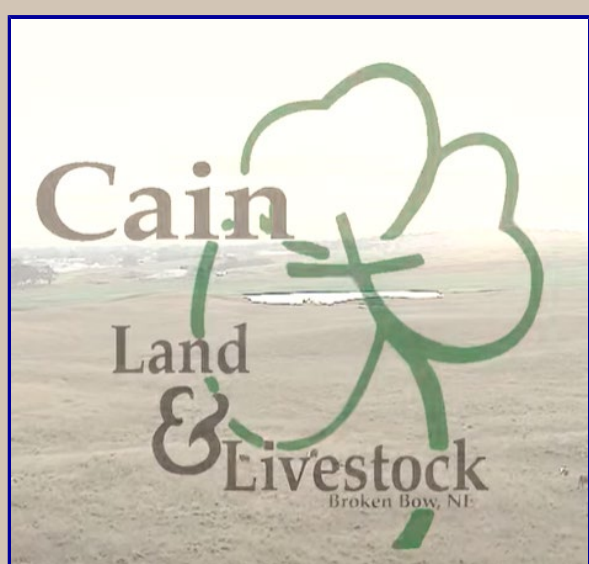


# Turn Key Ranch and \*Additional Commercial Building & Facilities

**1,064.51 +/- Actual Acres for Sale & 118.65 Acres of School Land Leased.**

*Cain Ranch: (Don) & Maureen Cain (1-308-880-1505)*



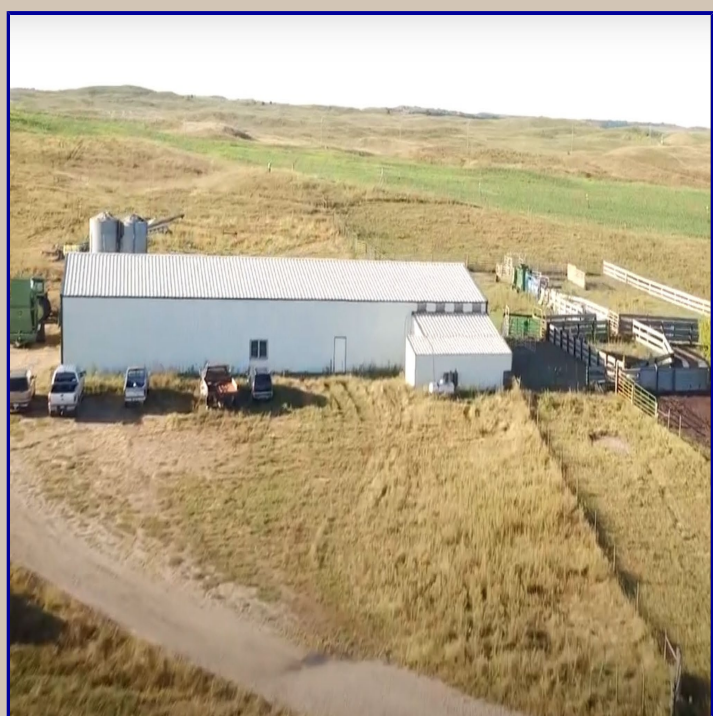
This *Highly Efficient Self Contained Cattle Ranch* was developed to handle most of your Cattle needs and has 6-10 X the Carrying Capacity per acre due to the Center Pivot Irrigation on Native Range, Strong and Well Developed Infrastructure, Rotational Grazing and Good Land Management.

*If you are good to the land it will be good to you.*

Most of the land is Native hard ground Grasses, we get 3 grass blooms each year due to different types of seasonal grasses. Most of the land is Native Range and has not been tilled resulting in roots that go down over 8 feet. You can run a Minimum of 500 Cow/Calf Pairs (we ran about 680 pairs) or 1,000 head of Yearlings. Weather permitting we could graze 7 months out of the year.

About 730 Acres of the Ranch is Irrigated with 6 Center Pivots, ranging from 5-12 Towers. The Pivots have Turf Tires to preserve the land and reduce ruts. There are "Lie Down" passages for over the fences so the Pivots can "Walk" over the fences to water more than one paddock. There are about 25 +/- paddocks with 2 large "Water Wheel" watering stations, about 14 watering tanks. Miles and miles of good fencing, electric and wire with strong gates and miles of above ground irrigation pipe.

The Ranch has 2+ wells. The Irrigation is by electric motor with a back up Diesel Engine for "load control". The Pivots were regularly serviced and repaired as needed, many have new sprinkler packages and all have "FieldNET" to monitor and remotely operate the Pivots.



There is a sturdy 50'X130' Metal Building which is used for Equipment & Supply Storage, Workshop, Bunkhouse, Bathroom & Small Kitchenette, Tack Room, Inside Alleyway, Calf areas & Warm Room, Hay Loft.

Outside Processing & Sorting Facilities Loading and Unloading Chute and plenty of room for Trucks and Trailers.

There are areas for Calving, Backgrounding, Winter Feeding, Feed Mixing Area, and plenty of areas to run your Cattle Operation for a fraction of the cost.

Equipment for running the Operation - Feed Trucks, Tractors, Planters, Grain Trucks, Hay Balers, Cattle Pot, Trailers, 4-wheelers, etc.

The Ranch is Right on the Border of Town and Hwy 2 with Plenty of Services for Repair, Welding, Irrigation Needs, Shop and Equipment, Minerals, Feed and Seeds, Shopping, etc. We are close to many Sale Barns, there is even one in Town, plenty of Feedlots too.

**\*PLUS Adjacent Commercial Building (\*If Available.)** set up for Large Animal Vet Work, Water, Sewer, Electrical, Internet, (Possibly Convert to Living). Loading/Unloading Chute with ability for Semi-Trailers, Hydraulic Chute, Pens, Plus Steel Framed and Covered Working Facilities, Pens, Etc.. on an Additional 6+/- Acres. (\*Price Adjusted if it becomes Not Available).

**S=Section, T= Township, R=Range (Broken Bow, Custer County, NE) S-2, T-16 R-21, PT LOT 1 E OF RD. Parcel # 481220 (22.60 acres)**

**S-1 T-16, R-21, LOTS 2-3-4, S1/2NW, SWNE, PTS1/2SE, PT N1/2S1/2. Parcel # 481080 (420.21 acres)**

**S-7 T-16 R20, PAR IN LOT 1. Parcel # 486012 (7.98 acres) S-1 T-16 R21, LOT 1, SENE. Parcel # 480900 (89.72 acres) S-6 T-16 R-20, LOTS 4-5. Parcel # 485700 (76.69 acres)**

**S-31, T-17, R-20, PAR IN LOT 3, LOT 4 EXC PAR, PT E1/2SW. Parcel # 506700 (79.54 acres)**

**S-12, T-16, R-21, N1/2NE EXC PAR. Parcel # 487600 (67.10 acres) S-6, T-16, R-20, LOTS 6-7, E1/2SW. Parcel # 485600 (150.29 acres)**

**S-31, T-17, R-21, S1/2N1/2SE Parcel # 506400 (80 acres) (LESS 25+/- ACRES. Final to be determined by survey.) Actual Acres approximately 55 not 80.**

**\*\*S-31, T-17, R-20, Lot 3 EXC PAR, PAR IN LOT 4, PT E1/2SW Parcel # 506710 (70.25 acres) (LESS 30+/- ACRES. Final to be determined by survey.) Actual Acres approximately 40.25 not 70.25.**

**S-1, T-16, R- 21, PAR N1/2S1/2. Parcel # 481050 (49.15 acres)**

**S-2, T- 16, R-21, PAR SESE. Parcel # 0481110 (5.98 Acres) \*(Commercial Building site if Still Available).**

**\$6,750,000... you are getting a lot for your money**

**& you will have Happy Cows, too!**

**Reasonable Offers Will Be Considered.**

**Price is for TURN KEY & Adjacent Commercial building, Land & Facilities.**

**See video here: [Cain Ranch](#)**

**Don & Maureen Cain Ranch (1-308-880-1505)**