



SCAN THE QR CODE
FOR MORE INFO!



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FOR SALE
Farmers
National
Company
336-3500

LAND FOR SALE

4,141.3± Acres, Cherry County, Nebraska

OFFERED AT
\$6,500,000

Highlights:

- Quality sandhills ranch
- 2 homes plus improvements
- Forest Service permit



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 consists of 4,141± deeded acres of Sandhills pasture, native hay meadows, homes, livestock improvements and Forest Service permit located in the heart of the famed Sandhills of Nebraska.

This 8,284± acre ranch is located in the middle of the Sandhills, and in an area known for the highest priced cattle in the nation! The Bonifield Ranch features quality Sandhill cross-fenced pastures, native hay meadow, homes, cattle handling facilities, machinery storage and a 219 head/cow Forest Service permit. The ranch shows good stewardship over the years, and the grass resource has been managed for productivity. Owner rated at 350 cows with necessary support livestock, the ranch typically puts up between 800 and 1,000 bales of prairie hay. This ranch is a traditional low-overhead Sandhills operation with the benefit of a cost effective Forest Service permit. Located 25 miles southwest of Nenzel, and adjacent to Medicine Lake Road, this ranch has oil road access to the ranch gate. **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:

An excellent opportunity to purchase a well cared for central Sandhills ranch of the “right size and kind”.

Cross-fenced Sandhill pastures stretch out from the headquarters to the north and northwest, with the hay meadow acres located mostly south and east of the headquarters. The “Two Mile” property is located 2.5 miles southeast of the headquarters with four cross-fenced pastures located adjacent to Mule Deer Road. Together with the 4,143 acre Forest Service permit, this ranch is owner rated at 350 cows on a year round basis. Two homes plus buildings, corrals, winter protection and calving facilities round out the ranch.

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

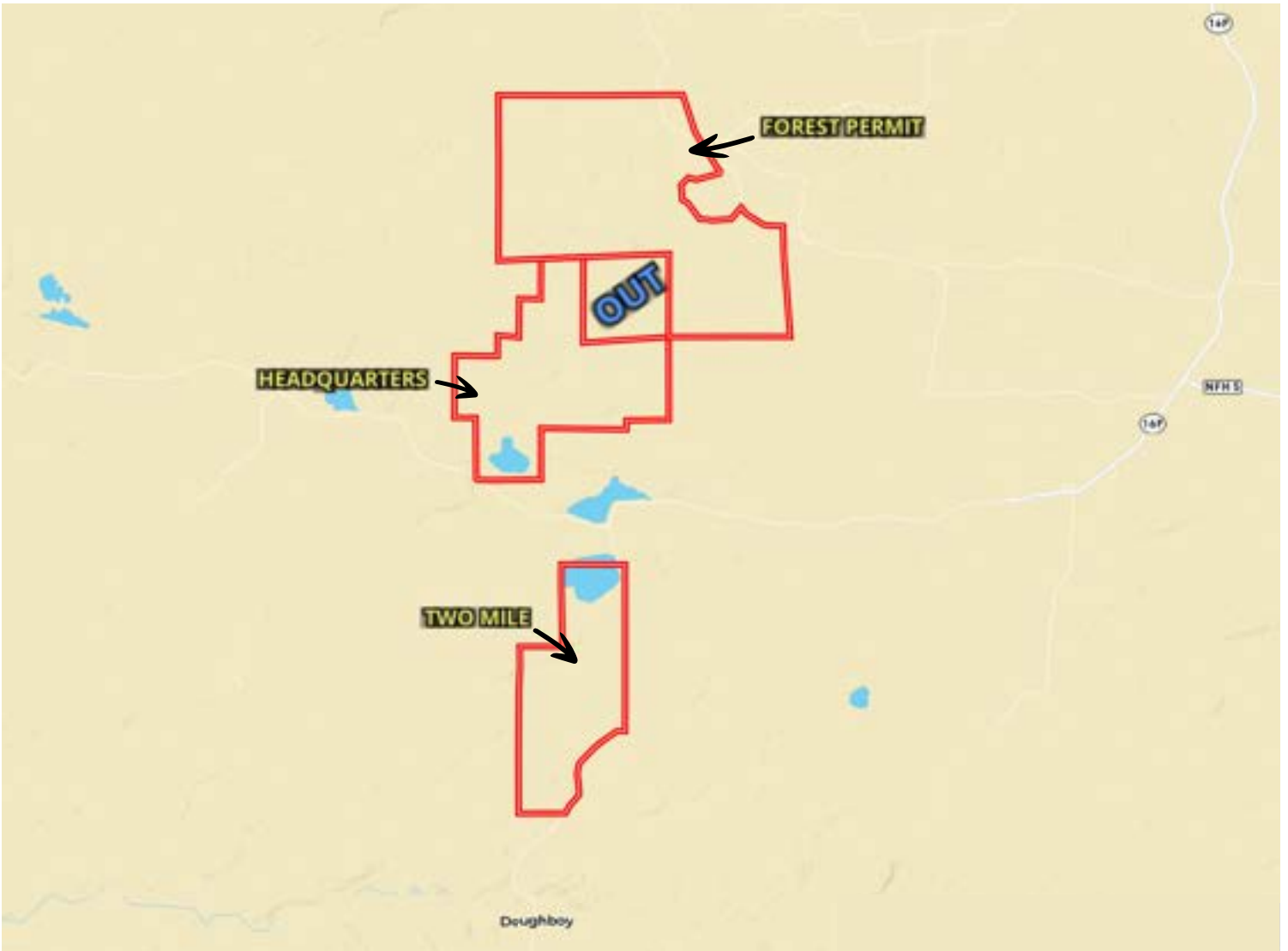
Call the agent today for a personal inspection of this ranch!

Cherry County Fast Facts:

Valentine Airport: 4,704 foot runway - 54 miles

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

Location Map



APPROXIMATE LOCATION OF PROPERTY.

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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