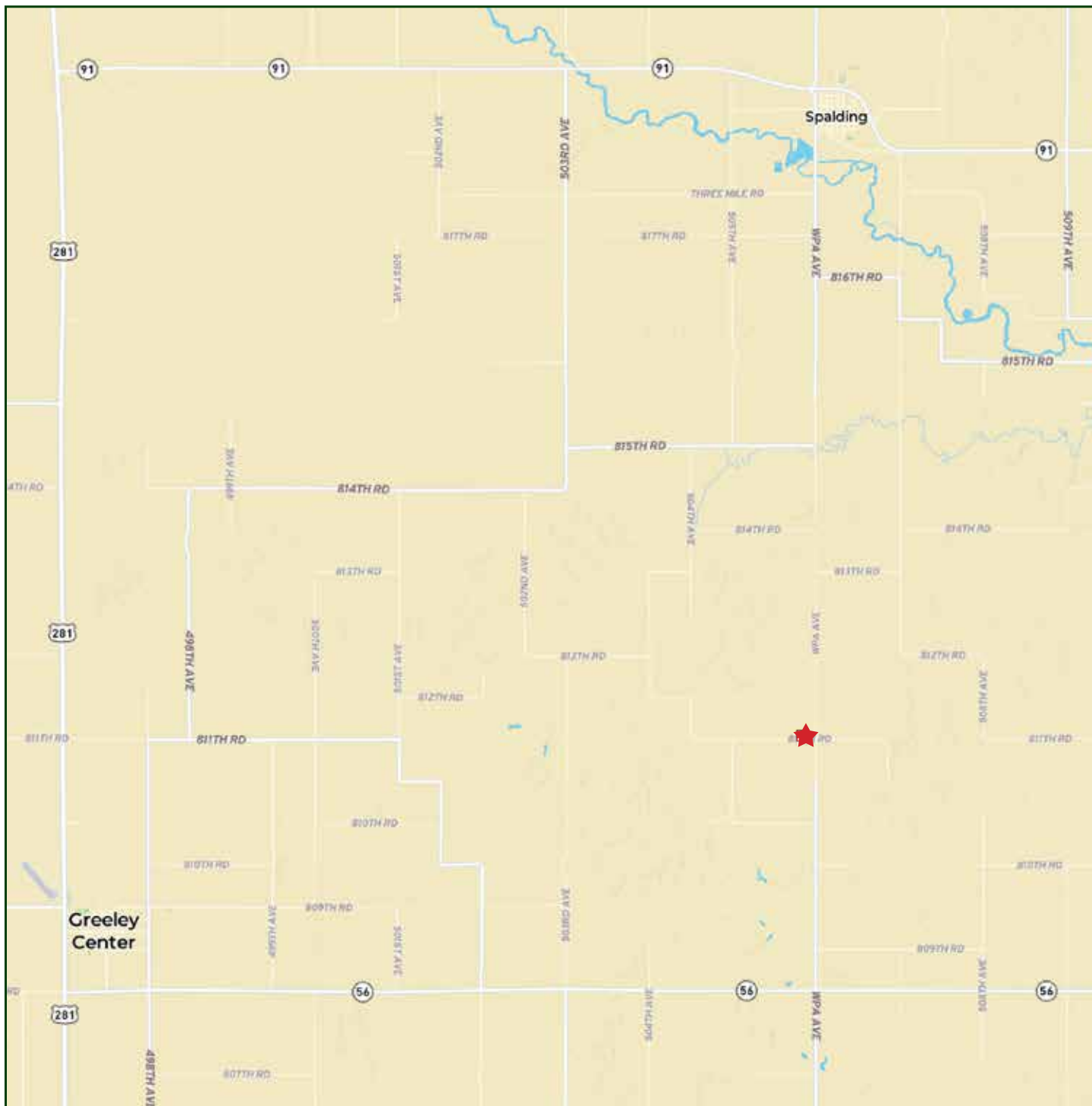
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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