



BOX BUTTE COUNTRY ACREAGE AND FEEDLOT



A productive acreage and feedlot with a large family home
and additional acres for lease.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$950,000**

Location

13 miles SW of Hemingford, NE | 7660 Hayes Rd., Hemingford, NE 69348

Legal Description

SE1/4SW1/4 7-26-50 West of the 6th P.M. Box Butte County Nebraska

Acres **16.2±**

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 **\$4,076.00**

Property Summary

Here is a very productive acreage with 900 ft of bunk line and four big pens with supporting smaller pens to go with it. There is an older Quonset (2360 sq feet) for storage, feed or machinery. There are 3 grain bins with a total of 20,000 bushels of storage. A nice older shop that is 2400 sq feet, and a newer metal building that could be used for a calving barn (it has a heated OB/Tack room and hot water, with an overhead electric door) or small indoor riding facility. Plus several outbuildings and loafing sheds. With good windbreaks around the pens and corrals.

There is a nicely remodeled home (3648 sq. feet) with a 700 sq foot basement and 7 bedrooms and 3 bathrooms. This would make a great home base for a group of cows or a good place to wean a bunch of calves and grow them. It has really good protection and good steel windbreaks. This property is on a good county road in an area with lots of feed availability.

It comes with the option to lease an additional 960 acres. The seller can't give possession of the house until late in the fall or possibly as late as Jan. 1, but could possibly give possession of the pens earlier. Call Scott for the details on possession or if you have any questions or would like to view this property.

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.

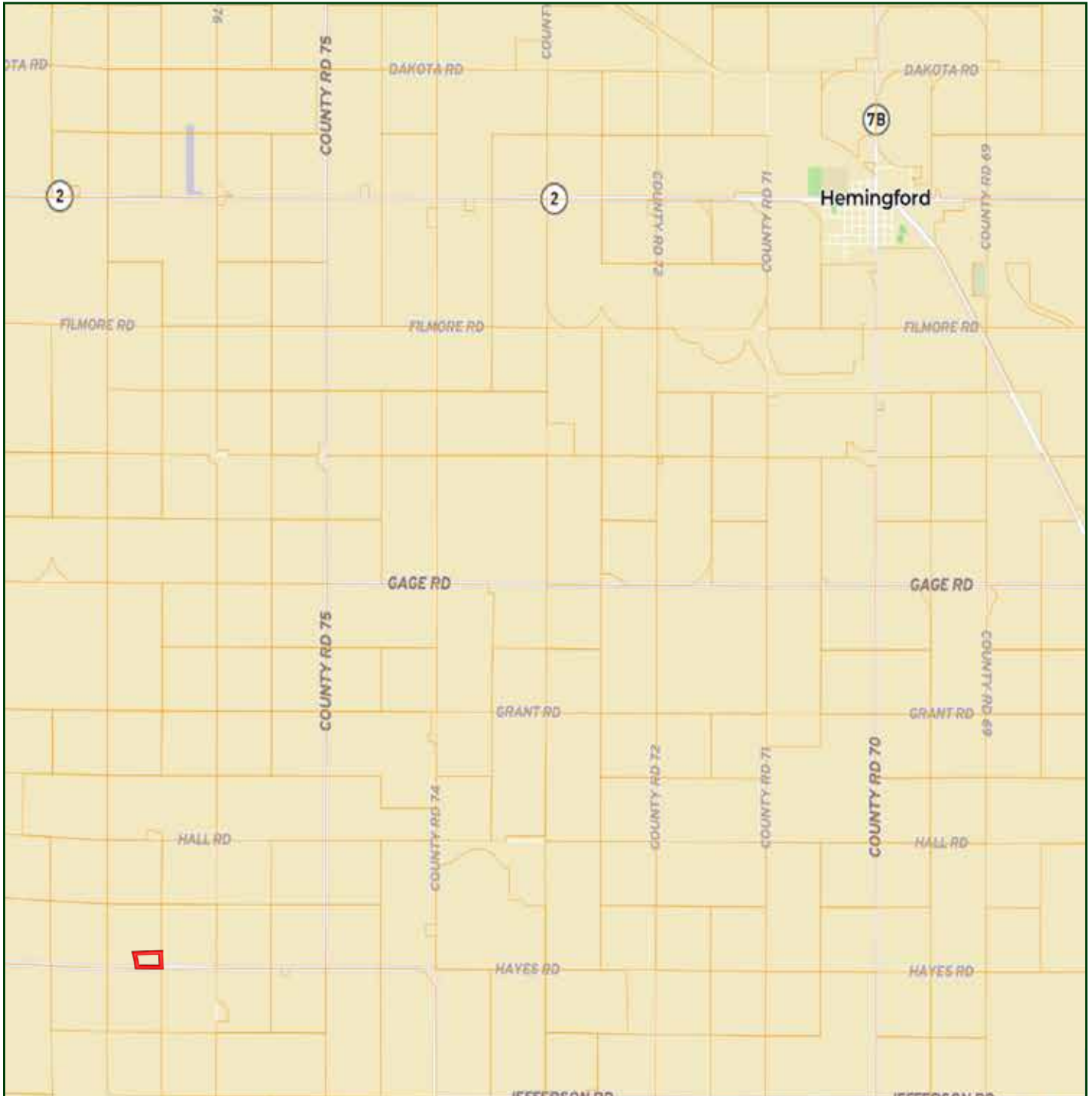
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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