

LAND FOR SALE

Lightning Valley Ranch



Location: 5 miles east of Arthur, Nebraska on both sides of NE Highway 92. Approximately 42 miles from Ogallala, and 71 miles from North Platte, Nebraska.

Legal Description: All or part of Sections 21-28, 34 & 35—T19N-R37W of the 6th PM, Arthur County, NE

Acres: Arthur County Assessor shows 6,168 taxed acres, RE Taxes for 2009 are \$20,638.74.

Land Use: There are approximately 5,660 acres for summer grazing and 500 acres of meadow for haying and fall grazing.

Water: Stock water is provided by 16 windmills. Average pumping level is less than 100' on nearly all of the ranch and nearer to 25' deep on most of it. There is a lake in the meadow. The water level fluctuates with the seasons.

Soils: Mostly Valentine sand except for the meadow which is Elsmere & Libory loamy sand.

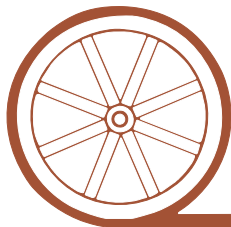
Improvements & Equipment: There are no buildings on the ranch. There is a set of steel gathering pens for shipping located along the highway at the west end.

Price: \$2,620,000, which is \$425 per acre.

Comments: Great access off Highway 92. According to the Seller this property has the ability to run 500 cow calf pairs for the 5.5 month grazing season and still put up the hay on the very productive meadow. Ranch is under lease for 2010 grazing season.

Contact: Duane McClain, Listing Agent 308.530.0221 or duane@agriaffiliates.com
Loren Johnson, Mike Polk, Bruce Dodson, Jerry Weaver

Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

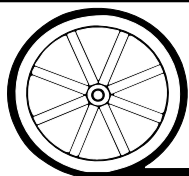
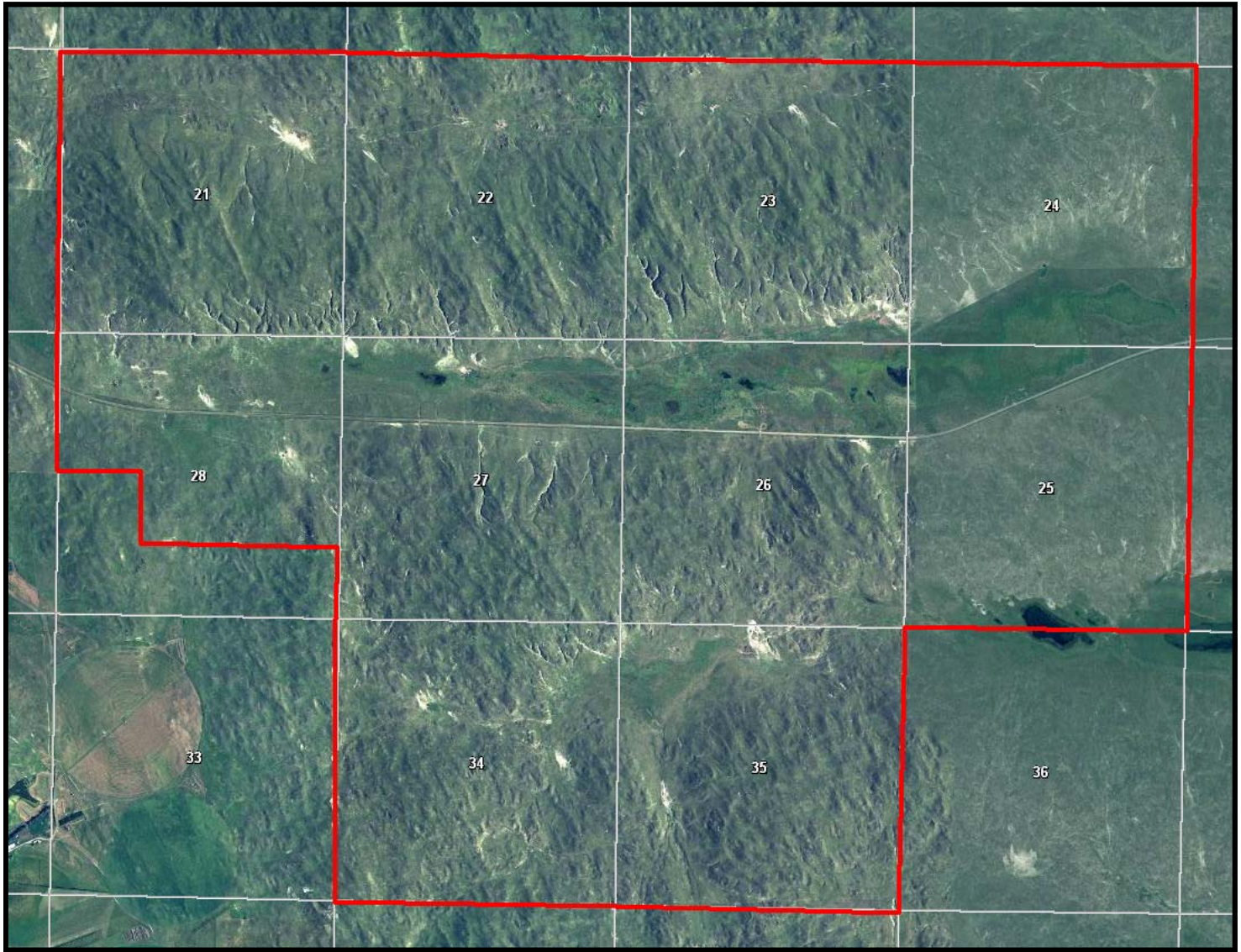
I-80 & US Hwy 83

North Platte, NE 69103

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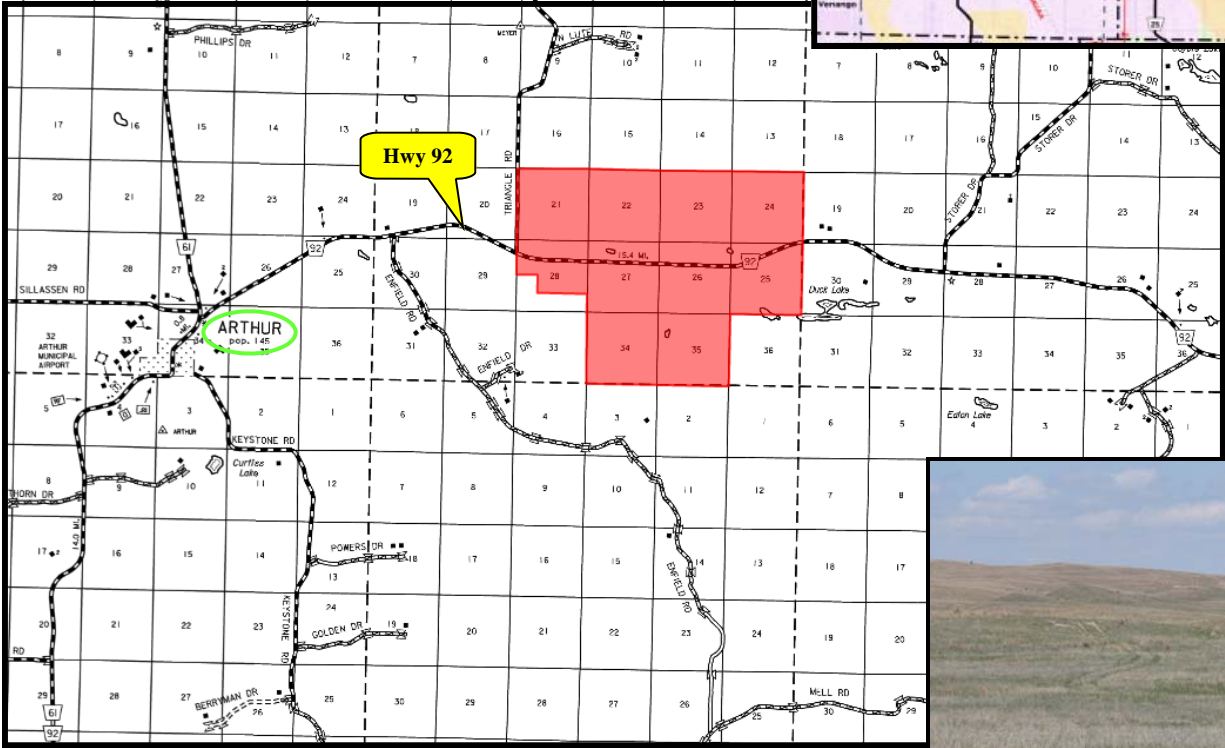
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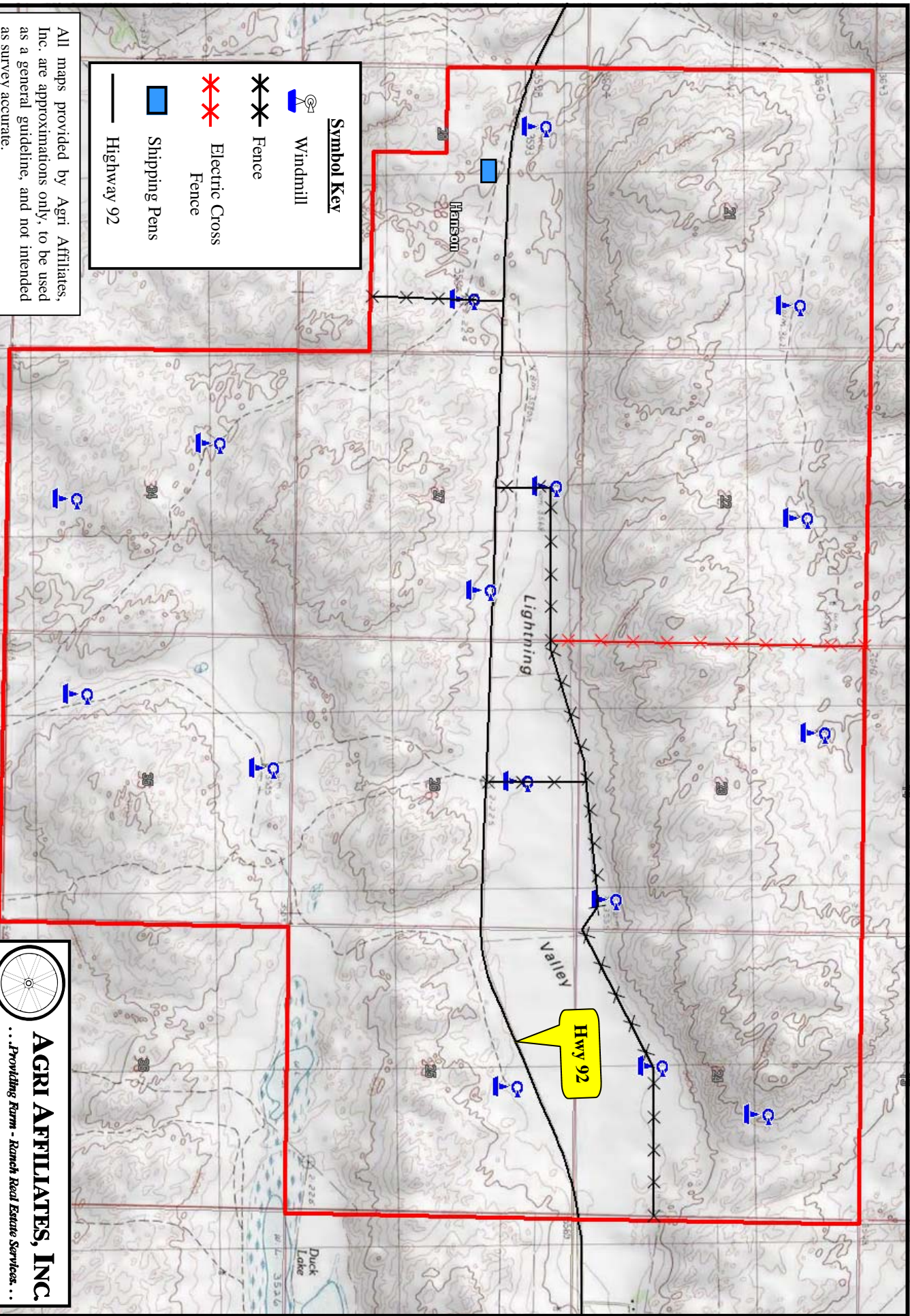
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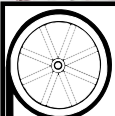




Symbol Key

-  Windmill
-  Fence
-  Electric Cross Fence
-  Shipping Pens
-  Highway 92

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