

PASTURE
320 +/- ACRES
CHERRY COUNTY, NE



Offered at \$545,000

OPEN FOR THE 2023 GRAZING SEASON!

A 320+/- acre grassland property is now available in North-Central Cherry County, NE, just 5.5 miles north of Highway 20. This is a very clean property featuring a windmill, submersible well, and a corral along the southern boundary. It is currently open for 2023 grazing with capabilities to run 35-40 Cow/Calf pair during the summer grazing period.

This property would be a great start-up opportunity, or the perfect addition to your current operation!



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Cherry07

LEGAL DESCRIPTION

SOUTH HALF (1/2) NORTH HALF (1/2), SOUTHEAST SECTION TWENTY-THREE (23) TOWNSHIP THIRTY-FIVE (35) NORTH RANGE (30) WEST OF THE 6TH P. M. 320 +/- ACRES IN CHERRY COUNTY, NEBRASKA.

PROPERTY DIRECTIONS

FROM CROOKSTON NE- TRAVEL WEST ON US HIGHWAY 20 FOR 1/2 MILE. TURN RIGHT ONTO ROCKY ROAD AND TRAVEL 4.6 MILES.

CONTINUE STRAIGHT ON 383 RD AVE FOR 1 MILE. PROPERTY IS ON THE WEST SIDE OF THE ROAD.

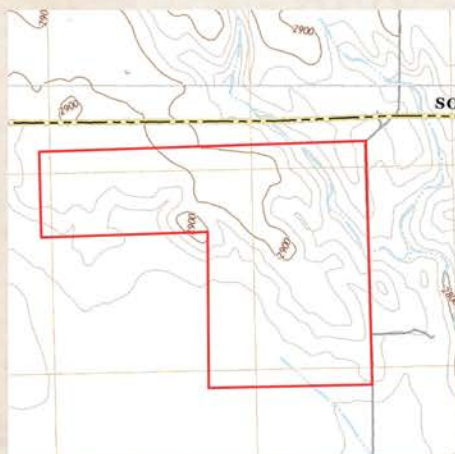
PROPERTY TAXES

\$1,303.40

Boundary 326.78 ac

SOL CODE	SOL DESCRIPTION	ACRES	%	CH	MOOR	CAF
1611	Avesmo-Longline fine sandy loam, 9 to 20 percent slopes	144.4	44.21	29	23	64
4254	Herrings fine sandy loam, 0 to 6 percent slopes	95.05	27.0	0	37	34
4491	Dunbar loamy fine sand, 0 to 3 percent slopes	38.78	10.95	0	23	44
1112	Holt-Longline fine sandy loam, 3 to 6 percent slopes	16.28	5.09	0	20	34
5169	Haystack, 0 to 2 percent slopes	15.58	4.77	0	58	21
4644	Valentine-Dodge complex, 0 to 9 percent slopes	13.43	4.11	36	20	64
1170	Holt-Vestal fine sandy loam, 0 to 6 percent slopes	4.11	1.26	0	32	34
1173	Holt-Longline fine sandy loam, 6 to 11 percent slopes	3.99	1.22	0	21	44
1170	Holt fine sandy loam, 0 to 3 percent slopes	0.15	0.05	89	22	34
4733	Sandbar-Herrings loamy fine sand, 0 to 3 percent slopes	0.11	0.03	0	33	34
1147	Herrings fine sandy loam, 0 to 3 percent slopes	0.03	0.01	0	37	34
TOTALS		326.7	100%	12.56	28.36	4.52

1) Size acres may differ in the second decimal compared to the sum of each acreage cell. This is due to a round error because we only show the acres of each cell with two decimal.



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