



CENTRAL LINCOLN COUNTY RANGE



755± acres of quality native rangeland.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$1,285,000**

Location

Approximately 15 miles South of North Platte, NE on East side of HWY 83. Just North of North Platte Feeders.

Legal Description

E1/2 & PT. S1/2SW1/4; NE1/4SW1/4 Section 28-Township 11- Range 30 & W 1/2 Section 27- Township 11- Range 30 West of the 6th P.M. Lincoln County, Nebraska

Acres 755.38±

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 **\$5,246.46**

Property Summary

About 15 miles south of North Platte, just off Highway 83, sits 755.38+/- acres of native range that doesn't come along very often in this part of Lincoln County. Paved access runs right to the main gate, and the property is cross fenced with the option to split it further for added rotational grazing flexibility.

Water is covered in two spots. The NW site has an electric submersible well and tank, with a set of permanent working corrals nearby for easy gathering and sorting. Near the center of the property, tucked next to an old grove of trees, is the middle well, currently running a 4-panel solar setup that feeds a 30-foot tank. The original windmill is still standing and looks to be in good shape. On the southeast side of that same pasture is a second windmill well. The windmill is not currently functioning, so it would need a new windmill or a look at potentially adding solar there too.

The property carries some FSA base acres as well. Soils include Valent Sands, Hord Fine Sandy Loam, Hersh and Anselmo, and Hersh Valentine Loamy Fine Sands, so this isn't your typical sandhill pasture. The heavier soil mix allows for higher stocking rates than you'd see on ground that's 100% valentine or valent sand. Grassland of this size in this part of Lincoln County is hard to find. Call today to set up a showing on this excellent piece of Nebraska rangeland. Shown by appointment only.

FSA Information

289.93 Cropland base acres

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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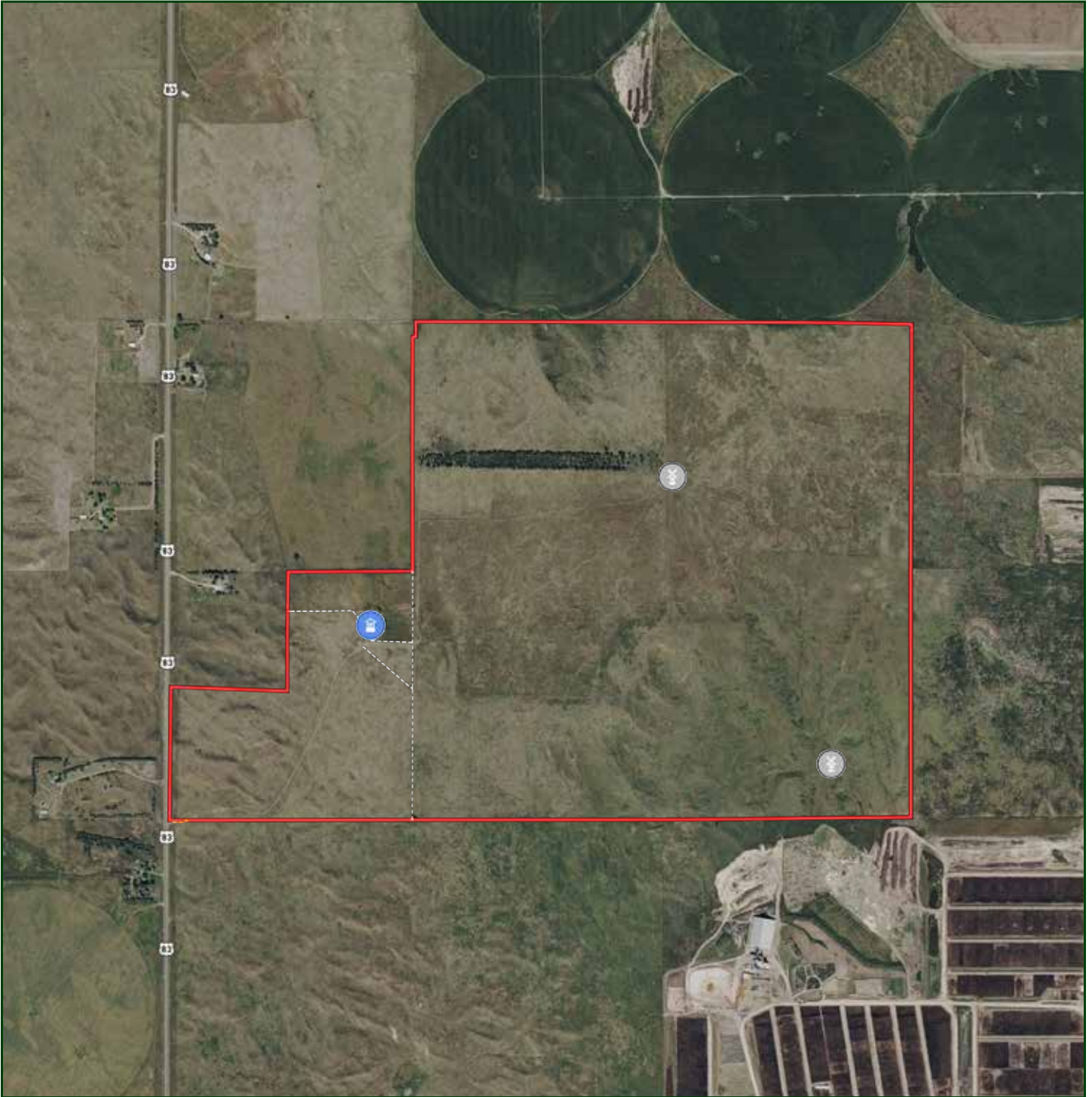
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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