

# KELLEY RANCH



Big Cedar Creek



Highway Frontage

**1109.57 Acres**  
**Garfield County, Nebraska**

**LOCATION:** 84422 Highway 11, Burwell, NE  
Approximately 20 miles north of Burwell on east side of Highway 11.

**LAND USE:** Approximately 270 acres of subirrigated, hayable land with balance in Sandhill rangeland. Water provided by 4 windmills, electric submersible well at homesite plus several wetland ponds and seasonal Big Cedar Creek.

**CARRYING CAPACITY:** Owner has been taking in 125 cow/calf pairs for five months @ \$200 per pair.

**IMPROVEMENTS:** Three bedroom, one bath, frame home with 1032 square feet and unfinished basement. Remodeled kitchen with dining area and deck. Older barn, working corrals, several tree shelter belts.

**POSSESSION:** Property sells subject to the grazing lease for 2010. Full possession of building improvements at closing with a proration of the lease credited to Buyer at closing.

**2009 REAL ESTATE TAXES:** \$5,991.48 (\$5.40 per acre)

**OFFERING PRICE: \$784,000 (\$706.82 per acre)**

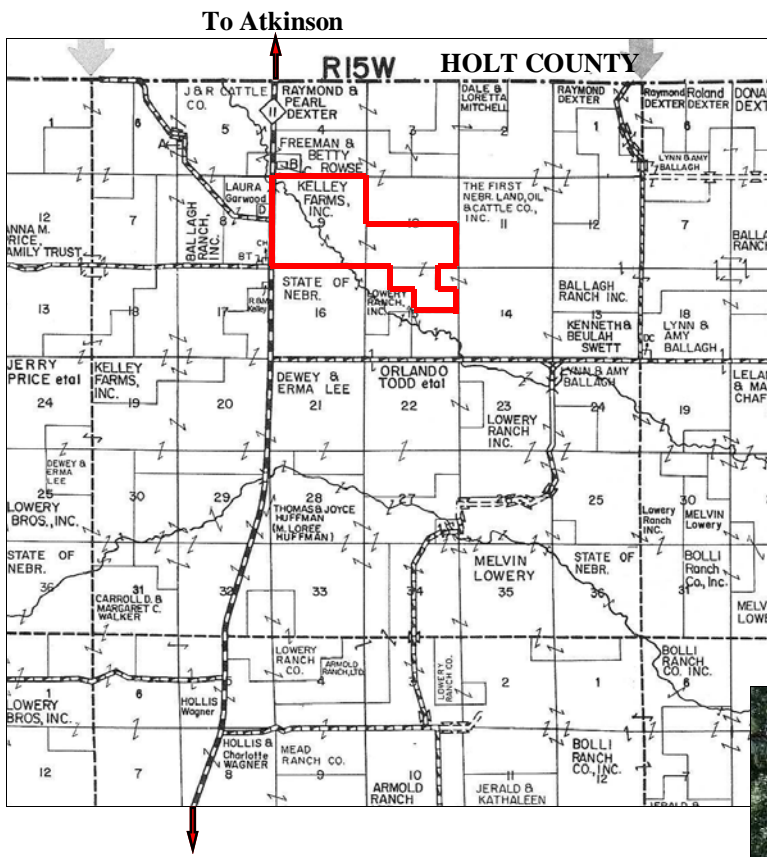
*Seller discloses presence of Leafy Spurge which has been sprayed each year.*

*Exclusive Agents for the Seller:*  
**NEBRASKA LAND & CATTLE AGENCY INC.**

**RICHARD DAWSON, Broker**  
Office: (800) 785-2528  
Cell: (308) 325-0839  
www.Nelandcattle.com

*(More Information On Back)*





**LEGAL DESCRIPTION:**

All Section 9 (less 10.43 acres of Highway Row),

S 1/2 of Section 10,

NE1/4 NW1/4, W1/2 NE1/4, SE1/4 NE1/4 of Section 15,

All in Township 24 North, Range 15 West, Garfield County, State of Nebraska.

1109.57 Deeded Acres per County Treasurer Records

To Burwell



Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but Nebraska Land & Cattle Agency Inc. or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All real estate agents not licensed with Nebraska Land & Cattle Agency Inc. shall be agents of the Buyer.