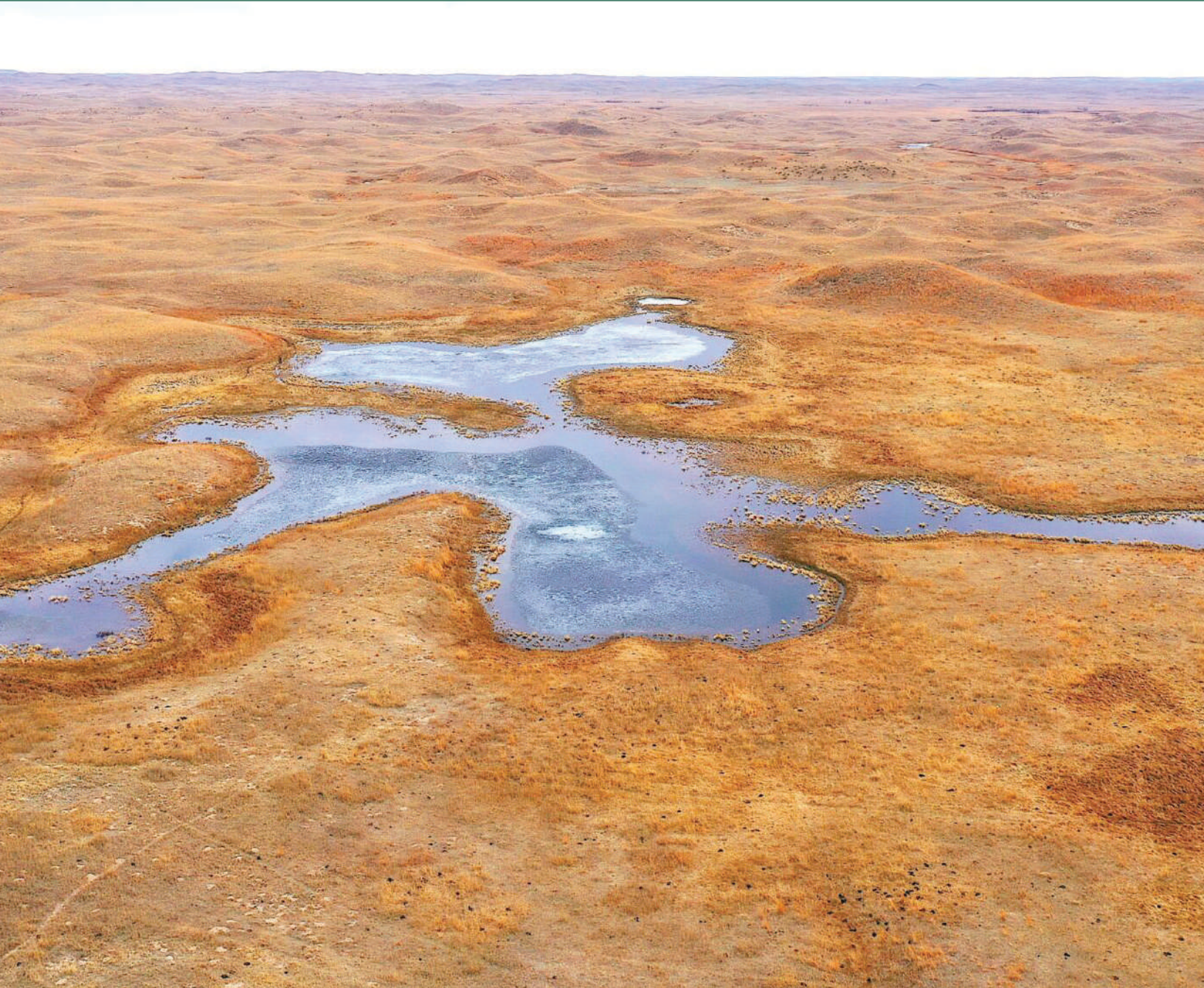


# Western Cherry County Rangeland

1,285.20 Acres | Cherry County, NE | \$1,225,000



HAYDEN  OUTDOORS®



# Western Cherry County Rangeland

TOTAL ACRES:

1,285.20

PRICE:

\$1,225,000

COUNTY:

Cherry County

CLOSEST TOWN:

Merriman, NE

## Activities & Amenities:

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

## Land Details:

Address: NA, Merriman,  
Nebraska 69218, USA  
Total Acres: 1,285.20  
Deeded Acres: 1,285.20  
Topography: Rolling  
CRP Acres: 1,210.77  
Water Rights: Yes, All owned convey.  
Mineral Rights: Yes, All owned convey.  
Income Type: Grazing/CRP Payment  
Estimated Taxes: \$7,441 - 2023  
Source of lot size: Assessor/Tax Data

## 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 30 ft stock tank. The property has an ample amount of lush native grass ready to be utilized by its 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.

Recently, 1,210.77 acres has been enrolled into a grassland CRP program, beginning 10/1/2024 - 9/30/2034 with an annual payment of \$14,953. The landowner will still have the right to graze and hay the property in good manner.







## 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.

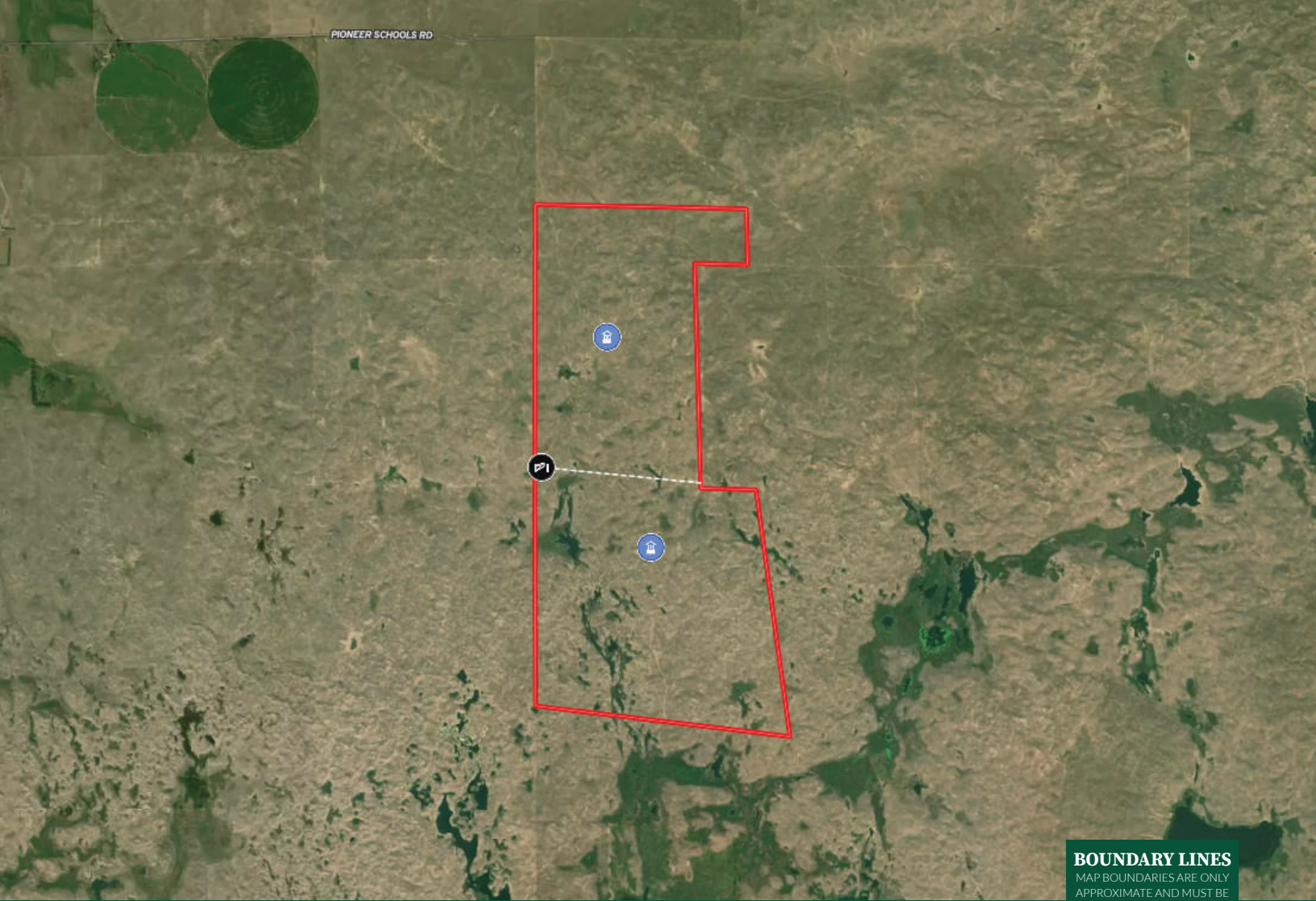
## Region & Climate

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.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.






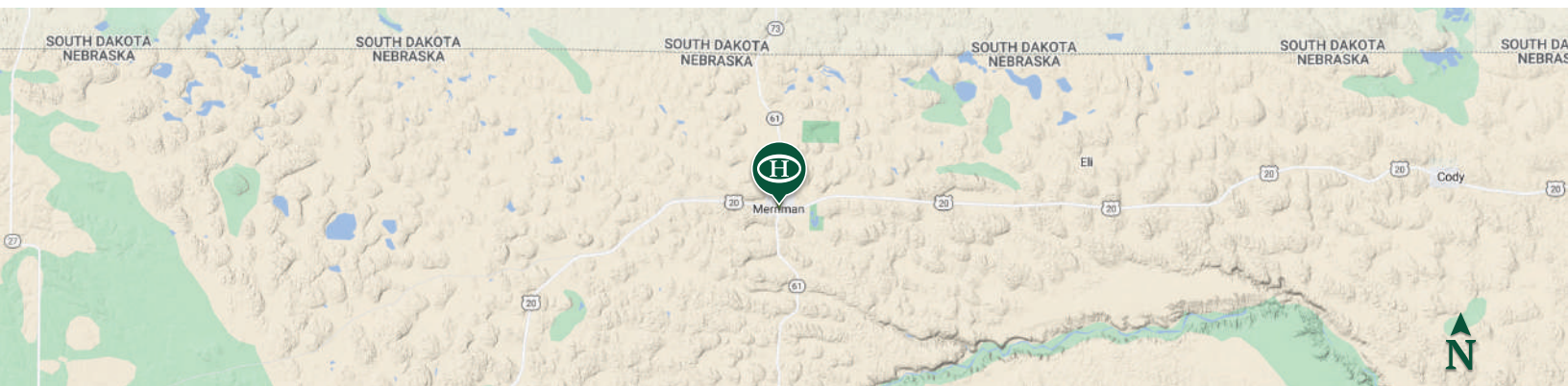








#### BOUNDARY LINES

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

 Boundary  Water Well  Gate



## Cord Hesseltine

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