

WESTERN NEBRASKA

# Kriz Pastures



**#1 PROPERTIES**

RANCH & RECREATION

TOTAL ACREAGE 958.40± | OFFERED AT \$750,000  
RANCHANDRECREATION.COM



## KRIZ PASTURES

Welcome to this expansive agricultural property located in the heart of Northern Box Butte County, Nebraska. Encompassing 958.4± acres of diverse land, this estate offers a multitude of opportunities for farming, ranching, and enjoying the picturesque countryside. With its two windmills, convenient highway access, and scenic draws, this property is a true gem. The property is blessed with picturesque draws and ravines that offer natural protection and enhance the overall beauty of the landscape. These scenic features provide privacy, shelter, and additional grazing opportunities for livestock. The total parcel size is 958.4± acres, with 68± tillable dryland farm ground, and 890± acres of native pasture. Whether you plan to expand your existing operation or start a new venture, there's ample room for cultivation, livestock grazing, or further development.

### THE LAND

Total Deeded Acreage: 958.4± acres

*\*Acreage counts are believed to be accurate but have not been verified by professional survey\**

### LOCATION

The property is conveniently located less than 30 miles from both Chadron and Alliance, NE which both have regional airports offering daily direct flights to Denver International Airport. The property borders Adams Road along the northern boundary and Highway 385 on the eastern side providing ample year-round access.

Hemingford, NE 11mi	Alliance, NE 26mi
Chadron, NE 29mi	Scottsbluff, NE 79mi
Rapid City, SD 131mi	Cheyenne, WY 176mi

### WATER

Livestock and wildlife water on the property is provided by two windmills towards the center of the ranch with ample opportunity to further develop water sources for the ranch.

*Any and all permitted and adjudicated water rights associated with the property, which the Sellers own, shall be transferred to the Buyer upon a fully funded closing.*

### FENCES & BOUNDARY

The fences are in good/usable repair for a cow-calf operation, fencing consists of wood and metal posts with mostly four-strand barbed wire.

*The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.*

### MINERALS

Currently there are no energy developments on the ranch.

*Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.*

### PROPERTY TAXES

Tax Year 2022 – \$5,587.16





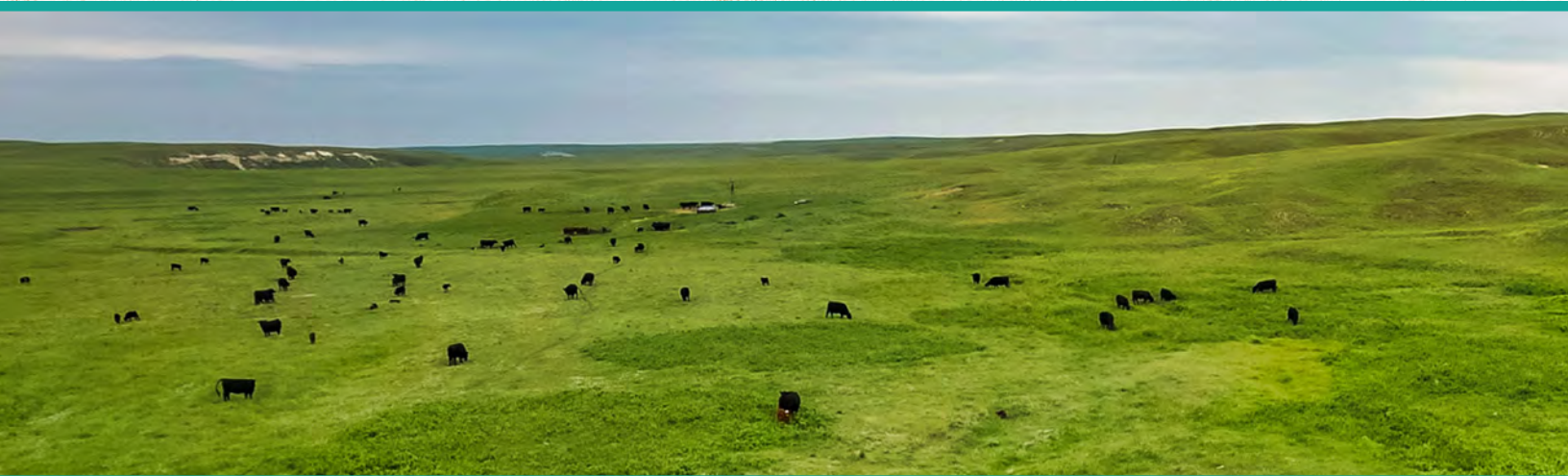
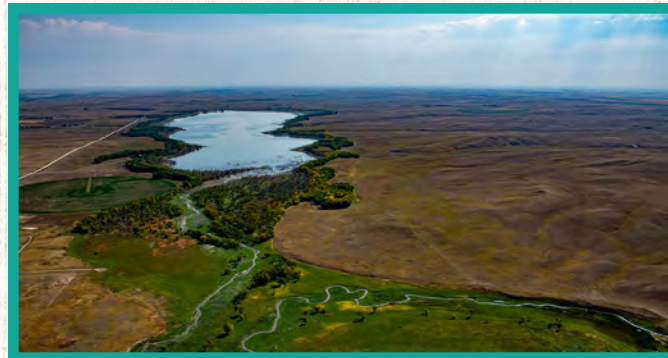
## RECREATIONAL RESOURCES

Box Butte County, Nebraska is known for its diverse wildlife and is a popular destination for hunting and outdoor recreation. The area is home to a variety of game species, including white-tailed deer, mule deer, pronghorn antelope, and wild turkey. Additionally, there are several species of upland game birds, including pheasants, quail, and grouse.

The ranch being offered for sale provides an excellent opportunity for hunting enthusiasts and outdoor recreationists. With the abundance of wildlife in the area, the property could be utilized as a hunting lease, providing an additional income stream for the new owner.

- The property is also located near several state parks and wildlife management areas, providing even more opportunities for outdoor enthusiasts.
- Chadron State Park offers hiking, camping, fishing, and boating opportunities in a beautiful natural setting.
- Wildcat Hills State Recreation Area - offers hiking trails, camping sites, and scenic views of the surrounding landscape.
- Agate Fossil Beds National Monument is a unique destination that offers hiking, camping, and educational opportunities related to the area's rich fossil history.
- Box Butte Reservoir State Recreation Area offers fishing, boating, and camping opportunities in a beautiful lakeside setting.

All of these state parks and recreational areas provide opportunities for outdoor recreation and enjoyment of the natural beauty of the region. The ranch being offered for sale is ideally situated to take advantage of these nearby attractions and provides a unique opportunity for those looking to invest in the agriculture industry in Nebraska while also enjoying the many recreational opportunities available in the area.



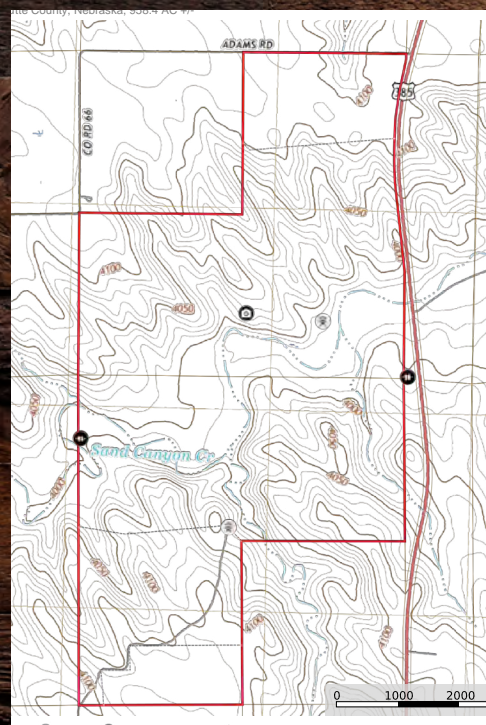
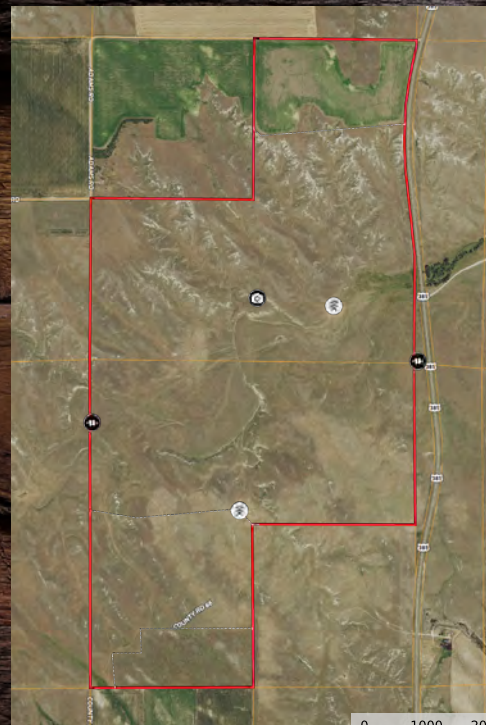
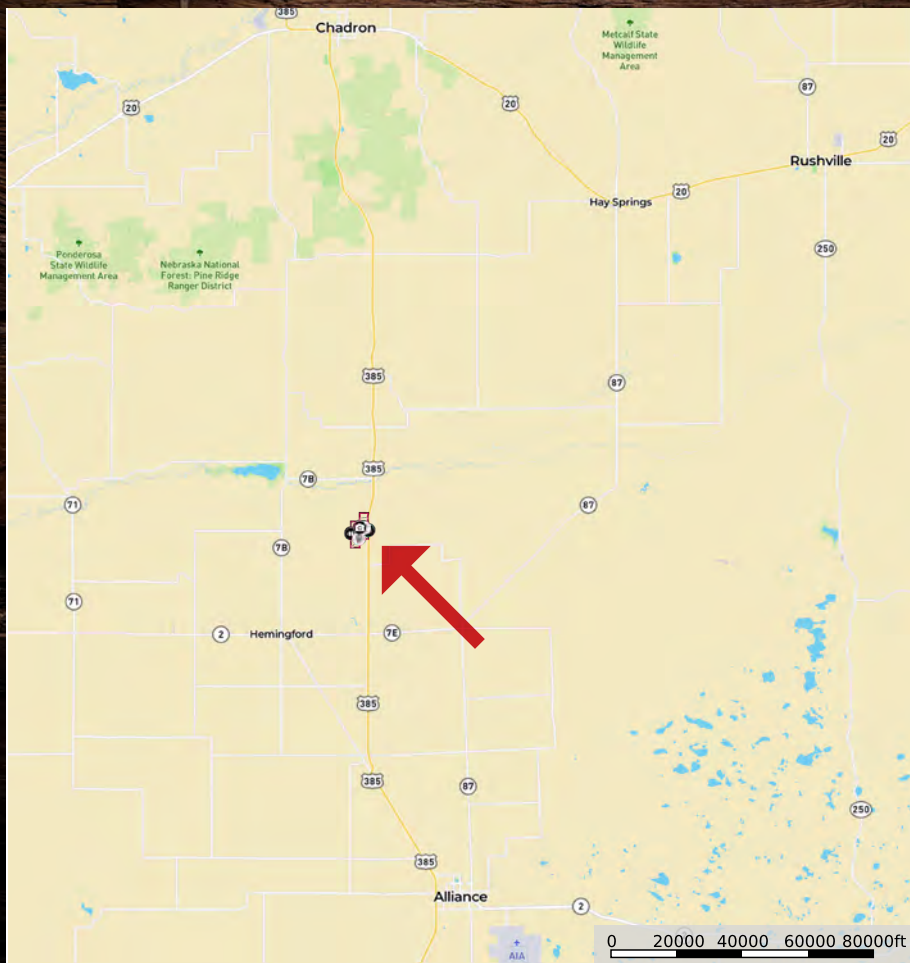


**PRICE**     **\$750,000** (SEVEN HUNDRED & FIFTY THOUSAND DOLLARS)

**1031 EXCHANGE @:** This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and Salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

### CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit of \$10,000 (ten thousand dollars) and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorney fees.



**JEFF GARRETT** 308.672.6334  
ranchandrecreation.com | [f /jeffgarrettranchandrecreation](https://www.facebook.com/jeffgarrettranchandrecreation)  
6020 YELLOWSTONE RD, CHEYENNE, WYOMING



Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.