



WHITE RIVER RANCH WEST

5,888.56 +/- DEEDED ACRES IN DAWES COUNTY, NE



Offered at \$6,625,000.00

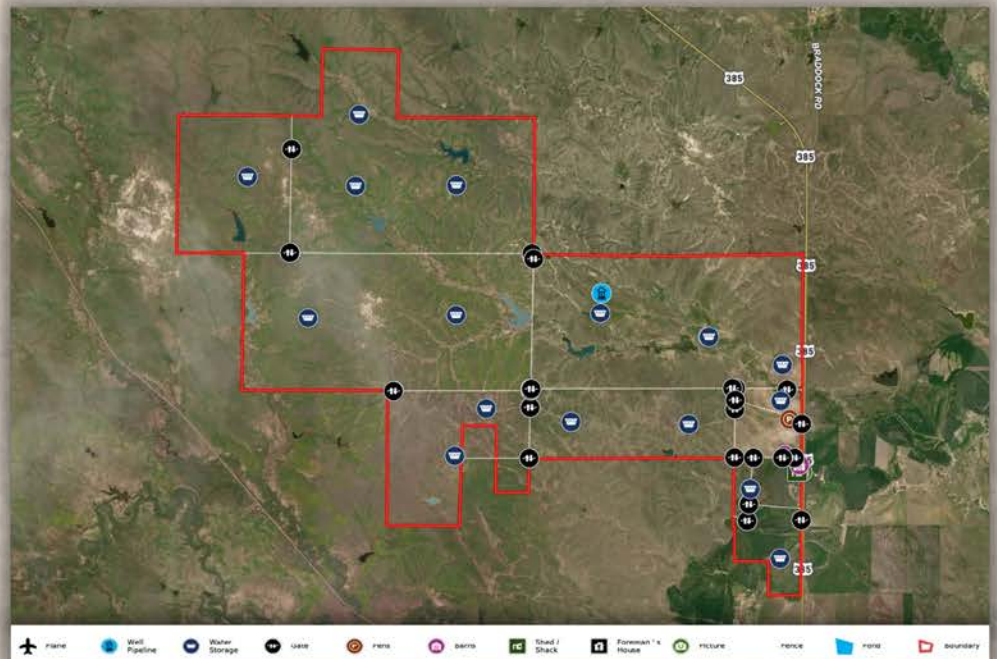
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WHITE RIVER RANCH WEST



White River Ranch West is a grazing operation that consists of an all-continuous 5,888.56 +/- total acres. The Gorr Reservoir, an underground water system feeding several tanks, and multiple holding ponds spread throughout the ranch provide an abundance of water sources for livestock. The ranch has several miles of new fence, two sets of cattle working facilities in great condition, a 1,680 sq. ft. home with recent updates, and excellent US Highway 385 access.



WHITE RIVER RANCH WEST

The property has the White River running through the southeast corner of the property creating productive sub-irrigated river meadows. Also existing is 155.41 +/- acres of dryland providing additional production opportunity. Many mule deer, whitetail deer, turkey, and antelope tend to travel the creek bottoms, graze the sub-irrigated meadows, and roam the several thousand acres of open prairie this ranch has to offer. For the waterfowl and upland bird hunters, the recreational opportunities are almost neverending! Volunteer cedar trees, thistles, and other noxious weeds have been well maintained making this a very clean ranch.

White River Ranch is located only a few miles outside of Chadron, NE which provides all of your much-needed essentials and more. The property is also close to several national forests, reservoirs, and airports. Chadron State Park and Fort Robinson State Park are both within a 25-mile drive from the White River Ranch. For a quick weekend getaway with the family, Angostura Reservoir in South Dakota is 40 miles away.



Real Estate Taxes

\$ 35,592.90

Legal Descriptions

Township 34 North – Range 49 West of the 6th P.M.

Section 7: SE $\frac{1}{4}$ (175.63 +/- Acres)

Section 17: All (650.91 +/- Acres)

Section 18: All (706.62 +/- Acres)

Section 19: All (697.41 +/- Acres)

Section 20: All (672.15 +/- Acres)

Section 21: All (633.39 +/- Acres)

Section 22: All (618.74 +/- Acres)

Section 27: N $\frac{1}{2}$, SE $\frac{1}{4}$ (478.70 +/- Acres)

Section 28: N $\frac{1}{2}$ (320.54 +/- Acres)

Section 29: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ (502.23 +/- Acres)

Section 34: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ (116.17 +/- Acres)

Township 34 – Range 50 West of the 6th P.M.

Section 13: E $\frac{1}{2}$ (315.77 +/- Acres)



This ranch is being offered with the intention of the Sellers to complete a successful 1031 exchange.



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