

BANNER COUNTY NEBRASKA RANCHETTE



480 Acres • Comfortable Home Horse Barn • Arena • Private Location!

LOCATION: 1166 Hwy 88 West Banner County, Nebraska. South of Gering, NE on Hwy 71 20 miles to Hwy 88. Turn West on Hwy 88 and drive 15 miles West. Property on the North side of Hwy 88.

Peaceful Country Home with beautiful open views in all directions. Just South of the Wildcat Hills overlooking the Pumpkin Creek Valley lies a beautiful combination farm/ranch. Well maintained Home has 3 bedrooms and 2 baths including a Master bedroom with walk in closet. New Pella Double Pane windows in 2018. Newer Furnace with Central Air & wood burning stove. Updated wells and septic systems. Most of the ground was farmed, however in recent years the Sellers have been planting forage cocktails and leasing the ground for grazing. In normal years it can handle 80 pair for summer pasture. Cross fenced into 11 pastures all with water to maximize grazing potential. Nice 150' x 250' riding arena with catch pen and "well-built" roping chute! Property has several outbuildings including a beautiful red barn with hay-loft, a calving shed, granary, and a fully insulated "she-shed!" Lots of potential with this income producing property!

1,680 Sq. Ft. One Level!

479.6 Taxed Acres +/-

Modular Double Wide

South facing veranda with Beautiful View

Very Comfortable and Efficient

Propane Forced Air Furnace & Central Air

Attached, Insulated 2 Car Garage

Cross Fenced to Maximize Grazing

30' x 40' Horse Barn with 4 Tie Stalls & Tack Room

30' x 72' Green House

Established Yard

All Highway to and From Town !

Several Wells



LEGAL: South 1/2 of Section 1 and SE 1/4 Section 2, Twp. 19 N, Range 58 All West of the 6th P.M. Banner County, NE.

FSA INFO: DCP Cropland 399.26 ac, Corn Base 255.4 ac with a PLC Yield of 96 Bushel. Wheat Base 29.4 ac with a PLC Yield of 24.

Utilities: 1,000 gal. Propane Tank. Electric is from Wyrulec : On the Home Meter: Average is \$170.00 per month (High Monthly Ave. is \$250.00) There are 2 Stock Wells on the property with separate meters. They are billed yearly with one being \$385.00/yr. and \$550.00/yr. averages.

2019 Real Estate Taxes: \$4,094.30 (Parcel ID # 040018202 & 040018261) The Seller will pay taxes to date of possession unless otherwise agreed.

Asking Price: \$496,000.00

*For more information contact
Del Ray Kraupie, Listing Agent, at 308-279-1692.*

NOTE: This information was obtained from sources deemed to be reliable but is not guaranteed.

Interested parties should and are expected to conduct their own analysis. All Agents representing

Kraupie's Real Estate & Auctioneers are working as Seller's Agents.

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