

# LAND FOR SALE

## Cattle Growers Feed Yard & Farm Ground

**SOLD**

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**Location:**

North central Lincoln County, Nebraska, 14 miles north on Cattle Growers road from mile marker 98 on US Highway 83 which is 14 miles north of North Platte, NE.

**Legal Description:**

N1/2 Section 11-T16N-R29W of the 6th PM, Lincoln County, Nebraska.

**Acres:**

320 tax accessed acres

**Taxes:**

2007 Real Estate Taxes paid in 2008 were \$3,850.77

**Land Use:**

There are 135 acres under pivot, certified with the Twin Platte NRD. 45 Acres of non-irrigated and 74 acres of rangeland. There is a DEQ Permit to feed 5,000 head of cattle in the feed yard on this property.

**FSA Info:**

172 acres corn base @ 111 bu. and 10 acres of wheat base @ 33 bu.

**Water:**

Water for pivot is provided by Registered NE well G-036838 drilled in 1972

**Soils:**

The soils under the pivot and on the non-irrigated cropland consist of mostly Class III Hersh fine sandy loam and some Anselmo fine sandy Class II.

**Improvements & Equipment:**

Office/Vet shack building, large steel building for implement storage, horse barn, small garage and an older home are on the property. There is a 28,000 bushel grain bin and bunkers for feed storage. The feed yard consists of 4500' of concrete bunk for 27 pens, processing/doctoring area, steel fenced loading chute and 50,000 pound scale.

**Price:**

**\$495,000**

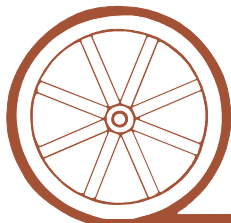
**Comments:**

This is an opportunity to purchase a property with a DEQ Permit in place to feed 5,000 head of cattle. It has newly created lagoons and lift pumps for waste water management. The pivot is set up for dispersing of black water. The feed yard does need some work but the DEQ Permit is in place to begin feeding operations. There is an abundance of feed in this area.

**Contact:**

**Duane McClain, listing agent @ 308.530.0221 or [duane@agriaffiliates.com](mailto:duane@agriaffiliates.com)**  
Loren Johnson, Mike Polk, Bruce Dodson, Jerry Weaver or John Childears @ 308.534.9240

*Offered Exclusively By:*



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**NORTH PLATTE OFFICE**

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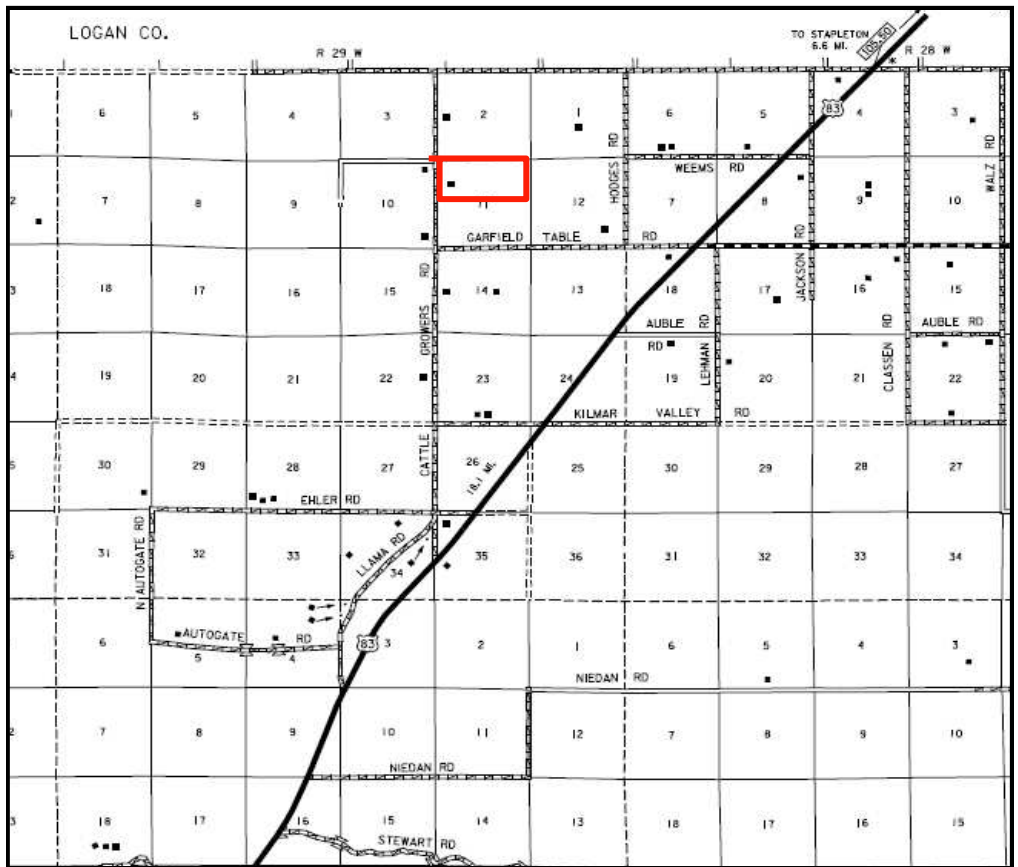
Telecopier (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

# Location map and FSA aerial of Cattle Growers Feed Yard



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## Aerial and description of Cattle Growers Feed Yard



Feed bunkers and storage

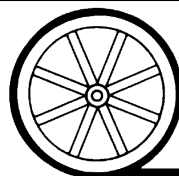
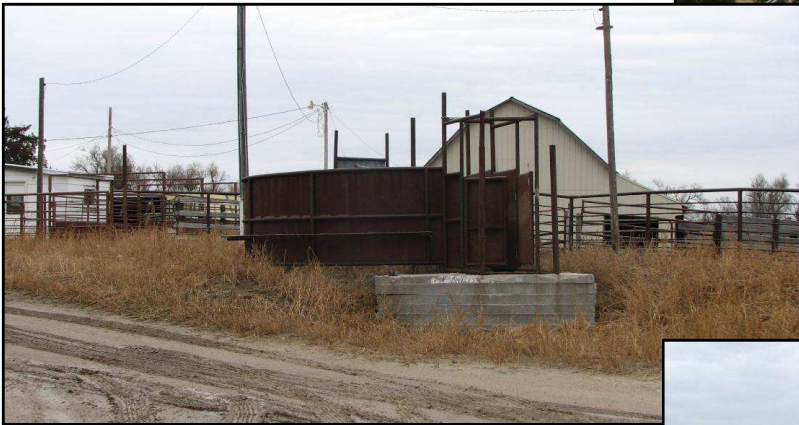
Feed Alleys

Feed pens

New Holding Pond



## Pictures of Cattle Growers Feed Yard



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