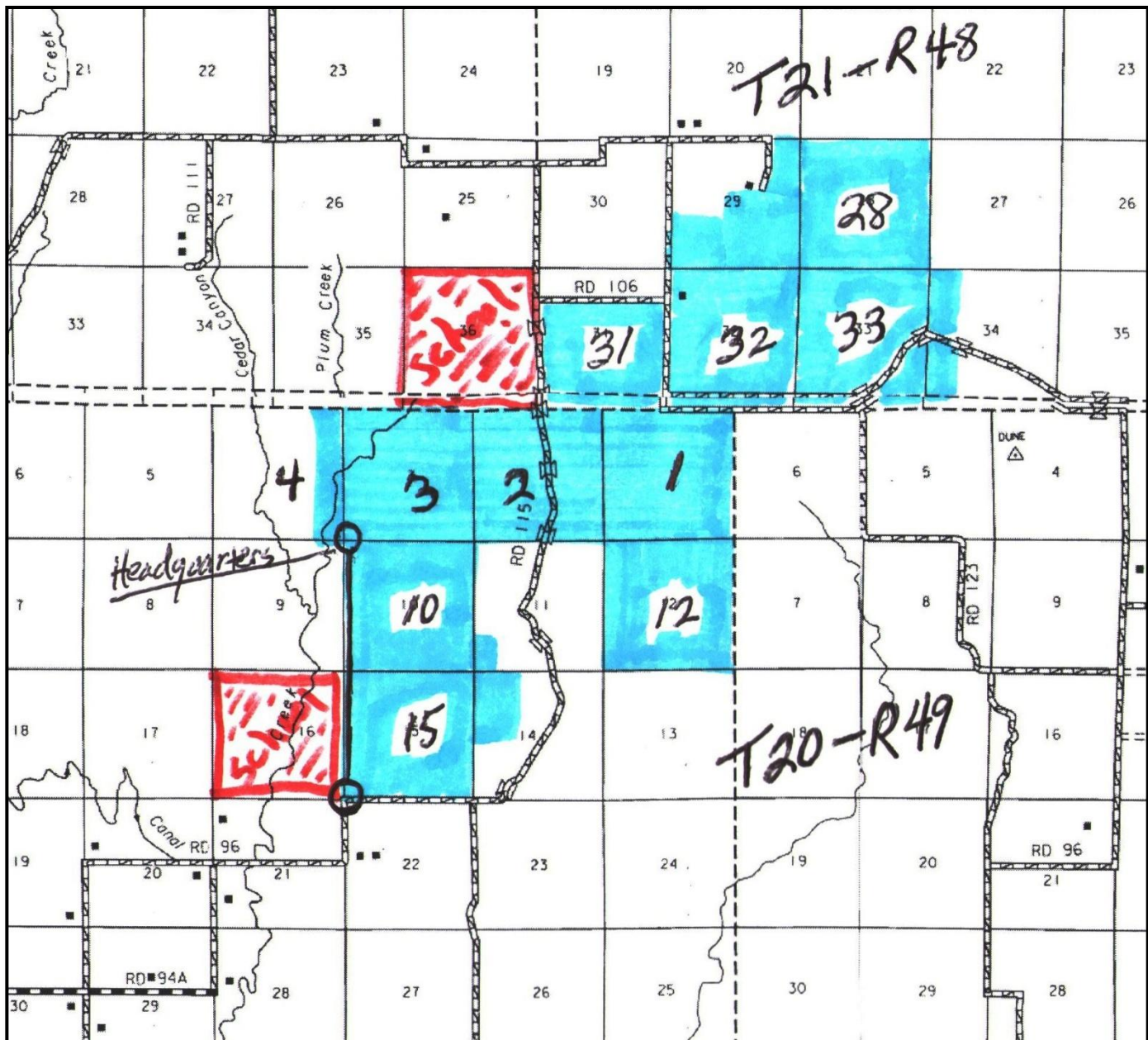


Nebraska Ranch Morrill County





T21-R48

Headquarters

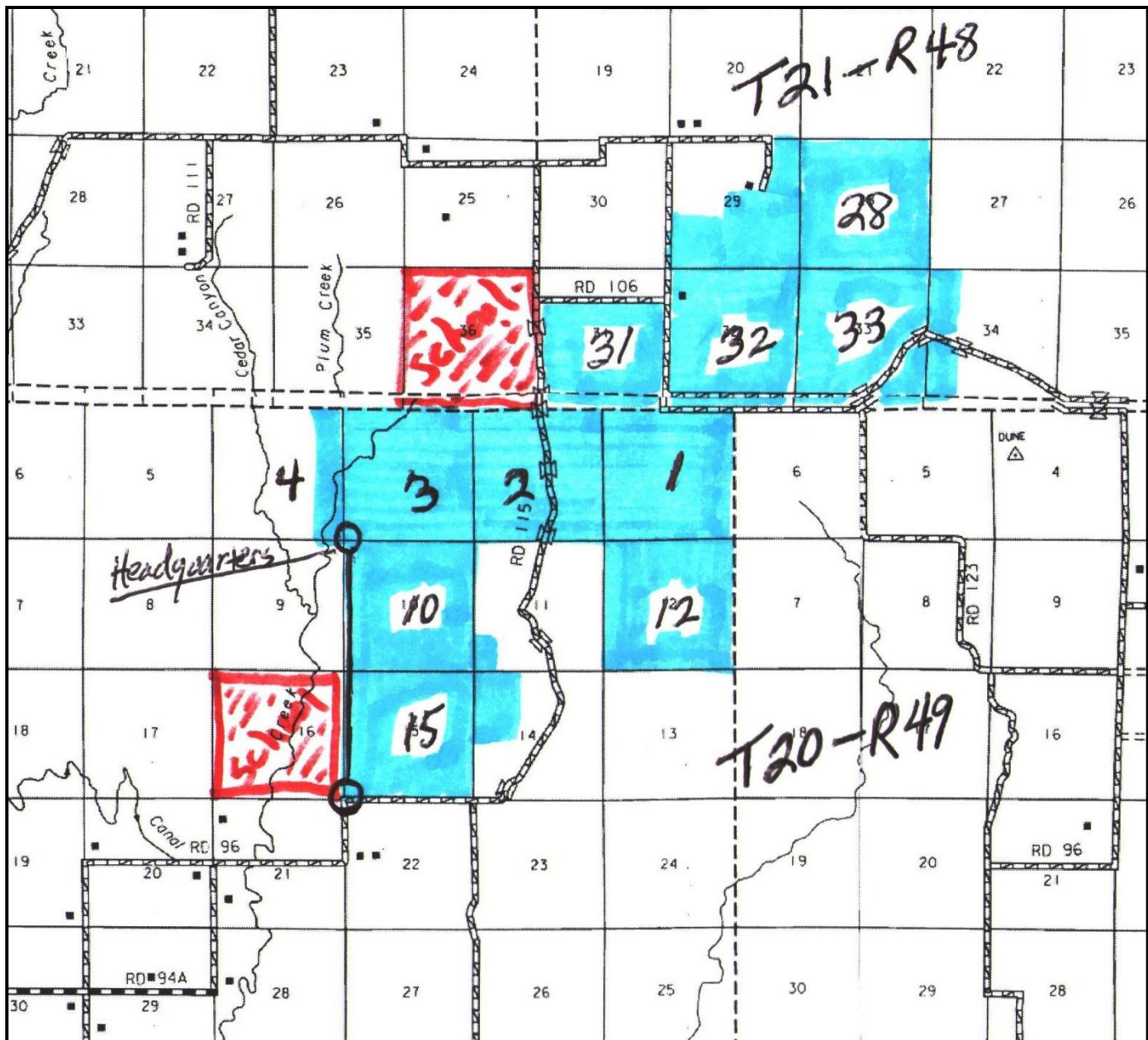
T20-R49

26
25
36

16
17

4
3
2
1
10
12
15

28
31
32
33



Morrill county Ranch

- Eight Submersible wells.
- 10-12 windmills (half have submersible pumps as back up)
- Ranch is the high point in the county. May be possible wind lease for future
- Two school sections are as follows: one rents for \$6,200 per year with seven years left on the lease; the second leases for \$6,800 per year, seven years left on lease. It's higher because it has 98 ac of farm ground that is fenced out of the pasture.
- House is a modern (20 +/- years old) two story ranch house.
- Second house is old but fixed up for bunk house (single story)
- Barn has 4 horse stalls, head gate and area to keep a dozen heifers in during bad weather calving, shop area also.
- 1045 +/- ac of the ranch is CRP with (847 acres @ \$33.85) (189 acres @ \$51 per acre payment). The grass stand is very good.
- Set of pole corrals at the headquarters, plus two other sets of catch pens on the ranch.
- Neighbors to the north are older and unable to care for their cattle. They have 1,000 acres that joins this ranch and it's the owners opinion that they will be sellers soon.
- 6,585 +/- deeded plus the two school sections. Priced at \$590 for the deeded acres.

Contact: **JC Barr 405-433-5635**

Larry Tierney 308-870-0466









