

2,560± Acre Cheyenne County Ranch



Scenic, Productive Grassland

S/2SE/4 Sec.7; W/2SW/4 Sec. 8; W/2NW/4, SW/4, W/2SE/4 NW/4 Sec.17;
All Sec. 18; All Sec. 19; N/2 & SE/4 Sec. 20; W/2W/2 Sec. 21; NW/4 Sec.
28; All in 2-37, Cheyenne County, KS



New 50' x 120' Steel Building



Irrigated Land

This exceptional, well-watered ranch is truly a turn-key ranching opportunity with potential homestead establishment. Land offers established windbreaks for winter calving, grass offers excellent carrying capacity for summer grazing. The cropland is very productive, and the ranch provides abundant wildlife and deer habitat.

2,560± Total Acres

- ♦ 1,862± Ac. Grass
- ♦ 504± Ac. Dryland

- Bases:

Wheat 265.4 ac., 36 bushel yield
Grain Sorghum 99.3 ac., 74 bushel yield
Corn 23.7 ac., 42 bushel yield

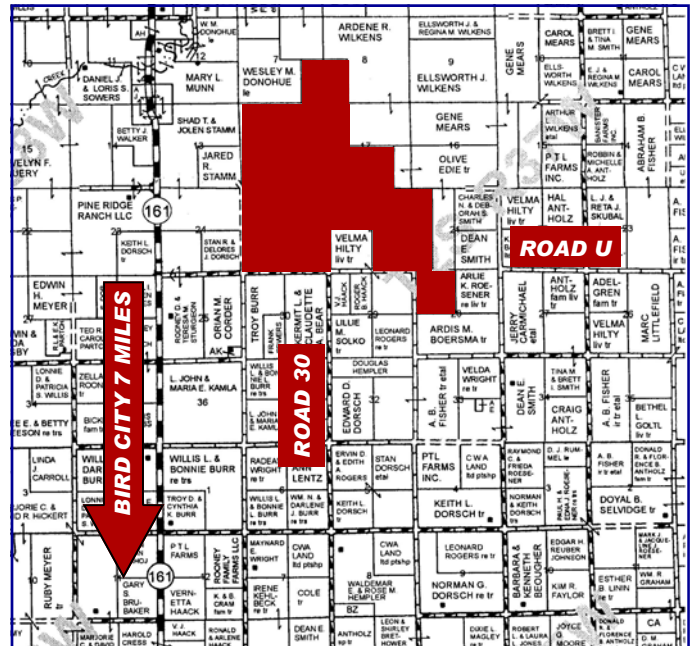
- ♦ 110± Ac. Irrigation w/Pivot
- ♦ 25± Ac. Irrigation Ditch
- ♦ 52± Ac. CRP
- ♦ 6 Water Wells (4 windmill & 2 submersible)
- ♦ 7± Ac. Improvements includes new 50'x120' steel bldg., new cattle working facility, submersible well, septic system, new water lines, established evergreen windbreaks (on drip)
- ♦ Excellent Wildlife & Deer Habitat

***Seller is selling cattle operation but is continuing farming.**

Rodney W. Shay, Listing Broker

785-332-2566 office 785-332-5656 cell

7 mi. North of Bird City, on Hwy 161 & 1 mi. east on Rd. U, or 13 mi. south of Benkelman, NE, on Hwy 161 & 1 mi. east on Rd. U



2010 TAXES: \$5,168.64

LISTED PRICE: \$2,200,000



SHAY REALTY, INC.

Serving Kansas, Colorado & Nebraska

107 E. Washington St., P.O. Box 576, St. Francis, KS 67756

www.shayrealty.com

This information, while not guaranteed, is from sources believed to be reliable.



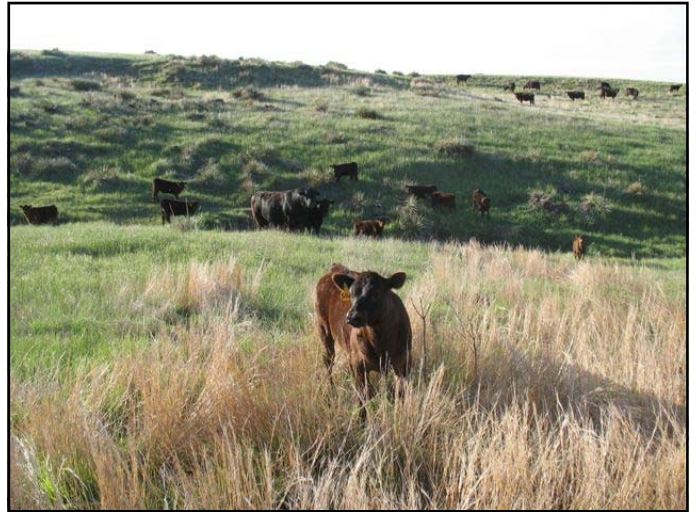
Large Dam with Spring



Excellent Ground Water



New Cattle Working Facility



Scenic, Productive Grassland



Good Deer Hunting Property



Established Windbreaks - Protection for Cattle, Wildlife & Homestead



Evergreen Windbreaks



Potential Homestead Establishment



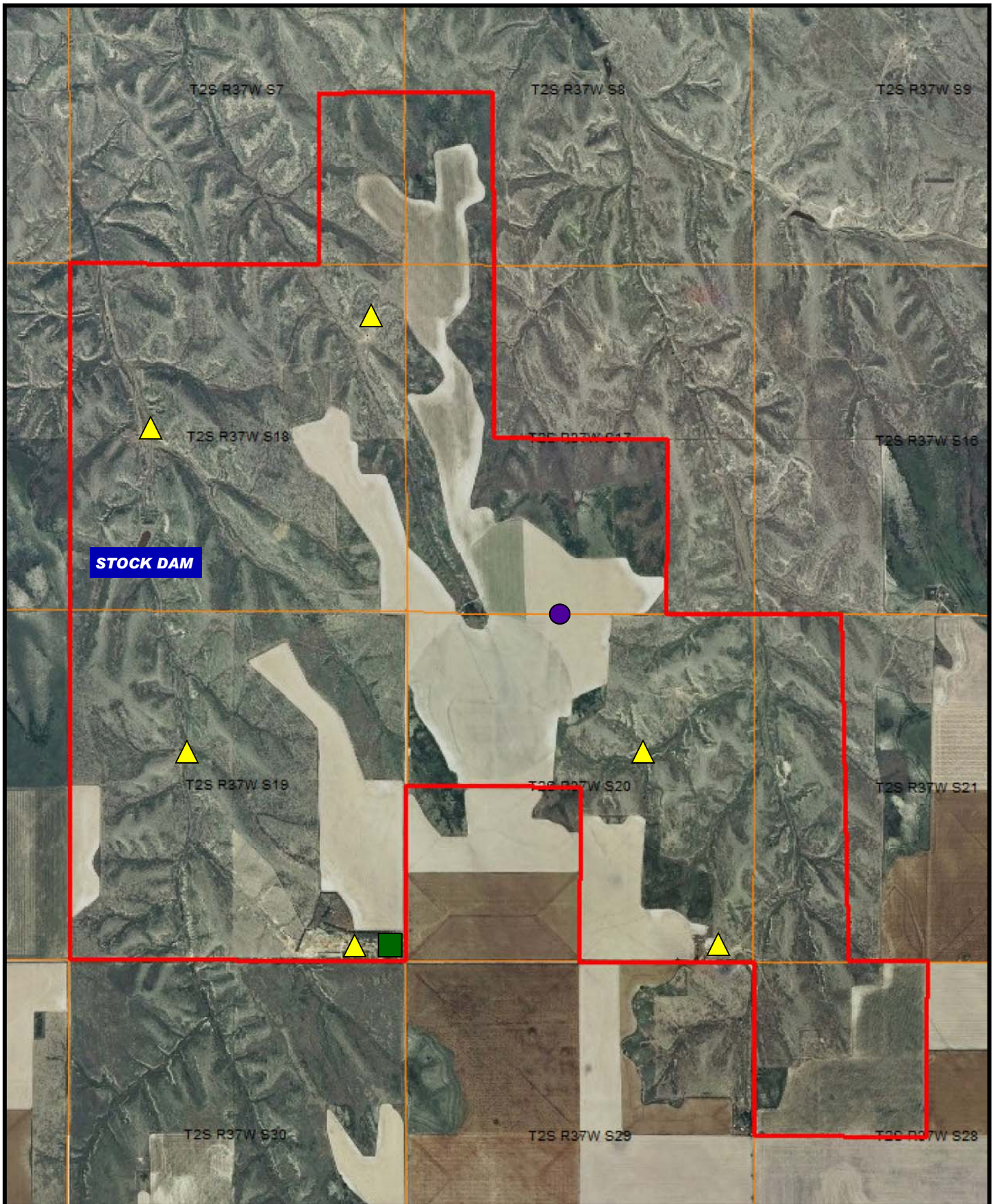
Improvements






Grass Canyons



Gathering Cattle



-  Water Wells
-  Irrigation Well
-  Improvements