

- Don't miss out on this great opportunity to start or expand your cattle operation. This remarkable ranch in Loup County, Nebraska is set up and ready to background 1500 head from day one. Offering residential comfort and agricultural efficiency. Located just 10 miles from Taylor, this expansive 1,091.76 +/- acre property is ideal for anyone looking to capitalize on a comprehensive agricultural setup combined with modern amenities.;

Land Use and Acreage:

- 1500 Head Backgrounding Lot: A permitted lot designed to accommodate up to 1500 head, perfect for efficient cattle management.
- Sandhills Pasture: Approximately 973 acres of rich Sandhills pasture, offering excellent grazing opportunities.
- Dry Crop Fields: 65.6 acres of dry crop fields that are rotated between corn, alfalfa, oats, and Sudangrass.
- This ranch has abundant wildlife such as deer, turkeys, and bobcats.
- (Additional 320 acres available to purchase with this property. Parcel #580008797 with 147.57 with Certified non-transferrable or sellable irrigation acres.);

Agricultural Improvements and Outbuildings:

- Pasture: set up for high rotation grazing with 17 metal stock tanks supplied by submersible wells. Pasture is cross fenced with high tensile wire.
- Barn: 50' x 30' x 14', featuring a vet room and top-quality livestock handling equipment.

- 20 x 40 Processing building covering the Silencer chute with scales and a heavy-duty working alley.
- Weaning pens are equipped with guardrails and continuance panels.
- The fully Insulated Workshop is 50' x 40' x 14', ideal for various projects and storage needs.
- Loading area: includes a silage pile with a millings pad for distillers and concrete blocks with bulk bins.
- The ranch is equipped with two submersible stock wells that ensures a reliable water supply for livestock.
- Additional Features: 11 tire tanks and 100 wood feed bunks.
- Acres of shelter belts to protect livestock areas, save energy, and to enhance wildlife habitat.
- Farm equipment not sold with the land is available to purchase;
- **The Home:**

Imagine waking up to the tranquility of the Nebraska Sandhills in a beautifully crafted 3-bed, 2-bath 2013-built home. Your mornings begin with coffee on the covered patio, overlooking the beautiful sunrise. The spacious living room, with oak wood floors and ample natural light, offers a cozy retreat for relaxing evenings. The open concept kitchen comes with modern appliances and a generous pantry. With the dining area just off of the kitchen it's the perfect space to gather with friends and family. Enjoy the seamless flow between indoor and outdoor living, with a dining room that opens onto a sunlit patio, perfect for entertaining. The

primary bedroom is a peaceful sanctuary with a luxurious en suite bath, a jet tub, and a separate shower. There have been apple, peach, and pear trees planted. Every detail of this home, from the efficient office space to the convenient laundry room, is designed to enhance your daily living experience.;

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Location and Access:

Nestled in the heart of Nebraska's Sandhills, this property is conveniently situated 5 miles west of Taylor on Highway #91, then 5 miles west on Madison Square Road. The land spans the north and south sides of a well-maintained, graveled county road, ensuring easy access year-round.;

- **Envision Your Future:**

Whether you want to start your cattle ranch, expand your agricultural operations, or seek a serene rural residence, this property provides a unique opportunity to enjoy the best of both worlds. The modern home ensures comfort and convenience, while the extensive agricultural facilities and fertile land promise productivity and profitability.

Don't miss the chance to own this exceptional piece of Nebraska real estate. Contact us today to schedule a viewing and explore the possibilities that await you at this prime location in Loup County.