

Nebraska REAL ESTATE For Sale

North Loup River Ranch Blaine County



LOCATION: The ranch is in northwestern Blaine County on Hillside Road and North Loup River Road. This is 12 miles east of Purdum, 14 miles west of Brewster or 18 miles north of Dunning, NE.

LEGAL DESCRIPTION: Township 24 North – Range 24 West of the 6th P.M., Blaine County, Nebraska
Section 28: S1/2NE1/4; Section 33: All; Section 34: W1/2W1/2

ACRES: 1,198.77 taxes acres. **TAXES:** 2019 taxes payable in 2020 are \$5,589.34.

LAND USE: This ranch is currently owned by the Bank of Blue Valley and is being offered for sale. The ranch was formally used as a background feeding operation. The feeding pens were fenced with electric high tensile wire but are in poor condition. The status of the wells, water lines and tanks are unknown. The building site is offered in “as is” condition and will need some clean-up.

There is approximately 750 acres of good sandhill pasture that lays to the south of the building site and North Loup River. Approximately 100 acres of bottom land lays to the south of the river and approximately 105 acres of pasture lays to the north of the river. An additional 120+/- acres includes sandhill grass, feeding pens and tress.

There is over 3/4's a mile of North Loup River with frontage on both sides. This river area includes approximately 75 acres and provides habitat for whitetail and mule deer, turkey and water fowl.

This ranch is truly a diamond in the rough and the new owner can take advantage of the opportunity.

PRICE: \$860,000.00 (\$716/taxed acre)

CONTACT: Duane McClain, Listing Broker
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duane@nebraskalandbrokers.com



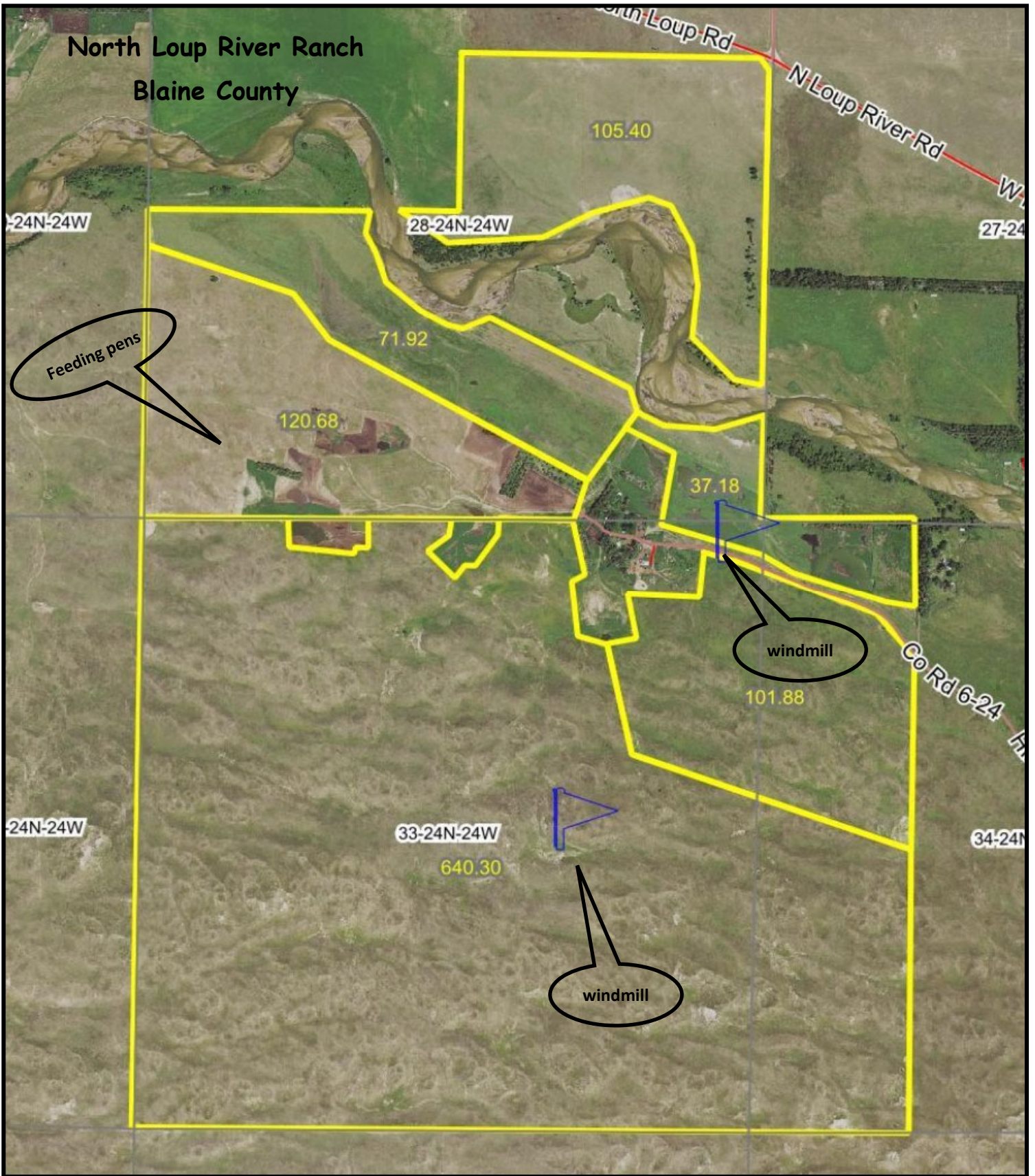
Nebraska Land Brokers, LLC

North Platte, NE

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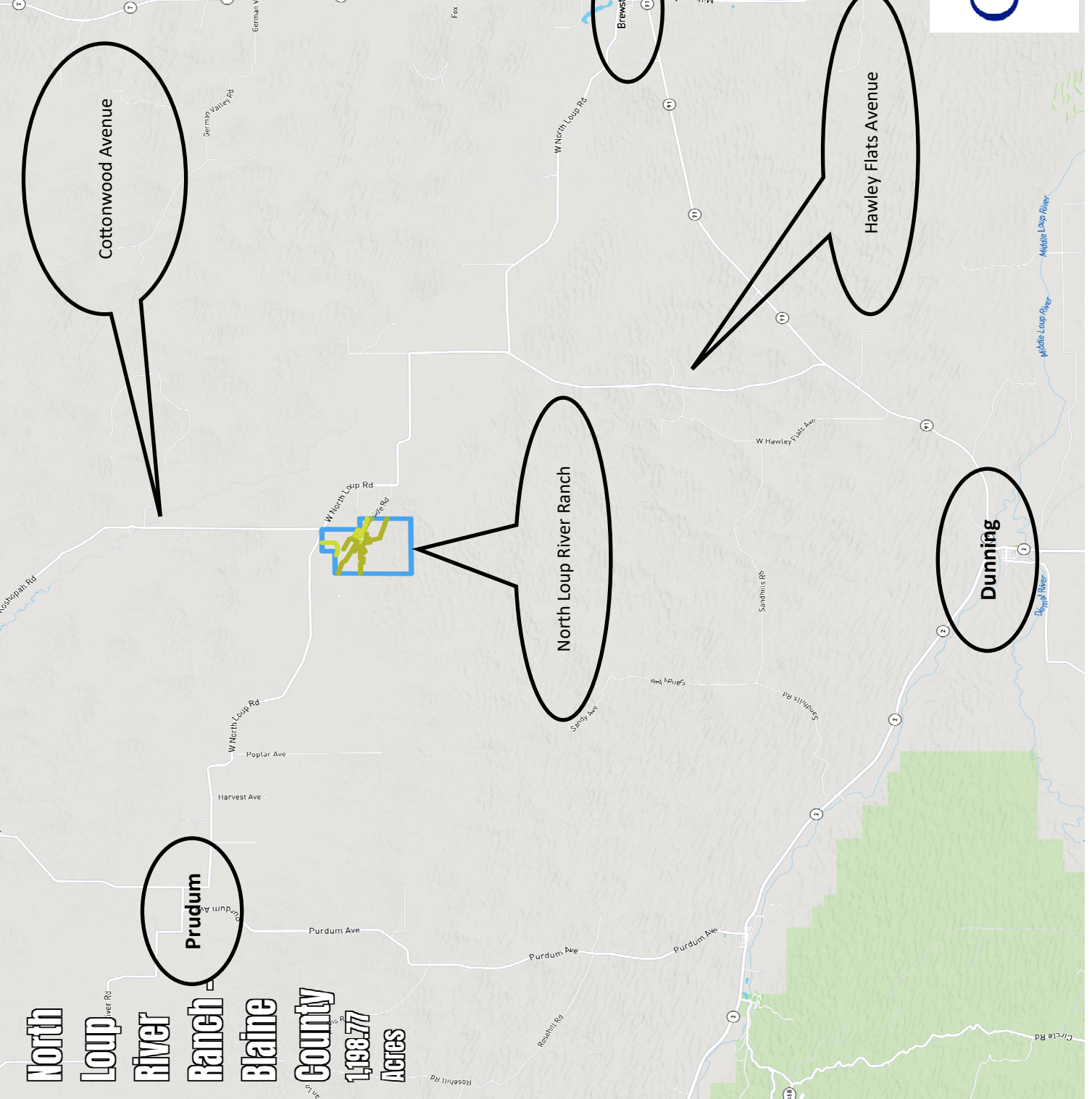
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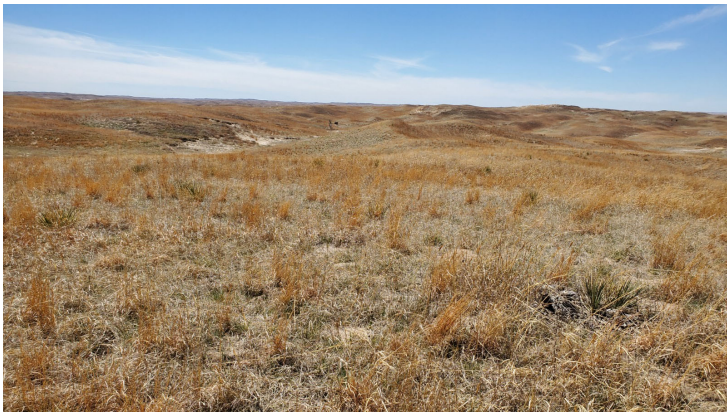
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1,198.77 ACRES



The North Loup River Ranch in Blaine County is located in the heart of cattle county in the sandhills of Nebraska. Static water in the area is less than 20 feet up to 80 feet and abundantly available in this region. This ranch is available for purchase free and clear of any liens. Take advantage of this opportunity.

Call or text listing Broker Duane McClain at 308.530.0221 to schedule a tour or get more details.



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