LASHLEY LAND AND RECREATIONAL BROKERS

LODGEPOLE CREEK FARM AND RANCH

A 475± acre property along Lodgepole Creek with
productive farmland, pasture, and a home with supporting outbuildings..

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

$1,800,000

Location

1 mile SW of Lodgepole, NE 69149

Legal Description

N ½ & N ½ S ½ 36-14-47 West of the 6th P.M. Cheyenne County Nebraska

Acres

475.45±

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

Opportunities like this one don't come around every day!

Here is 475 acres on Lodgepole creek, just a mile from Lodgepole, Nebraska. This is an amazing combo unit. It has a nice 1560 sq. foot 3 bedroom 1.5 bath brick house that is newly remodeled, and a 16x60 trailer house that is 8 yrs old in very good condition.

The outbuildings are very supportive to a cow/calf operation. There is a Pole shed, 96x68, a new shop 30x40 with a bathroom and shower, and a quonset / shop with an insulated room. An old barn that has stalls and a head gate set up for calving. A good set of steel pens, and another pole barn approximately 30x40 that needs finished. Owners stated that they ran 100 cow calf pairs on this place.

The land consists of 36± acres of pivot of irrigated farmland, 114± acres of dry cropland, 295± acres in grass and the balance in grass lots and improvement sites. Approximately 125 acres of the grass is sub-irrigated pasture/hay ground.

All this sits on lodgepole creek, with large mature trees, lodgepole creek does not run year round but will have water in it on years with more rain and typically has some water in it in the fall and spring.

Enjoy good whitetail deer hunting and some goose hunting as well. This property is set up nicely to run cows or background calves or both. It would also make a great horse property.

Call Scott Saults 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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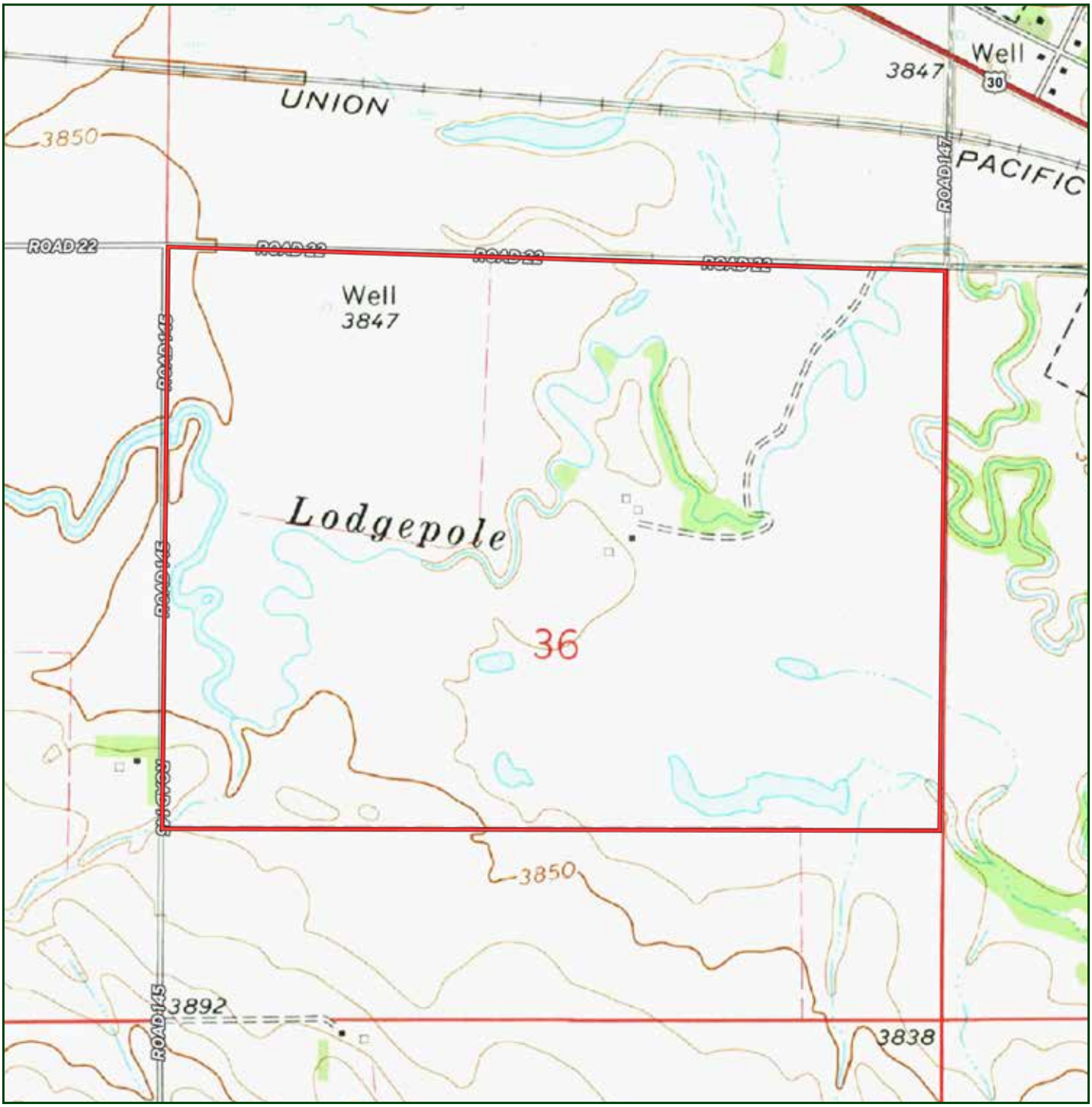
TOPO MAP



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PROPERTY IMAGES

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NEBRASKA EXPERTS,
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