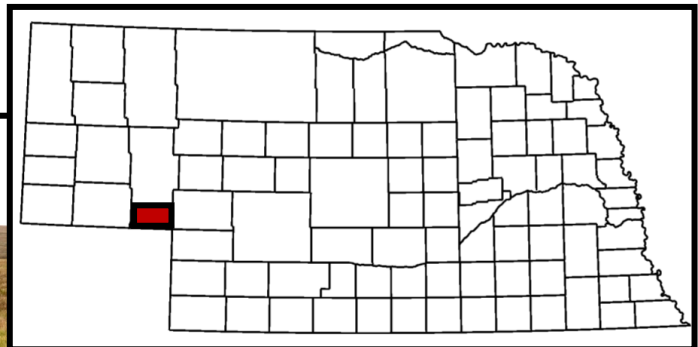


# *Lodgepole Rangeland*

*Deuel County, Nebraska*



*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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# Lodgepole Rangeland

**Location:** Lodgepole Rangeland is located just east of Lodgepole, west of Chappell in south eastern portions of the Nebraska panhandle. Very good access is provided by US#30 and by I-80. The "North" Unit is north of US#30; "South" Unit is south of I-80.

## Lodgepole Rangeland - North

**Acres & Taxes:** 4,467 tax assessed, deeded acres; estimated 2019 taxes payable 2020 are \$25,000.

**Land Use:** The acres north of US#30 include 399 acres dryland cropland along the north boundary and 4,003 acres rangeland. Rangeland is cross-fenced into 5 pastures with 7 water sites from submersible wells. The improvement site includes 65 acres in pens.

**Cropland:** Road 24 on the north boundary provides excellent access to the cropland. Soils are 50% Class II, 40% Class III dryland. FSA Base & Yield: 123.5 acres Wheat @ 36 bu

**Rangeland:** Terrain is mostly gently rolling, treeless with good visibility. The south boundary includes new fence along US#30.

**Improvements:** The North Unit includes excellent steel, welded pipe working and feeding facilities attached to the AI facility. Feeding pens include concrete bunk/apron, welded pipe pens at the bunk, plus long grass pens with electric fencing. The AI building is first class with full concrete floor, hot house, two alleys with chutes. This facility was designed for all functions of artificial breeding: semen, eggs or embryo collection; insemination & embryo transfer; feeding preparation of donor and recipient cows.

**Price:** North Unit \$3,100,000

## Lodgepole Rangeland - South

**Acres & Taxes:** 2,819 tax assessed, deeded acres; estimated 2019 taxes payable 2020 are \$16,000.

**Land Use:** The 2,819 acres south of I-80 are entirely rangeland, fenced into 5 pastures with 8 water sites. This parcel includes a good set of corrals.

**Rangeland:** Terrain is gently undulating, treeless; with corrals and truck loadout. Roads 10 and 159 provide access to the south and east boundary.

**Price:** South Unit \$1,700,000

**Comments:** Lodgepole Rangeland includes excellent productivity, fence and livestock water. The North Unit sustained a range fire in March 2020, destroying several miles of fence along US#30. The range was not grazed in 2020; all damaged fence was replaced new. The near new AI facility allows for semen collection, artificial insemination on a mass scale, collection of donor cows and transfer of either fertilized eggs or embryos. The South Unit includes excellent rangeland with corrals.

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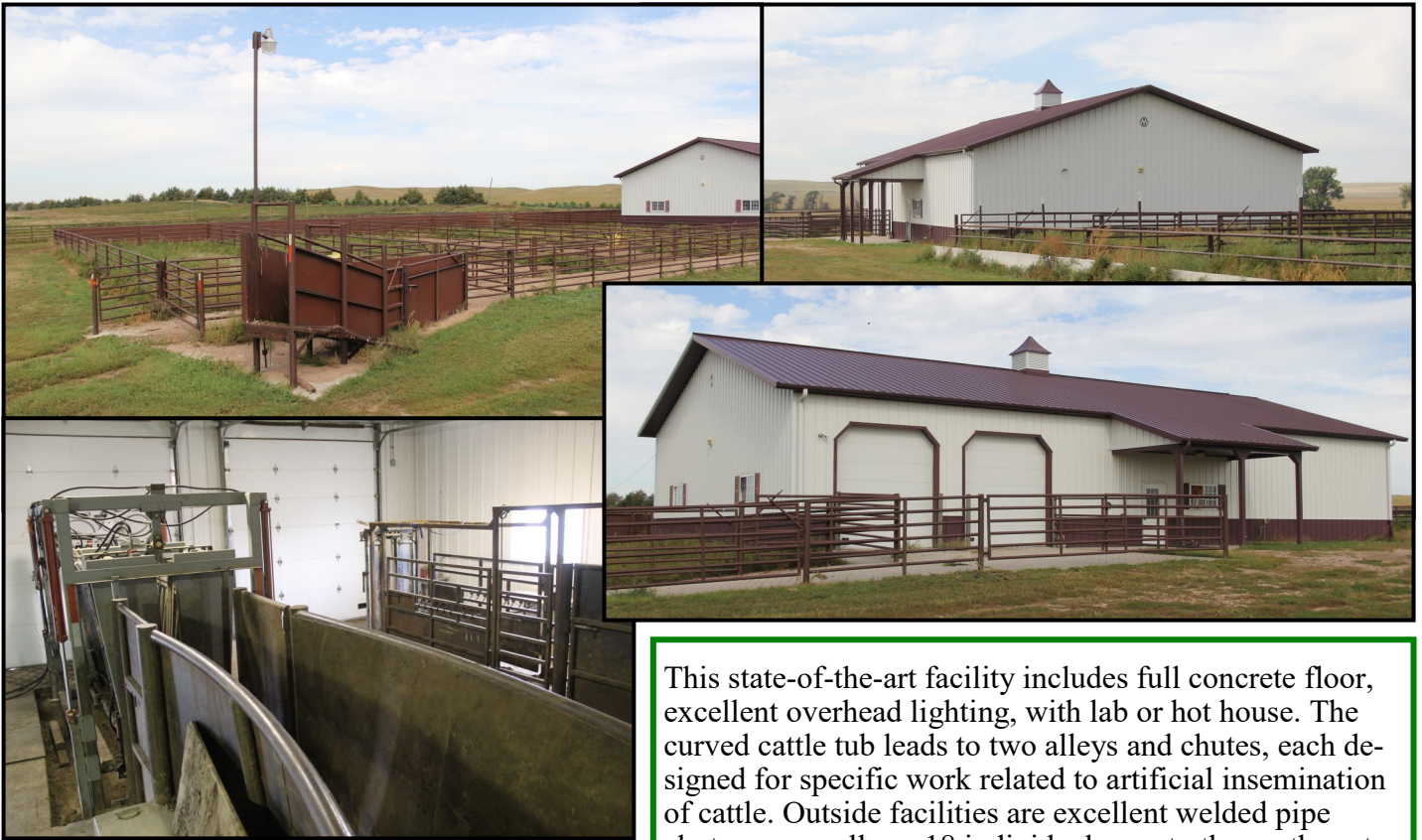
**308 - 534 - 9240 North Platte, Nebraska**



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## Livestock Facility - Lodgepole Rangeland



This state-of-the-art facility includes full concrete floor, excellent overhead lighting, with lab or hot house. The curved cattle tub leads to two alleys and chutes, each designed for specific work related to artificial insemination of cattle. Outside facilities are excellent welded pipe chutes, pens, alleys. 18 individual pens to the northwest each include 200 foot concrete bunk with the automatic waterers in the fenceline.

Semen collection, donor cow collection, artificial insemination, embryo transfer available here.





# Lodgepole Rangeland

