



PEARMAN RANCHETTE

537.81 +/- ACRES

MULLEN, NE

Invest in Water - Invest in Nebraska

- ◆ NEBRASKA SANDHILLS: WELL MANAGED RANGELAND
- ◆ HIGHWAY 97 FRONTAGE
- ◆ BEAUTIFULLY LANDSCAPED HOMESITE
- ◆ CAN BE SUBDIVIDED INTO SMALLER TRACTS

LOCATION: 3 1/2 miles south of Mullen, Nebraska on the east side of Highway 97. Mullen is 70 miles north of North Platte and I-80.

LAND USE:

HOMESITE: Surveyed into a 2 acre tract that can be purchased separately.

RANGELAND: 535.81 acres of rangeland crossfenced into 3 pastures. Two windmills. Terrain ranges from big hills with a 1 1/2 mile hard land, flat valley through middle. Large tree grove at east end of pasture.

IMPROVEMENTS: Modular home built in 1976 and remodeled with a beautiful new kitchen/dining room, and new Bristol windows. 1512 square feet on the main floor with living room, master bedroom and bath, two additional bedrooms, one which is being used as an office, full guest bath and laundry room with a half bath. The full basement is completely finished with a family room, bedroom, 3/4 bath. The home has a rear deck to enjoy the quiet evenings and beautiful view. The well landscaped yard has many trees, perennials and an underground sprinkler system. There is a detached double car garage and three utility buildings. The home, garage, and utility building will all have new metal roofs.

POSSESSION:

Negotiable. Seller preference is to retain possession of residence until May 1, 2019.

2017 REAL ESTATE TAXES: 535.81 acres rangeland: \$2,025.53
2 acre homesite: \$439.92

OFFERING PRICE: \$845,000

MORE INFORMATION, MAPS, LEGAL DESCRIPTION & PHOTO ALBUM AVAILABLE UPON REQUEST.



Offered exclusively by:

AGSTAR LAND BROKER, LLC

Richard Dawson, Broker, Listing Agent

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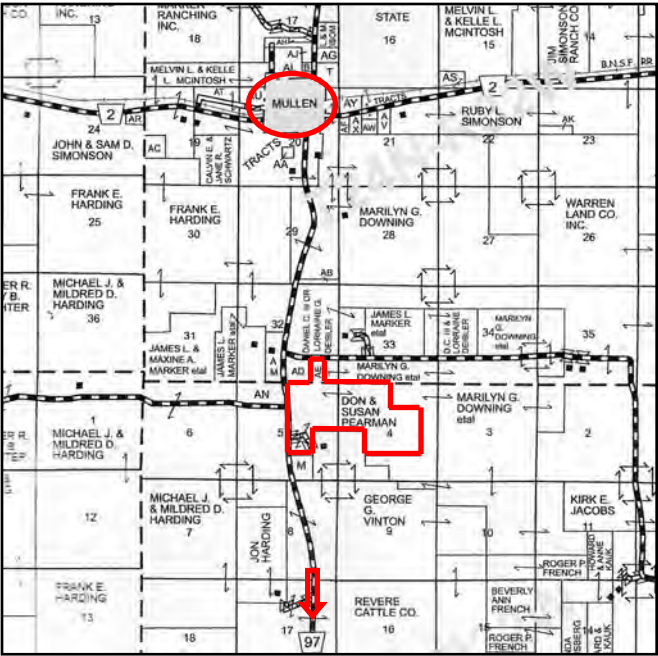
www.AgStarland.com

RECREATION

WILDLIFE: Mule deer, grouse, occasional antelope

GOLF: Renown Sand Hills Golf Club and Dismal River Club plus Mullen City Course

WATER SPORTS: Nearby Dismal and Middle Loup Rivers



TO NORTH PLATTE



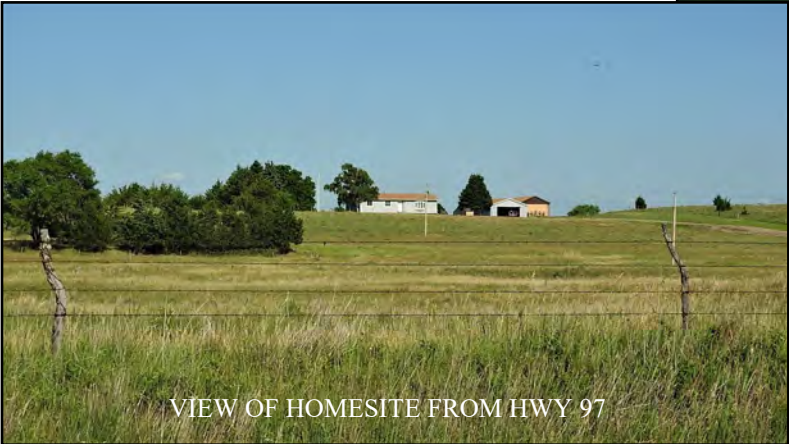
ROLLING RANGELAND WITH 3 PASTURES
2 WINDMILLS



3 BEDROOM HOME WITH
FINISHED BASEMENT



BEAUTIFULLY LANDSCAPED
BACKYARD



VIEW OF HOMESITE FROM HWY 97

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgStar Land Brokers, LLC 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 AgStar Land Brokers, LLC shall be agents of the Buyer.