



The Pinnacle Agency

FARM MANAGEMENT | REAL ESTATE

Ranch For Sale



2,833 +/- acres-Arthur County, Nebraska



For More Information Contact:

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www.pinnaclefarmmanagment.com

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.



Location: From Arthur, NE, take Highway 92 northeast 3.8 miles to Enfield Road. Follow Enfield Road south, southeast 5.7 miles to the north edge of the property.

Legal Description: Part of Sections 11 and 14 and all of Sections 12, 13 and 23 in Township 18 North, Range 37 West of the 6th P.M., Arthur County, Nebraska. Final legal description and acres to be determined by survey. The seller is keeping approximately 345 acres including one pivot, the house and some pasture.

Soils: Mostly Valentine fine sand, rolling and hilly.

Possession: Immediate possession.

Description: The ranch has 910.42 certified pivot irrigated acres currently used for feed and 1,926 acres of native grass. The pivots and pastures are fenced. The pivots are older Zimmatics, with diesel power units, generators and fuel tanks. One well is new within the last 5 years and another had the bowls recently replaced. Two windmills are located in the pastures with tanks throughout connected with underground pipes.

Rainfall: Average annual precipitation is nearly 20".

2019 Real Estate Tax: est \$32,198

Price: \$3,750,000.00 or \$1,324/ac

