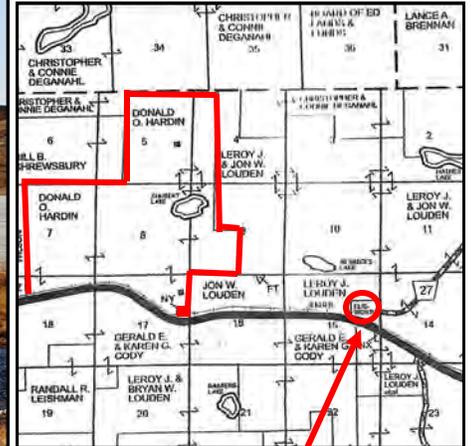




HARDIN RANCH

2,297 +/- Acres
Ellsworth, NE
Sheridan County

Invest in Water - Invest in Nebraska



Ellsworth

PROPERTY: 2,297 acres of Sandhill rangeland with approximately 625 acres classified as subirrigated, which can be hayed or grazed. The long time tenants utilize the ranch for their headquarters and as a calving unit.

LOCATION: Located in Western Region of the Nebraska Sandhills, 32 miles east of Alliance, population of 8,500 offering all services; or 2 miles west of the historical town of Ellsworth, home of the popular Morgan's Store built in 1898 as the company store for Bartlett Richards' expansive Spade Ranch. Now known as Wade Morgan's Cowpoke Haven. The store is a popular tourist stop for a visit back in time of the Old West.

CLIMATE: 29 year average total annual precipitation is 15.3 inches with 81% during growing season. Average annual snowfall of 38.2 inches.

CARRYING CAPACITY & HAY: Approximately 125 cows on year around basis. Average hay production of about 350 ton based on normal climatic conditions.

WATER: The ranch is located near the heart of the amazing Ogallala Aquifer with a saturated depth of 800-1,000 feet! The area around Ellsworth & Lakeside are well known for numerous scenic lakes.

IMPROVEMENTS: Improvements are modest but have time tested functionality. The main house: 3 bedroom, 1 bath. Steel shop built in 2008 with concrete floor, insulated, heated. Older barn, cattle sheds & corrals.

2016 REAL ESTATE TAXES: \$9,026.74 (\$3.92 per acre)

OFFERING PRICE: \$1,895,000 (\$825 per acre)



- ◆ HIGHWAY 2 FRONTAGE
- ◆ SCENIC LAKES
- ◆ IMPROVEMENTS
- ◆ SUBIRRIGATED HAY MEADOWS
- ◆ WATERFOWL & DEER HUNTING

**ADDITIONAL INFORMATION
ON BACK**

NEBRASKA SANDHILLS: GOOD WATER –GOOD GRASS—GOOD PEOPLE

Offered exclusively by:

NEBRASKA LAND & CATTLE AGENCY, INC.

Richard Dawson, Broker

Office: (800) 785-2528 Mobile: (308) 325-0839

Yvonne Mooney, Associate Broker, Ellsworth, NE (308) 282-1257

www.nelandcattle.com



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