

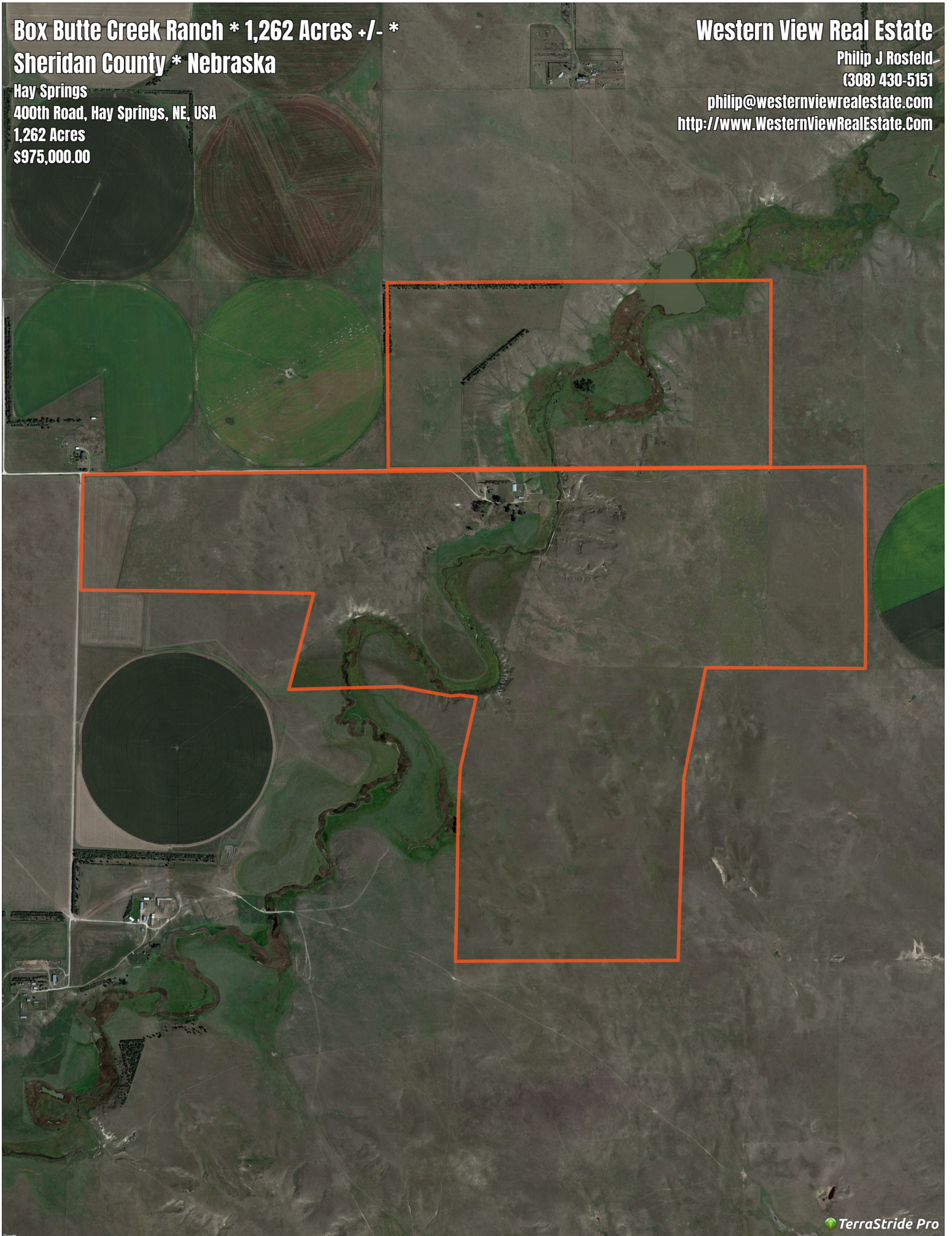
Box Butte Creek Ranch * 1,262 Acres +/- *
Sheridan County * Nebraska

Hay Springs
400th Road, Hay Springs, NE, USA
1,262 Acres
\$975,000.00

Western View Real Estate

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Box Butte Creek Ranch * 1,262 Acres +/- * Sheridan County * Nebraska

Legend

 Boundary

Description

Box Butte Creek Ranch * 1,262 Acres +/- * Sheridan County * Nebraska * The Box Butte Creek Ranch was once a unit of a larger operation that included a commercial cow herd, stocker/feeder grazing and hay/forage production. The land is situated in west central Sheridan County, only 18 miles south of Hay Springs, NE or 20 miles north of Alliance, NE with the location taking advantage of the Mirage Flats Irrigation District and its ability to produce an abundant amount of livestock feed. The improvements are protected and look over Box Butte Creek and the sub-irrigated hay meadows. 942 Deeded Acres +/- plus 320 Acres +/- leased through 2024 at approximately \$5,700 per year. Three - bedroom home, double car garage/workshop, calving shed and corrals. Live tree and metal windbreaks. Ideal for summer grazing, a horse or cow/calf operation, or small-scale livestock production. 1997 Manufactured Home with 1,800 sq ft (30 x 60) above grade on a full unfinished basement * Older Barn, Shop & Corrals * Windbreak plus Winter Protection from Living Tree Windbreak * Leased for 2019 * 2018 Taxes \$8,665.24 * Shown by Appointment Only * Philip J Rosfeld, Broker, Western View Real Estate * 308-432-6828 Day or Night 308-430-5151 www.WesternViewRealEstate.com All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are

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