

Gordon  
Nebraska

**2,276.35 +/- Deeded Acres  
Sheridan County, Nebraska**

Farms • Ranches • Sales & Exchanges in Nebraska & South Dakota

REALTY  
PO Box 467  
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# FOR SALE

## 2,276.35 +/- Deeded Acres

If you are looking for a great farm that offers the diversity of the livestock industry look no further. This farming/cattle feeding operation is located in a very productive area. The farm shows great pride of ownership throughout. Along with the top quality soils in the area, this operation is very accessible by County Roads.

Please set up an appointment today to make a personal inspection of this operation, you won't be disappointed!





# FARM & LIVESTOCK OPERATION



## PROPERTY LOCATION:

From Gordon, Nebraska go 2 miles North and 4 miles East to the headquarters of the subject property.  
(See Plat Map)

## DEEDED ACRES:

2,276.35 +/- Acres

## CERTIFIED IRRIGATED ACRES:

1,139.56 +/- Acres

## IMPROVEMENTS:



- 1,410 sq. ft. Home w/ detached garage
- 1,044 sq. ft. Home w/ finished basement
- 40' x 120' Pole Building w/ calving facilities
- (2) 40' x 60' Steel Buildings
- (1) 50' x 60' Steel Building
- (2) Wood Livestock Barns
- Over 1800' Concrete Fence-line Bunks
- 60' x 90' Concrete Silage Bunker
- Hydraulic Working Chute
- Steel Working Facilities
- Grain Storage & 24 Ton Cake Bin

## REAL ESTATE TAXES:

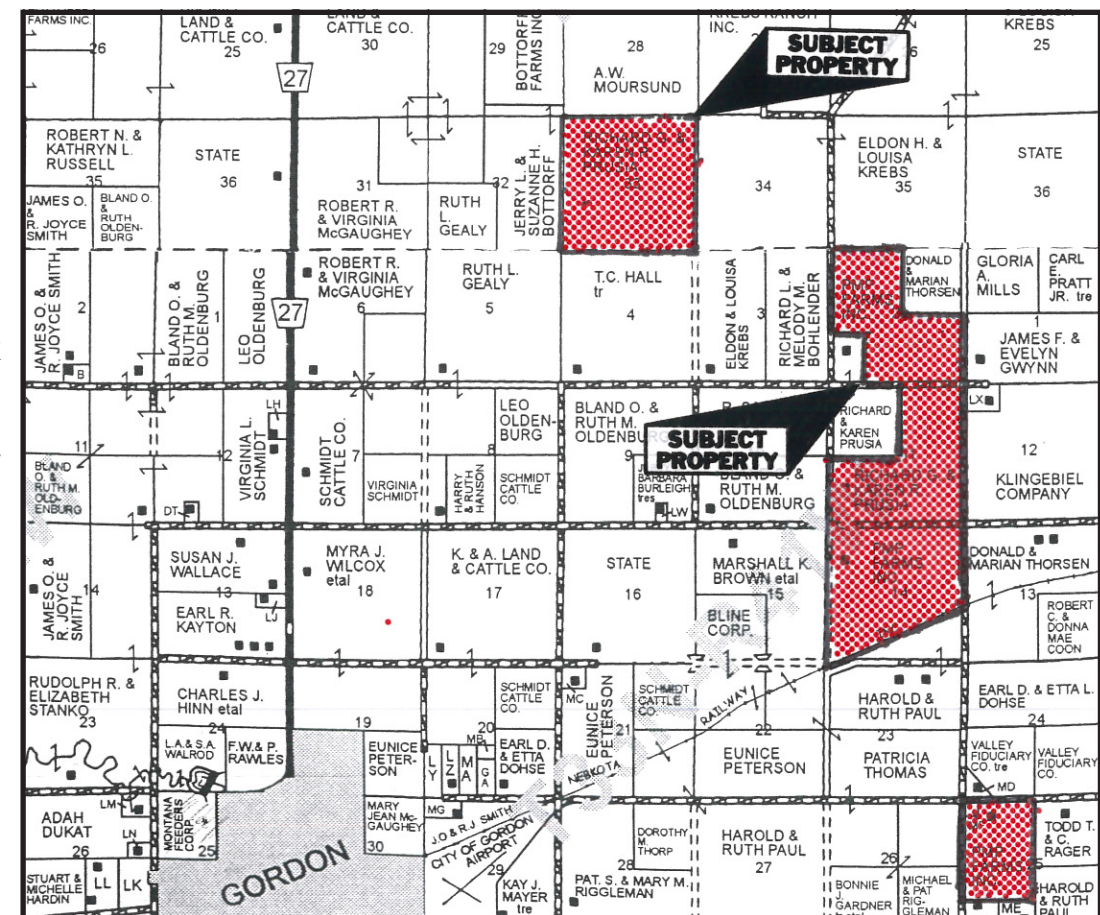
\$16,454.40

## PRICE & TERMS:

**\$5,000,000.00 Cash with fall 2011 closing.**  
Subject to Seller completing a 1031 Tax Deferred Exchange.

## COMMENTS:

The farmland is irrigated by 100% electric wells. Crops produced in the area would include: Wheat, Edible Beans, Corn, Alfalfa and Turnips to compliment the livestock operation in the fall and winter months. According to the FSA there are nearly 1,500 acres of cropland with the remainder in native grass and CRP.



\* This information was obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Contact Waldo Realty for more information on this property!

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