



# The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

## Ranch For Sale



1,272 acres-Arthur County, Nebraska



For More Information Contact:

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**[www.pinnaclefarmmanagment.com](http://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:** Located 10 miles south of Arthur, Nebraska or 30 miles north of Ogallala, Nebraska. The ranch begins 1.3 miles east of Highway 92 on Corfield Road.

**Legal Description:** All of Sections 2 and 3 in Township 17 North, Range 38 West of the 6<sup>th</sup> P.M., Arthur County, Nebraska.

**Soils:** Mostly Valentine fine sand, rolling and hilly.

**Possession:** Immediate possession.

**Description:** The ranch has good fencing with a new cross fence to divide it into 2 pastures. There is a very good submersible well feeding large stock tanks in both pastures. The west pasture also has a windmill. There is a house and buildings on Corfield Road along with corrals and trees. Carrying capacity is 130 pair. After taxes, the return would net 3.7%. Rental rates for this area are \$65 per pair per month. A longer grazing period would net a higher return.

**Rainfall:** Average annual precipitation is nearly 20".

**2018 Real Estate Taxes:** \$6,022.52.

**Price:** \$980,000 or \$770/ac.

