

Weekes Ranch

900.48 Acres

Scotts Bluff County, NE

\$1,800,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Propane
Water Rights
Water Shares (different from water rights)

Land Details

Address: 210259 County Road 34,
Bayard, Nebraska 69334, USA

Closest Town: McGrew

Total Acres: 900.48

Deeded Acres: 260.48 | Leased Acres: 640.00

Zoning: Ag

Elevation: 3825

Topography: Level, rolling to Steep

Vegetation: grass and alfalfa

Tillable/Crop/Orchard Acres: 117.1

Pasture Acres: 775 | Irrigated Acres: 140.1

Water Rights: Yes, All appurtenant water rights associated with this property. Includes 140.1 Shares of Castle Rock Irrigation District water.

Mineral Rights: Yes, All (if any) mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

Income Type: Ranching

Estimated Taxes: \$8,532.32 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 3,024

Full Bathrooms: 2

Basement: Full finished

Parking Types: Detached Garage, Driveway

Outbuildings: 4

Other Improvements: Shop and horse barn

Fence Type: Barbed wire and pipe

Heating Systems: Electric Heaters, Fireplace



Property Summary

Weekes Ranch is a terrific opportunity to purchase a nice irrigated and dryland grass ranch including a NE BELF lease section, ideal for raising cattle and horses.

This property is accessed by a paved county road and only 2.5 miles from Hwy 92 and the community of McGrew.

There is a wonderful 3,024 sq ft ranch style home remodeled in 2008, a 2-car detached garage, 3300 sq ft shop and a 2280 sq ft horse barn with 4 stalls, etc.





Land

The Weekes Ranch consists of 260.48 +/- acres of deed land and a 640 +/- acre NE BELF lease. The irrigation water on the property is supplied by the Castle Rock Irrigation District with 140.1 shares of water providing excellent irrigating of the land. The irrigation system is operated by 2 pumping stations, an extensive pipeline system delivering water to 21 runs utilizing a K-Line irrigation system. K-Line Irrigation North America | Your Irrigation Solution

The pastureland is well watered via a pipeline system feeding several strategically placed water tanks. The pastures are cross fenced and the grass has been well managed. 117.1 +/- acres of the irrigated land is currently in alfalfa hay and there are 23 +/- acres of irrigated grass.

Improvements

The Weekes Ranch has a great set of improvements, starting with a lovely and recently remodeled 3024 sq ft ranch style home. The home boasts a large open concept kitchen complete with custom built cabinets, a dining area with a gas fireplace, a large primary bedroom, full bath, laundry room, mud room and an expansive family room with a gas faux wood stove all located on the main level. The finished basement has a large living room, 3 nonconforming bedrooms, a 2nd full bath and a kitchen area. The home is very energy efficient, utilizing 2 room A/C units and the heat is electric baseboard along with the aforementioned gas fireplace and stove.

- Detached 2-car garage complete with remote controls and keypad openers.
- Magnificent 3300 sq ft shop with a full concrete floor and multiple doors, the overhead roll door includes an opener. The shop is very well lit allowing you to work anytime.
- Beautiful 2,280 sq ft horse barn with 4 stalls, 2 tie stalls, a wash area and heated tack room located next to several working pens.
- Outdoor roping arena that is roughly 130 ft. wide by 250ft. long.
- The ranch has excellent fence consisting of a mix of barbed wire and some pipe fencing.
- Several additional smaller outbuildings on the ranch as well.
- Propane tank that is owned that provides propane to the house.
- The improvements are on a private well and septic system.



Recreation

The Weekes Ranch will allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses to just enjoying nature. The property is only a short distance south of the North Platte River which boasts some of the best waterfowl hunting in the nation.

There is a variety of habitat on the property that provides excellent cover for Mule Deer and White-tailed Deer as well as small game, turkey, varmints and waterfowl. This is also an area for the potential to see elk, bighorn sheep and pronghorn.

Agriculture

Weekes Ranch is a tremendous opportunity to purchase a nice ranch suitable for raising cattle, horses and alfalfa.

Water/Mineral Rights & Natural Resources

All water and mineral rights on this property currently owned by the Seller will transfer to the Buyer at Closing. Including 140.1 Shares of Castle Rock Irrigation District water.

General Operations

Weekes Ranch is an excellent ranch for raising cattle, horses and hay. Close to several thriving communities and agricultural markets.





Region & Climate

Weather Highlights

- Summer High: the July high is around 90 degrees | Winter Low: the January low is 15
- Rain: averages 16 inches of rain a year | Snow: averages 40 inches of snow a year

McGrew, NE has a dry continental climate with cold winters and hot summers. Winters in McGrew are characterized by frequent snowfall with temperatures usually below freezing. During the summer months, temperatures can rise up to the mid-80s with moderate humidity levels. The area receives an average of 23 inches of precipitation each year, most of which falls during spring and winter months.

- McGrew, Nebraska gets 16 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- McGrew averages 40 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 230 sunny days per year in McGrew. The US average is 205 sunny days.

McGrew gets some kind of precipitation, on average, 74 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Location

Weekes Ranch is located approximately 2.5 miles south of the Village of McGrew and Hwy 92 and 14 miles southeast of the cities of Scottsbluff & Gering. Scottsbluff is home to the Western Nebraska Regional Airport and the Regional West Medical Center. This property is located 3 hours northeast of Denver, CO. 1.5 hours northeast of Cheyenne, WY. 3 hours south of Rapid City, S.D. and 7 hours west of Omaha, NE.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

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




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