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LAND FOR SALE

4,141.3± Acres, Cherry County, Nebraska

OFFERED AT
\$6,500,000

Highlights:

- High quality ranch
- Forest grazing permit
- Functional improvements - oil road access



For additional information, please contact:
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Property Information

Directions to Property:

From Nenzel, Nebraska (U.S. Highway 20), travel 23 miles south, southwesterly on paved 16F, then 1.5 miles west on Medicine Lake Road to the ranch gate.

Approximately 50 miles to Valentine, Nebraska; 75 miles to Mullen, Nebraska; 65 miles to Gordon, Nebraska; and 145 miles to North Platte, Nebraska.

Property Description:

The Bonifield Ranch is a high quality, well-balanced ranch located in central Cherry County, right in the heart of the famed Nebraska Sandhills. This ranch features approximately 3,750 deeded acres of cross-fenced pasture, plus 360 acres of high quality hay meadow. Take advantage of the 219 cow U.S. Forest Permit on the adjacent McKelvie National Forest, for reasonable rental costs. Fences on the ranch consist of 3 and 4 wire fences in good shape, with water provided by 16 windmills, Steer Creek, and two lakes!

This ranch, coupled with the Forest Lease, encompasses over 8,248 acres of quality sandhill pasture and meadow with functional improvements and cattle handling facilities. Owner rated at 350 cows plus support livestock, this ranch will typically put up 800 to 1,000 bales of native hay. Two homes plus machinery storage, calving facilities, and several shelterbelts located near the improvements. This is a low-overhead traditional sandhills ranch with a cost effective Forest Service lease. This ranch offers paved road access to the ranch gate, and is located 25 miles southwest of Nenzel and U.S. Highway 20.

Shown by appointment only.

Legal Description:

Available upon request

Taxes:

\$12,018.08 or \$2.90 per acre (estimated)

Features:

- 4,141.3+/- deeded acres
- 4,143+/- acre cross-fenced Forest Service permit
- Offered as one unit, located in two parcels
- Approximately 360+/- acres of quality hay meadow
- Two lakes offer fishing and waterfowl hunting
- Mule deer, whitetail deer hunting, upland game birds, waterfowl hunting!
- 3 and 4 wire fences in good shape
- Oil road access

Improvements:

- 1,383 sq.ft. home, built in 1959
- Smaller second home
- 42' x 75' machine shed – Morton Building
- 36' x 24' loafing/equipment shed
- Calving building with heated room
- Loafing sheds/utility buildings
- Corrals, drylots, windbreaks, natural protection
- Submersible well and several drinkers at the headquarters
- 16 windmills, Steer Creek, Goose Lake, part of Two Mile Lake
- 7 windmills plus one solar well on Forest Service permit

Agent's Comments:

What an opportunity to purchase a quality sandhills ranch of the "right size and kind".

The Bonifield Ranch offers 4,141 deeded acres, with an additional 4,143 acres of U.S. Forest lease adjacent. The ranch offers two homes, Morton building, heated vet room, calving facilities, and basic corrals at the headquarters. Cross-fenced pastures with good fences. Most pastures offer two water sources. This ranch will be available for full possession in the fall of 2025!

A low operational cost ranch located directly over the Ogallala Aquifer, one of the largest freshwater aquifers in the world!

Call the agent today for your personal inspection of the ranch!

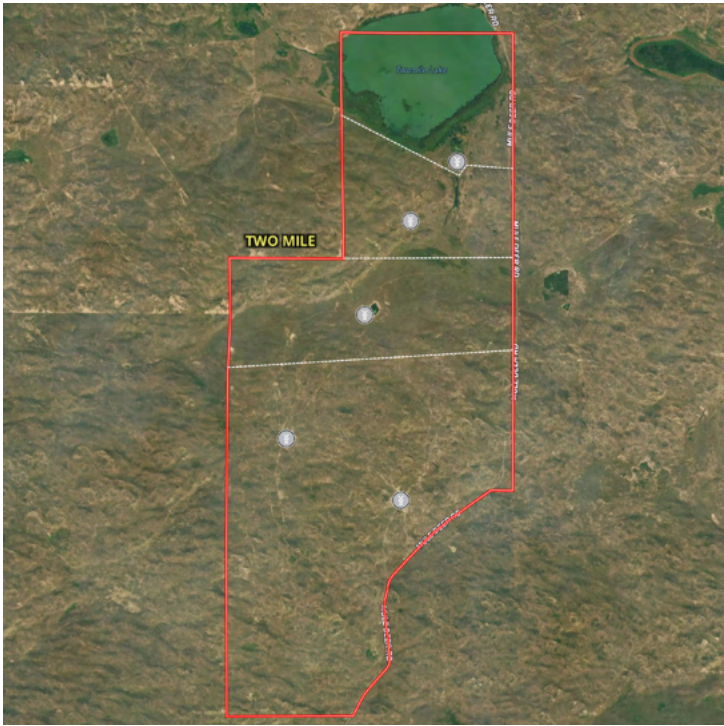
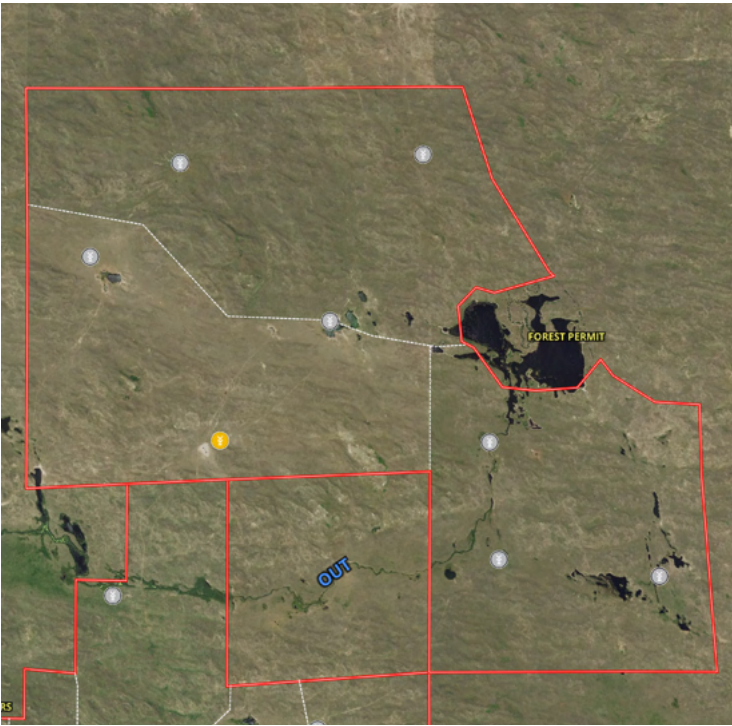
Cherry County Fast Facts:

Valentine Airport: 4,704 foot runway - 54 miles

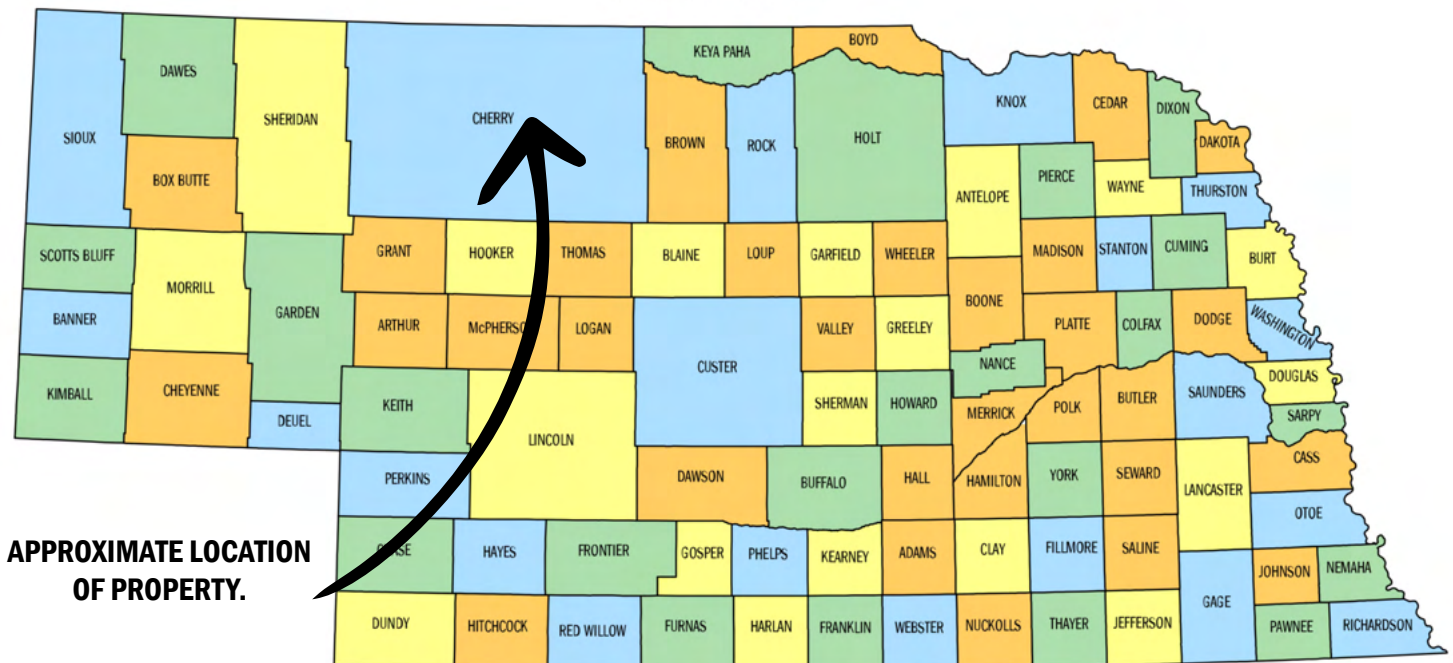
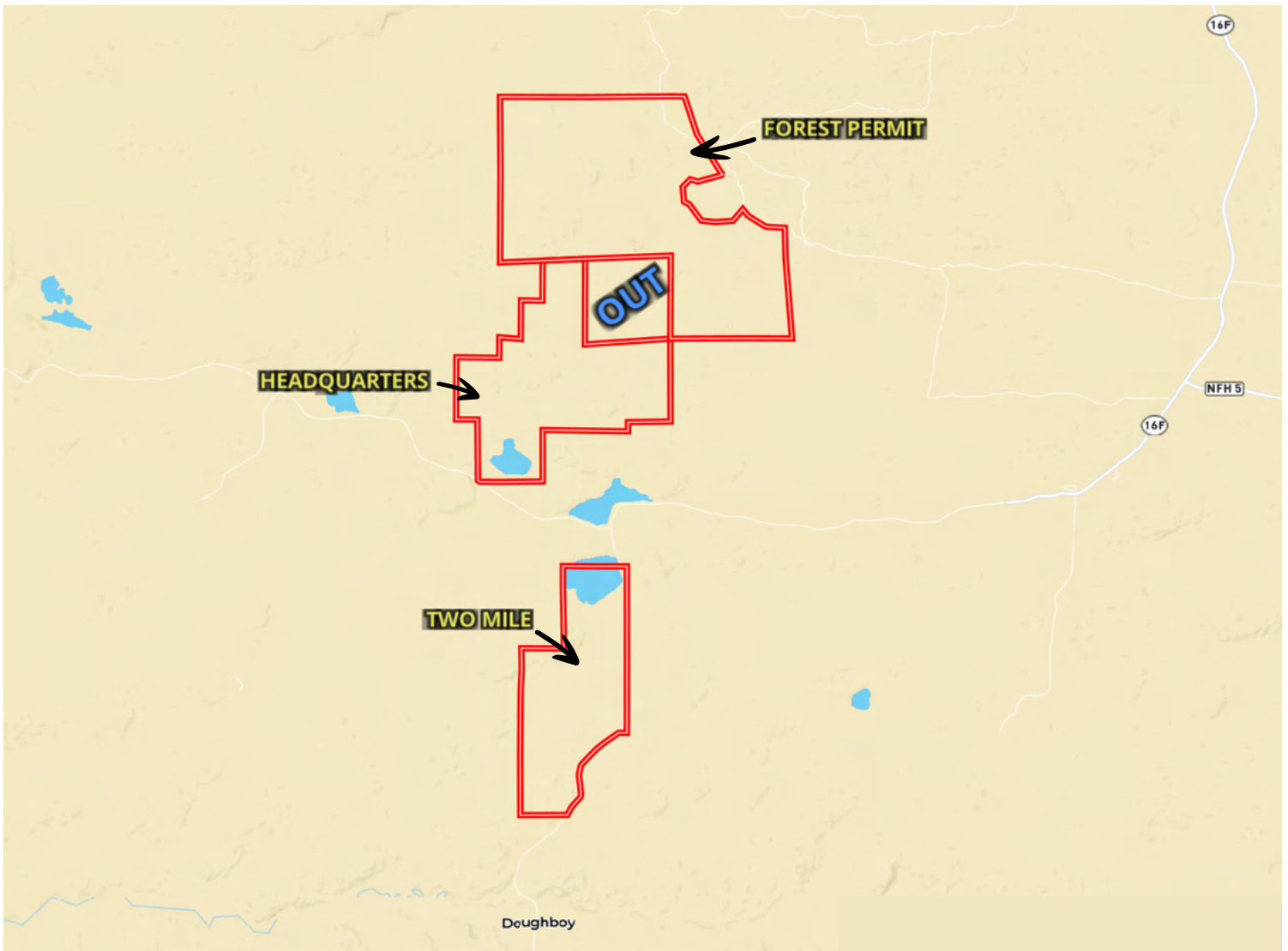
Weather: 21" to 22" average rainfall
39" average snowfall
228 sunny days



Aerial Maps



Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.









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