

LAND FOR SALE



Custom Semen Collection Facility

Location:

From McCook, Nebraska the property is located 4 miles north on US #83, then 1/4 mile west on County Road 720. Excellent access in the near center of the United States.

Legal Description:

A surveyed tract in NE1/4 Section 1-T3N-R30W of the 6th P.M., Red Willow County, Nebraska.

Acres:

32.62 tax assessed acres

Taxes:

2016 taxes payable in 2017 - \$9,432

Land Use:

Semen collection, processing, freezing and shipping facilities are located on the north boundary adjacent to the county road. Areas to the south provide a buffer zone to adjoining properties, and include a waste water basin.

Price:

\$1,750,000

Comments:

This is an efficient, clean and well maintained facility with a unique opportunity for a turn-key operation. Income potential from semen storage. Includes all personal equipment.

Contact:

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Agri Affiliates—Providing Farm, Ranch Real Estate Services

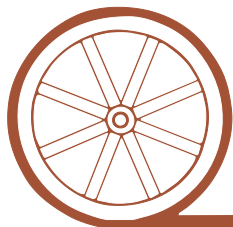


John Childears,
Co-Listing Agent



Brian Reynolds,
Co-Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

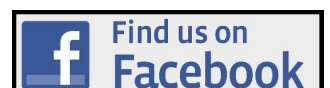
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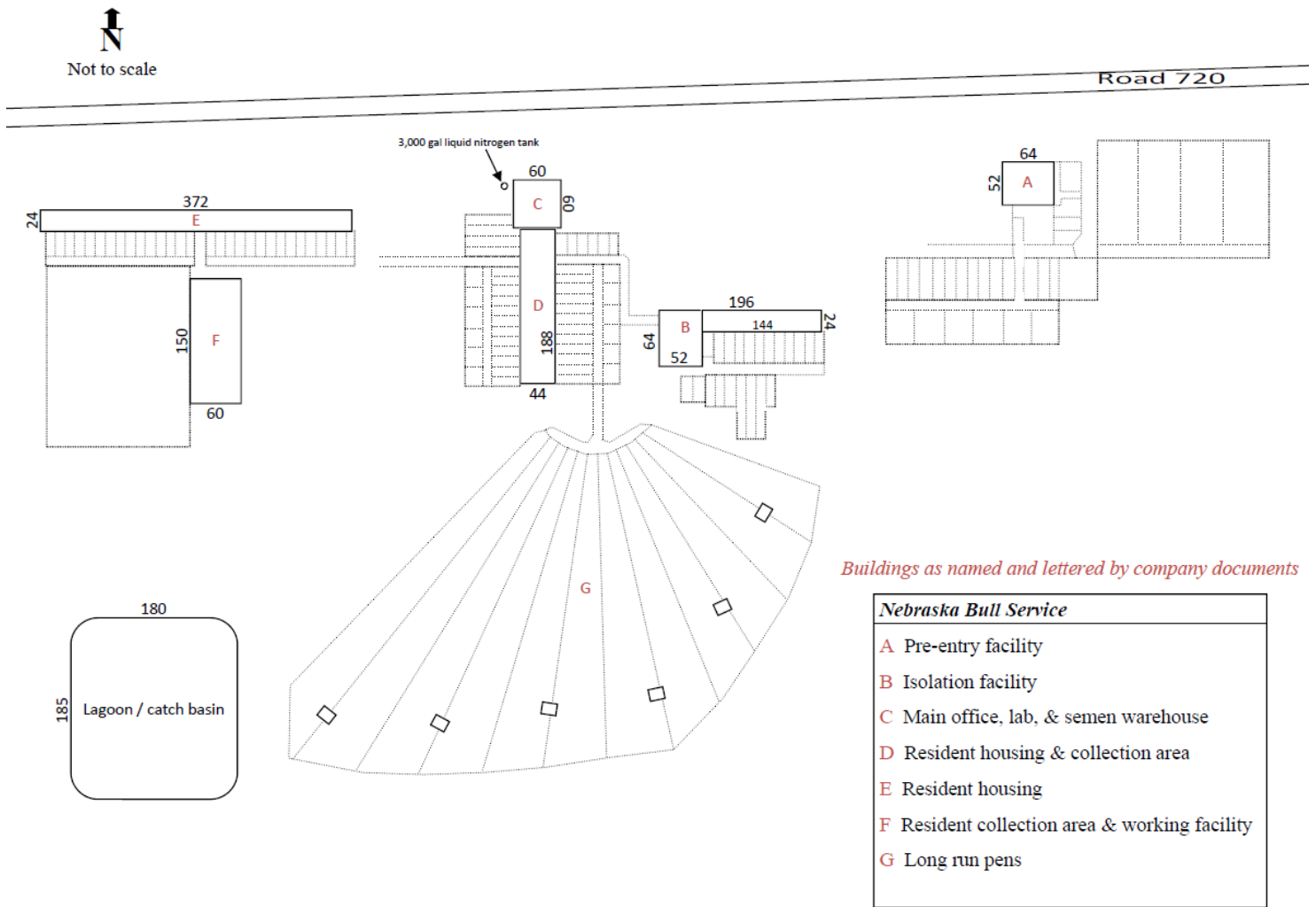
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Facility Map



Nebraska Bull Service includes the following cattle & semen facilities as coded to the above map:

- A) Pre-Entry Facility as quarantine area for incoming bulls, can house 14 individual bulls. Includes collection facilities that can accommodate same day semen collection with return of bull to owner's property that day. Has semen collection lab, and larger pen areas for teaser or collection animals.
- B) Isolation Facility can house 11 bulls, with semen collection lab and collection area.
- C) Main Office building includes office spaces, a complete semen processing laboratory and semen storage units. Has an adjoining 3,000 gallon liquid nitrogen tank.
- D) Associated semen collection facility can also house 24 individual bulls.
- E) Resident Housing building can accommodate up to 30 bulls, with drive-thru feeding.
- F) Large collection area includes extensive welded pipe facilities and numerous teaser or stimulation chutes.
- G) Long run pens with bull shelters adjoin to the south.

All bull pens have concrete feed bunk and apron, with in-fence automatic waterers. Gentle slopes provide excellent drainage from the facilities. Attractive main entrance is screened by cedar trees, with security provided by welded pipe fence. Sale price includes a long list of laboratory equipment, semen straw filler, hydraulic cattle chutes, plus landscaping and maintenance equipment.





Main Office

Building C



NBS Main Entrance



Semen storage tanks



Main semen processing lab



3,000 gallon liquid nitrogen tank



Semen Straw Filler



Building A



Building A Collection Lab



Building A Large Pens



Building B Collection Area



Building B Outside Runs



Building B Individual Pens



Building D Outside Runs



Building D



Building F Bull Facilities



Building F Bull Chute



Building F Collection Lab



Building F Collection Area



Building E Individual Pens



Building E Feed Alley



Long Run Pens (G)



Long Run Pens Feed Area (G)

