

PULLMAN RANCH

FOR SALE

6000+/- Acres

Whitman NE



- ◆ Highly Productive Ranch
- ◆ Carrying Capacity = 500 Cows + Replacements
- ◆ 2,000-2,500 Ton Annual Hay Production
- ◆ Improvements include a Ranch style home, calving barns, corrals, working facilities & several shops
- ◆ Excellent Water Resources
- ◆ North Loup River flows through
- ◆ Abundant wildlife

Weber & Company
Real Estate

Rick Weber, Broker
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PULLMAN RANCH

This Ranch, known as the Pullman Ranch is highly productive with a high carrying capacity. Owner rated at 500 Cows, plus replacements depending on type of operation. The Ranch lays in the heart of the Sandhills which is also the heart of the Ogallala Aquifer, resulting in higher number of sub-irrigated acres which is capable of producing 2,000 - 2,500 ton of hay annually. This Ranch is fenced into several pastures that are all well watered with several artesian wells that flow year round along with 3 electric wells and several windmills.

The headwaters of the North Loup River start just west of the Ranch & flow from West to East of the property providing a natural habitat for the abundant wildlife known to the area, elk, deer, turkey, coyotes, grouse, waterfowl, songbirds, etc.

The Headquarters has a 3 bedroom home, calving barn, shop, corrals & cattle working facilities. Another set of improvements at a separate location includes a calving barn, corrals & shop.

Listing Price \$8,000,000

2023 Taxes = \$21,165

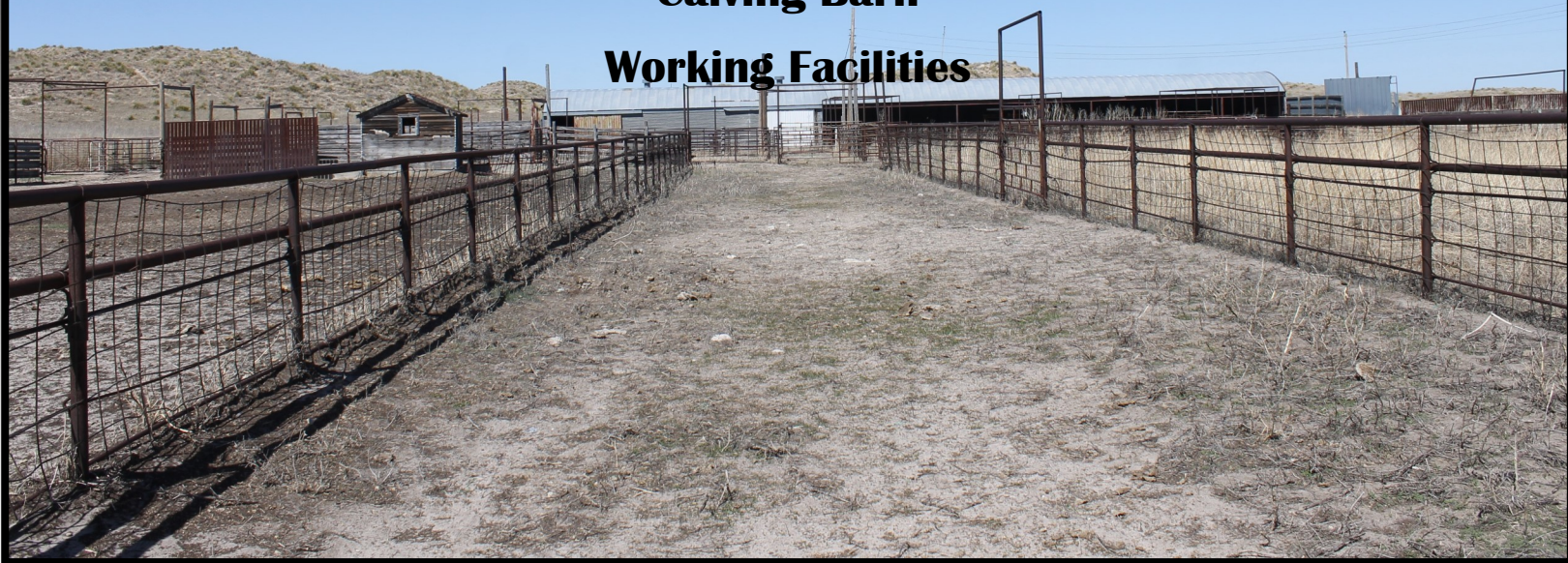


**3 Bedroom
Ranch style Home**

**Metal Shop
With concrete floor & 2
Overhead doors
96x50**



Headquarters
Corrals
Calving Barn
Working Facilities



North Calving Facility

Electric Well on site

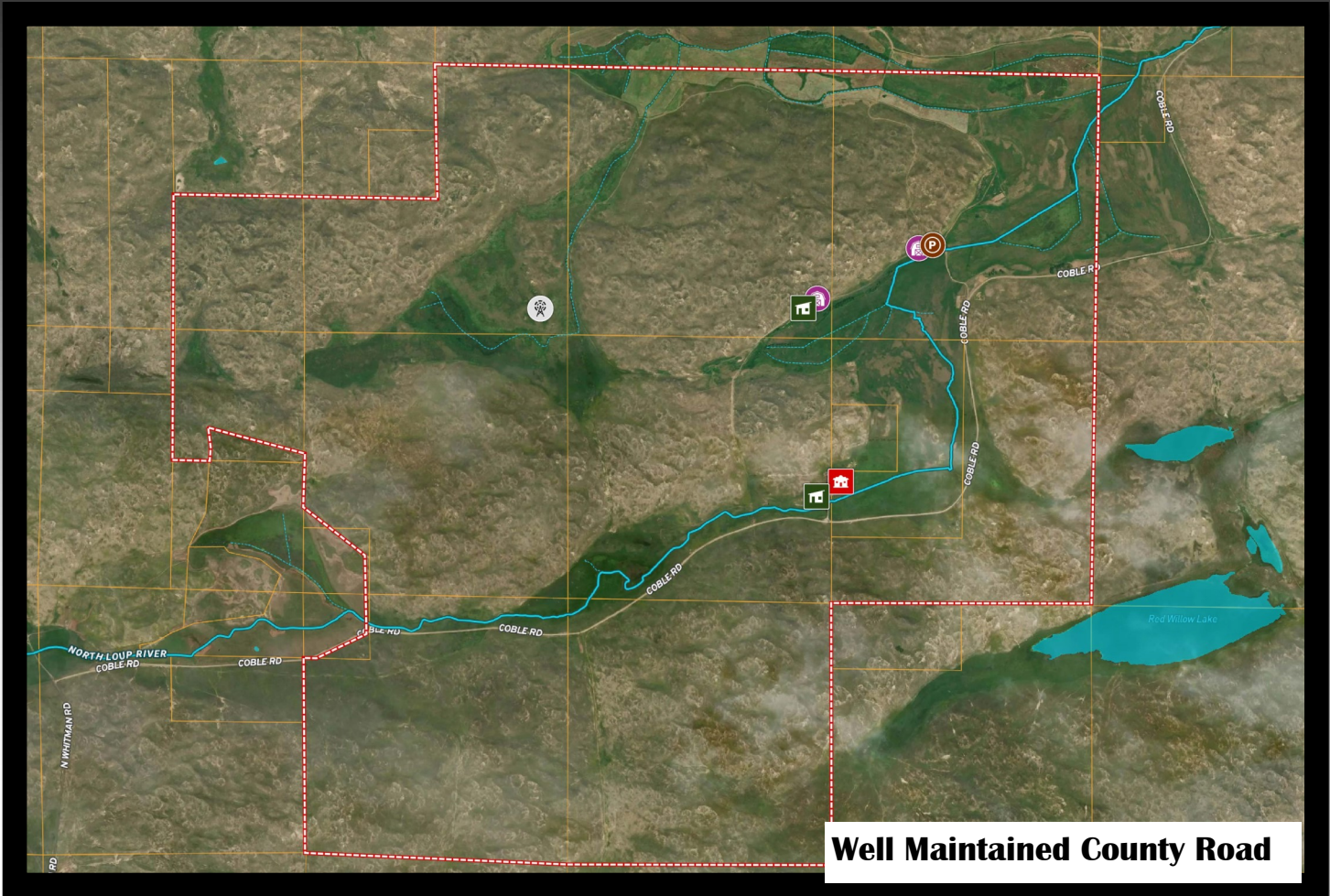


Barn with Hayloft & Mangers



**Good 4-Wire Barbed
Wire Fences**





Cherry County is the #1 beef county in the United States with nearly 184,688 cows and average herd size 396 head.