

# The Nebraska Quarter Half Section.



**This could be your view!**

**Waterfowl Hunting!**

**Irrigated Meadow!**

**Excellent Water Rights!**

**Cleveland Creek Live Water!**

**310 Acres +/- Meadow Land • Grassland, Lake & Live Water**

**Land Located:** Just West of Chimney Rock at Bayard, Nebraska. The property lies just south of Highway 92 providing excellent access. The property is 20 minutes from Scottsbluff or Gering.

**Legal Description:** East 1/2 Section 12, Township 20N, Range 53 West of the 6th PM in Scotts Bluff County, Nebraska

**This unique property has location and versatility.** The hunting potential is excellent for Waterfowl in the early season and throughout the winter. Migrating Birds are attracted to the lake setting as well as the live water running through the property. If your hunting is slow the scenery is worth the hunt. Just gaze at the Rock and visions of Pioneers may appear. In the Summer Time, you have irrigated pasture or hay from some of the best water rights in the North Platte Valley. Large Cottonwood trees on the western side make a nice setting for a home site (or several home sites.)

It has not been an easy decision for this family to sell. The setting has the solitude you will enjoy for many years. The Land is naturally sub-irrigated with a live stream providing water for livestock and waterfowl. The natural lake is relatively shallow and is fed from the sub moisture available in this area. The home is small and dated.

The carrying capacity of the pasture benefits from the irrigation practice. The current owners run 400 yearlings for 2 months as well as additional rotational pasturing. Winter grazing is also a benefit. The estimated summer grazing for Cow/Calf pairs is approximately 125 pair for 5 to 6 months.

The Irrigation Water Rights are some of the most attractive in the Valley. The Castle Rock Canal provides water to irrigate the meadow. There are 200 acres of Class 2 water right at an annual cost of \$8.00 per acre. These taxes are to be paid in advance.

**Real Estate Taxes:** Seller to pay taxes to December 31, 2007 in the amount of \$1,410.02 covering 320 acres.

**Possession:** The Buyer may have full possession for the 2008 Haying/Grazing year if the sale is made prior to May 15, 2008. (Or as specified in the offer to purchase).

**Minerals:** The Seller is reserving a one half non-participating royalty interest in Oils, Gasses and Minerals for 15 years in a non-participating royalty interest. This land is not under current oil, gas or mineral lease.

**Price:** The property is offered for \$368,000.00. Make your best offer now! Please contact the Agent for more details & showing.

**KRAUPIE'S**

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*The information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyers should make their own investigations and inspections.*