

Western Cherry County Rangeland

1,285.20 Acres

Cherry County, NE

\$1,285,000



HAYDEN  OUTDOORS.

Western Cherry County Rangeland

TOTAL ACRES:

1,285.20

PRICE:

\$1,285,000

COUNTY:

Cherry County

CLOSEST TOWN:

Merriman, NE

Activities & Amenities:

ATV/Off Road
Hunting - Big Game
Cattle/Ranch
Hunting - Predator/Varmint

Land Details:

Total Acres: 1,285.20
Deeded Acres: 1,285.20
Leased Acres: 0.00
Water Rights: Yes
Mineral Rights: Yes
Income Type: Grazing
Estimated Taxes: \$7,441 - 2023
Source of lot size: Unknown

Property Summary

Here's a nice continuous tract of land located in western Cherry County, NE. The property sits southwest of Merriman, NE approximately 23 miles and is located a few miles south of the Niobrara River. The property is cross fenced into two separate pastures, each holding a windmill and new 30ft stock tank. The property has an ample amount of lush native grass ready to be utilized by it's new owner.

Land

Western Cherry County Rangeland is comprised of 1,285.20 +/- acres of Sandhill's pasture and has an abundance of native grasses and water supply. The property sits in an area where the water level is high, creating several ponds for cattle and wildlife to utilize. The property is cross-fenced for rotational grazing and has two windmills with new 30ft stock tanks. This property is owner rated at 85 cow/calf pair for a five month grazing season. Access to the property is on a county road and an easement across a private pasture.

Recreation

This property is located in an area where mule deer, antelope, and coyote are most common. With the Niobrara River being only a few miles away, the ponds that this property has to offer is a main attraction the to the traveling waterfowl and occasional whitetail for certain times of the year.





Water/Mineral Rights & Natural Resources

All owned convey.

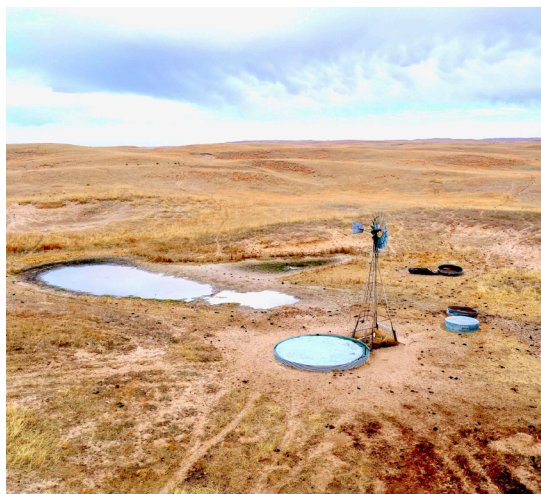
General Operations

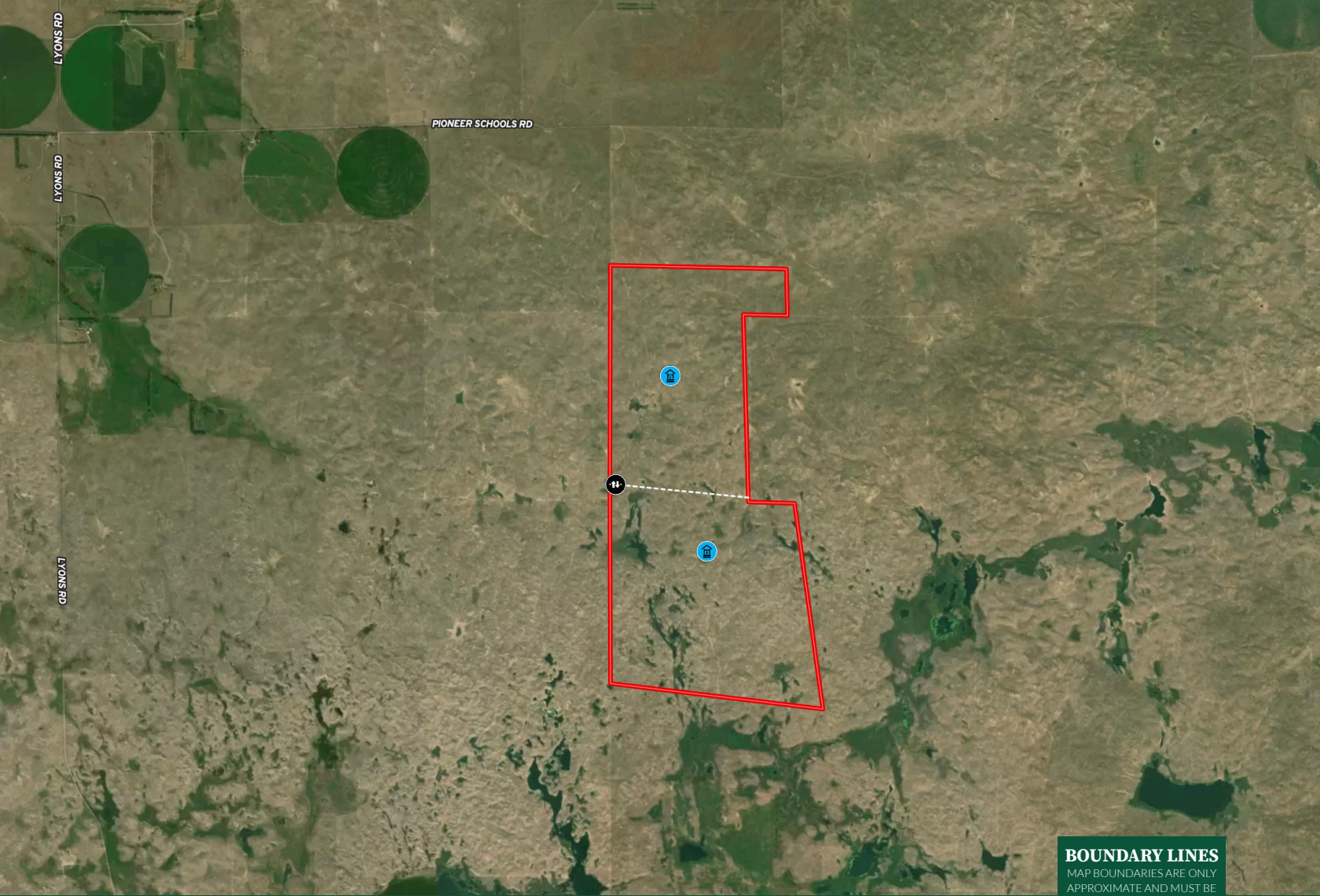
The property has been mostly utilized as a summer grazing operation in the past and is owner rated at 85 cow/calf pair for a five month grazing season. The property is currently open for the 2024 grazing season.

Region & Climate

Merriman, NE temperatures typically range from 75°F to 95°F during the summer months while in the winter they are usually between 25°F and 45°F. The average rainfall is 19 inches, with 35 inches of average snowfall per year. The region also experiences periods of high winds, especially during late spring and early summer when thunderstorms can be frequent. Overall, Merriman enjoys a pleasant climate without extreme weather conditions or wide swings in temperature throughout the year.

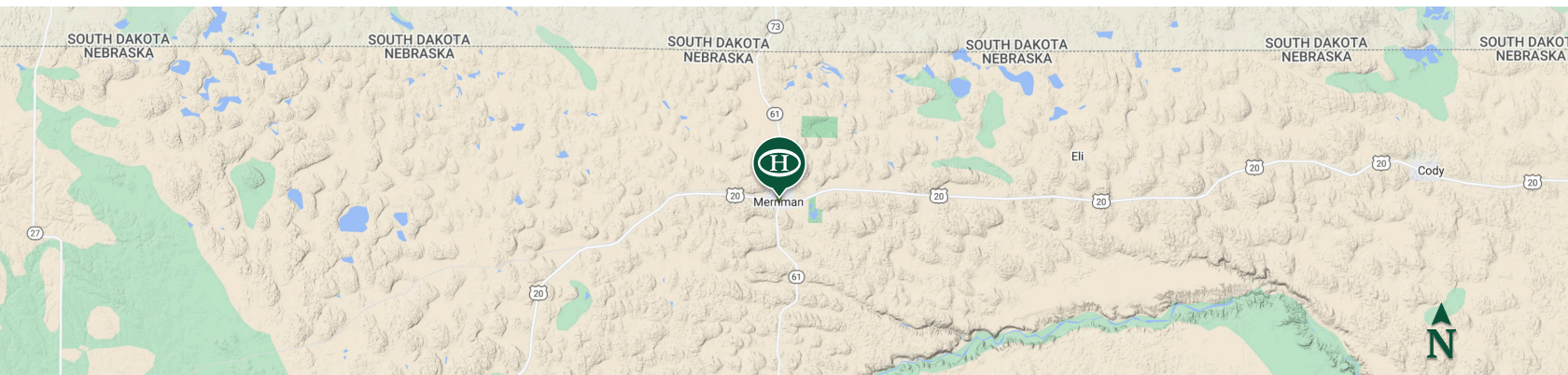
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

Boundary Water Well Gate



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