

Meridian Canyon Ranch

A Custer County Recreational Property

Offers 2,340 +/- acres along with a 3 bedroom, 4 bathroom log cabin home



Property Acres - 2,339.04 +/-

Dryland Acres - 425.41 +/- Grassland Acres - 1,913.63 +/-

Property Taxes - \$32,916.42

Price- \$4,750,000.00

Directions: Starting at the Ritz Café in Sargent, NE- Head east on Sargent Ord Road for 4 miles. Continue driving east on gravel road Drive 458 for 1.5 miles. The property will be on the west and north sides of the road.

Cord Hesseltine | Farm & Ranch Specialist | Arnold, NE
308.539.2192 | Cord.Hesseltine@AgWestLand.com

AgWest Land Brokers | 415 W. 4th Ave. PO Box 1098
Holdrege, NE 68949 | 866-995-8067

AgWestLand.com



Property Information

Property Overview: Located in northeastern Custer County, near Sargent, NE is a hidden one-of-a-kind recreational property. There are approximately 2,340 +/- acres, with 1,914 +/- acres of that being pasture and recreational land that includes a mixture of deciduous and cedar trees, providing a great habitat for deer, turkey, elk, and several exotic animals. There are several trails and scenic views overlooking the property, as well as several ponds and water sources for livestock and other animals spread throughout. The other 426 +/- acres consist of dryland, hay meadow, and food plots for all your upland bird hunting. The entire property is surrounded by an 8 ft. high tensile fence, which requires very little maintenance, with a remote-operated gate at the entrance.

Another desirable feature of the property is a 3 bedroom, 4 bathroom, 1,837 sq. ft. furnished rustic log cabin home built in 2001, with a beautiful wood log and stone exterior. Large windows throughout the home present natural lighting, along with breathtaking views of the property. The updated kitchen and large stone fireplace in the living area serve as the heart of the home, with a guest suite and master suite to each side. The master suite features a tiled bathroom, a large walk-in closet, and access to the wraparound deck that overlooks the beauty of the Meridian Canyon Ranch, where you can enjoy the sounds of elk bugling, birds chirping, and all the other wonderful sounds of nature with no neighbors in sight. Downstairs you will find an entertainment area, office area, wet bar, and an additional guest bedroom with walk-out doors to the lawn.

Sitting next to the home, built in 2005, is a 390 sq. ft. art studio built within a detached, 598 sq. ft. rustic log cabin, two-car garage with a small workbench and control box for the underground sprinkler system.

There is a 40' x 60' steel building with concrete floors, workbenches, and electricity. A registered irrigation water well sits just to the north of the building and is set to pump 700 gpm. The property is located in the Lower Loup NRD Water District.

Property Information

Additional Income:	To generate additional income and utilize the land in the summer months, the property is used for grazing, haying, and farming. During the winter months, the property is used entirely for recreational purposes, selling all kinds of big game, exotic, predator, and bird hunts, along with property tours.
Current Leases on the Property:	Summer Pasture Lease Expires 2021 Farm Ground Lease Expires 2021 Hunting Lease that Expires March 31 st , 2025
Income Potential:	150 cow/calf pairs @ \$50/month for 6 months = \$45,000 Farm ground income = \$11,000/year (Prices vary with different Crops) Hunting Lease \$3,500/month for 12 months = \$42,000 Total Income Potential: \$98,000
Legal Descriptions:	Parcel ID: 001363910 Legal: PAR in SW ¼ Section 27 Township 20 North Range 17 West 49 +/- Acres Corner TWP Custer County, NE Parcel ID: 001364000 Legal: W ½ NW Section 27 Township 20 North Range 17 West 79.98 +/- Acres Corner TWP Custer County, NE Parcel ID: 001364100 Legal: N ½ Section 28 Township 20 North Range 17 West 319.25 +/- Acres Corner TWP Custer County, NE Parcel ID: 001364200 Legal: SW SE Section 28 Township 20 North Range 17 West 40.07 +/- Acres Corner TWP Custer County, NE Parcel ID: 001364300 Legal: SW ¼, N ½ SE, SE SE Section 28 Township 20 North Range 17 West 280.22 +/- Acres Corner TWP Custer County, NE Parcel ID: 001364600 Legal: E ½ NE, SE ¼ Section 29 Township 20 North Range 17 West 240.91 +/- Acres Corner TWP Custer County, NE

Property Information

Legal Descriptions

Continued:

Parcel ID: 001365220

Legal: NE SW, N ½ SE & N ½ E RD Section 32 Township 20 North
Range 17 West

338.42 +/- Acres Corner TWP Custer County, NE

Parcel ID: 001365300

Legal: S ½ SE Section 32 Township 20 North Range 17 West

80 +/- Acres Corner TWP Custer County, NE

Parcel ID: 001365400

Legal: SW ¼ Section 33 Township 20 North Range 17 West

160.1 +/- Acres Corner TWP Custer County, NE

Parcel ID: 001365500

Legal: NW NW, S ½ NW Section 33 Township 20 North Range 17 West

120.22 +/- Acres Corner TWP Custer County, NE

Parcel ID: 001365600

Legal: E ½ NE NW Section 33 Township 20 North Range 17 West

360.47 +/- Acres Corner TWP Custer County, NE

Parcel ID: 001365700

Legal: NW ¼, Section 34 Township 20 North Range 17 West

160.3 +/- Acres Corner TWP Custer County, NE

Parcel ID: 001365900

Legal: SW ¼ N of RD Section 34 Township 20 North Range 17 West

110.1 +/- Acres Corner TWP Custer County, NE

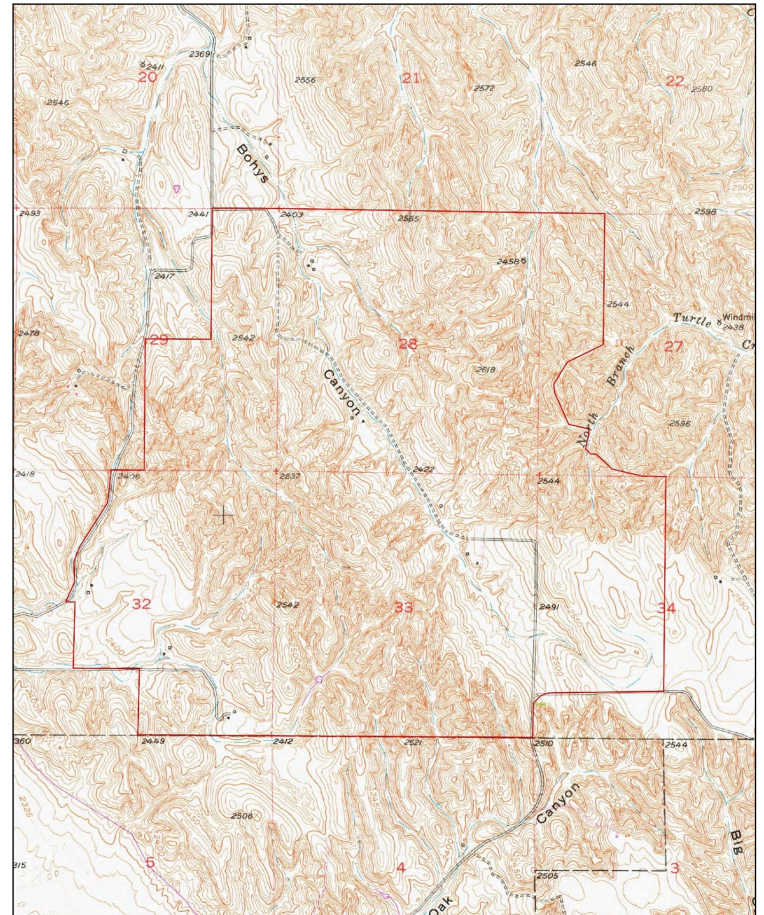
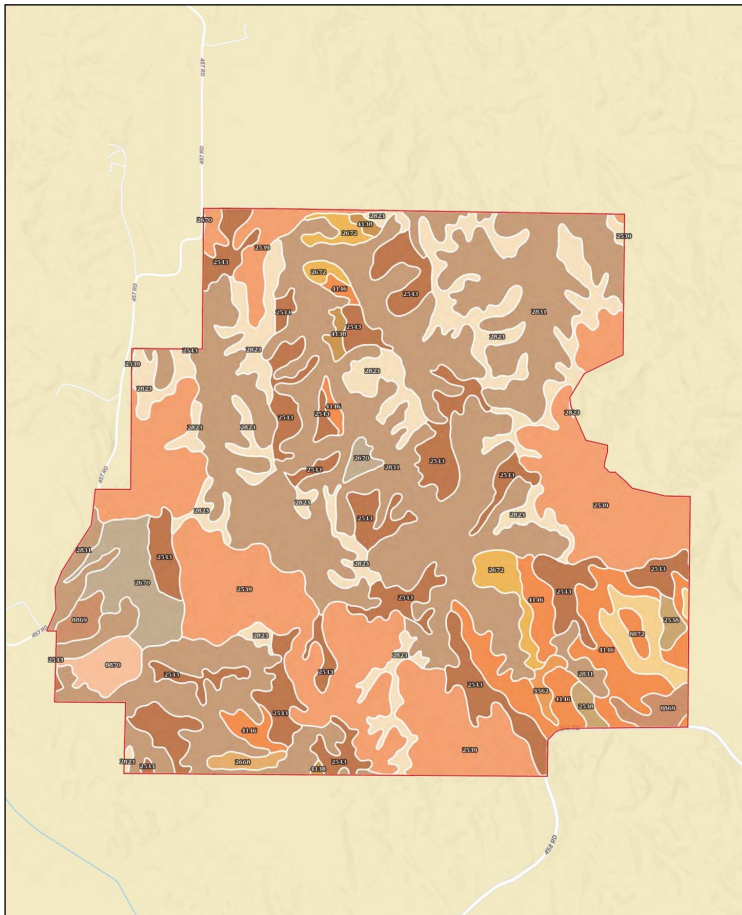
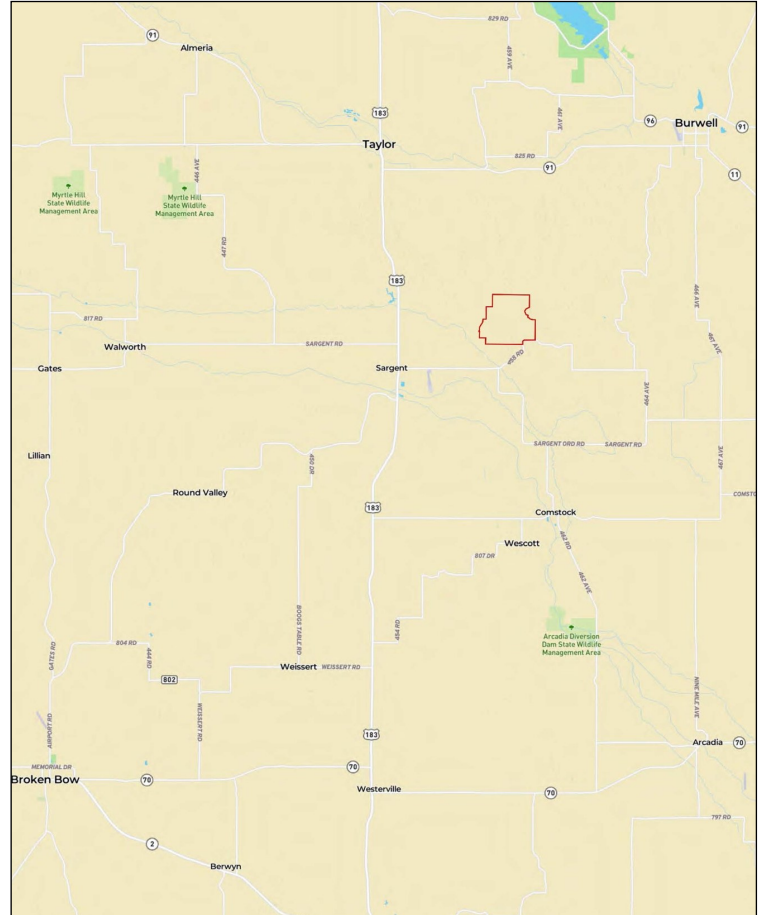
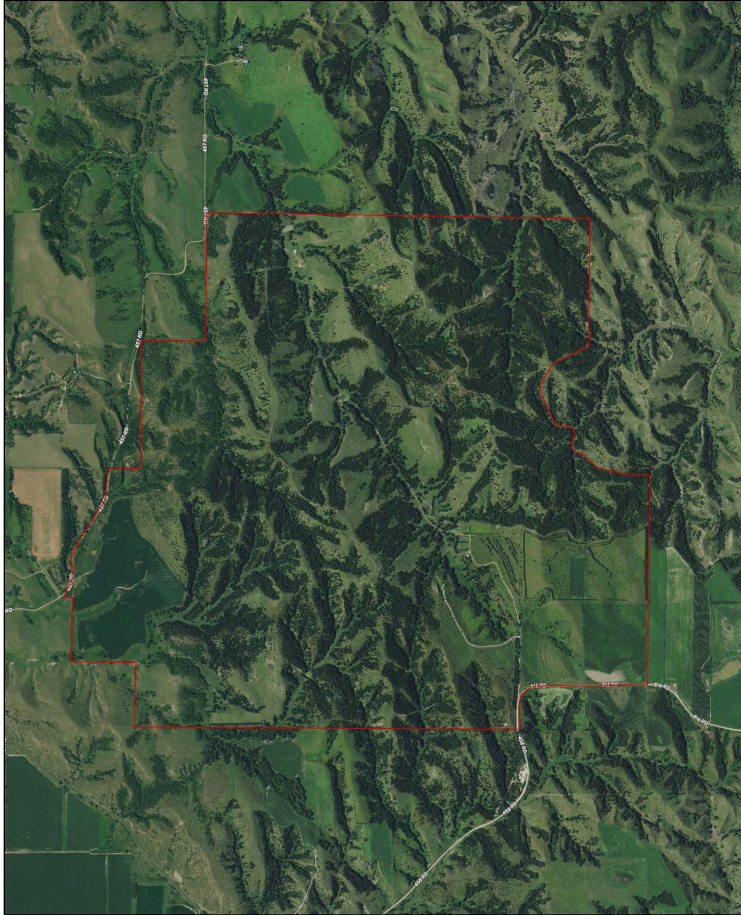
Water Wells:

Located in the Lower Loup NRD, there are two registered wells on this property.

Registration# G-100153, drilled 1998, 700 gpm, 226' static level, 275' pumping level, 320' pump depth, 620' well depth, 8" column.

House Well: Registration # G-106740, drilled 2000, 23 gpm, 220' static level, 233' pumping level, 273' pump depth, 340' well depth, 1" Column

Maps



Photos



Photos



Photos



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RANCH | INVESTMENT



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