

LAND FOR SALE

**PRICE
REDUCED!**



Bartlett Rangeland

639 ± ACRES | WHEELER COUNTY, NEBRASKA

**Productive rangeland with excellent access and
livestock water.**

Cross fenced into two pastures.



Bruce Dodson, AFM

LISTING AGENT:

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*Bart Woodward, Bryan Danburg, Kent Richter, Bonnie Downing,
Dallas Dodson, Mike Wilken*

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& Listing**



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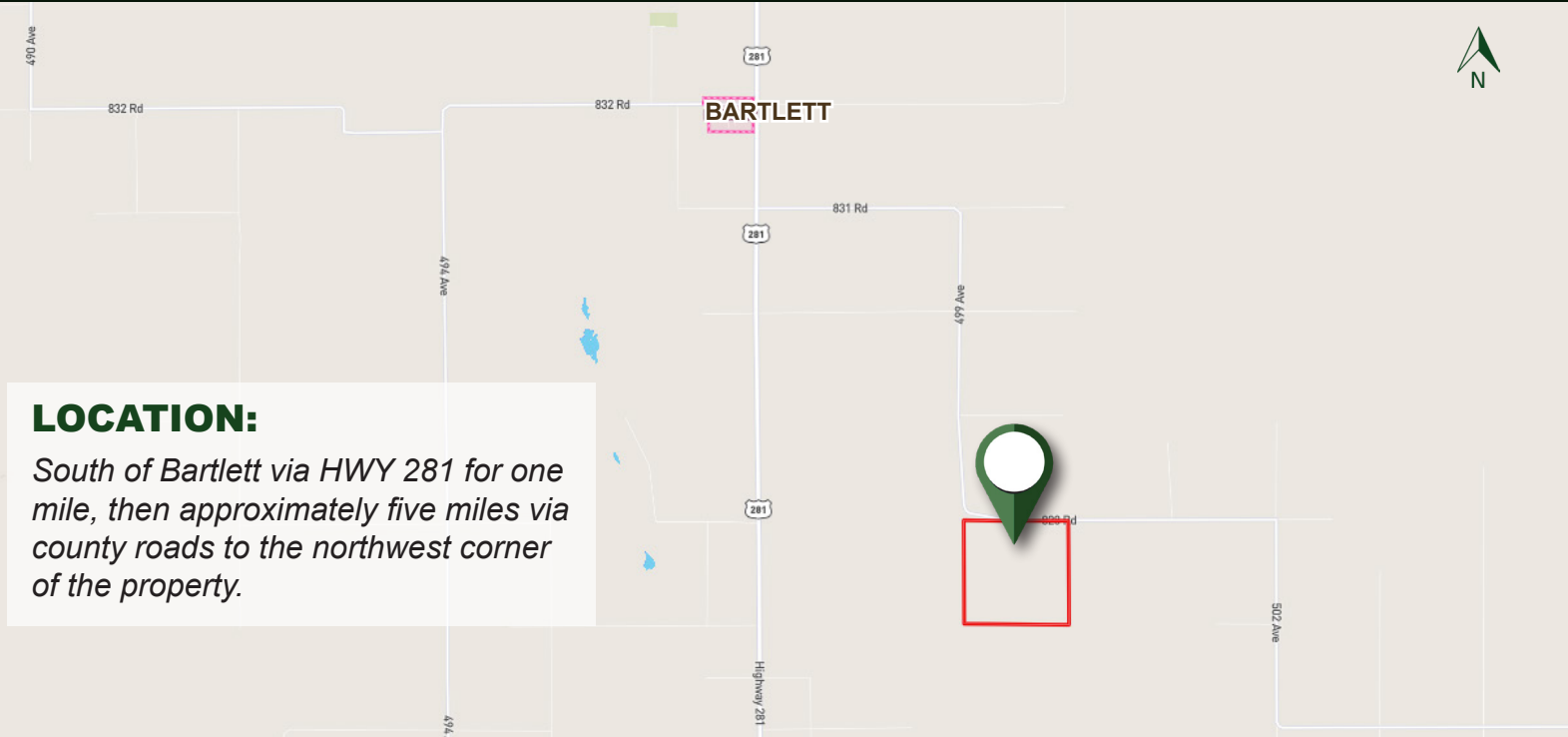
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LOCATION & PROPERTY INFORMATION



LOCATION:

South of Bartlett via HWY 281 for one mile, then approximately five miles via county roads to the northwest corner of the property.

LEGAL DESCRIPTION: All of Section 5, Township 21 North, Range 10 West of the 6th P.M. in Wheeler County, Nebraska.

ACRES & TAXES: 639.6 Tax-assessed acres
2023 Real Estate Taxes Payable in 2024: \$6,069

LAND USE: Grassland/Summer Range

NRD: Lower Loup Natural Resources District

WATER RIGHTS: Stock well Registration # G-116010 & G-155812

EQUIPMENT: (1) Windmill
(2) Solar Pumps & Stock Tanks

PRICE: **PRICE REDUCED!**
~~\$1,275,000.00~~ \$1,179,560.00



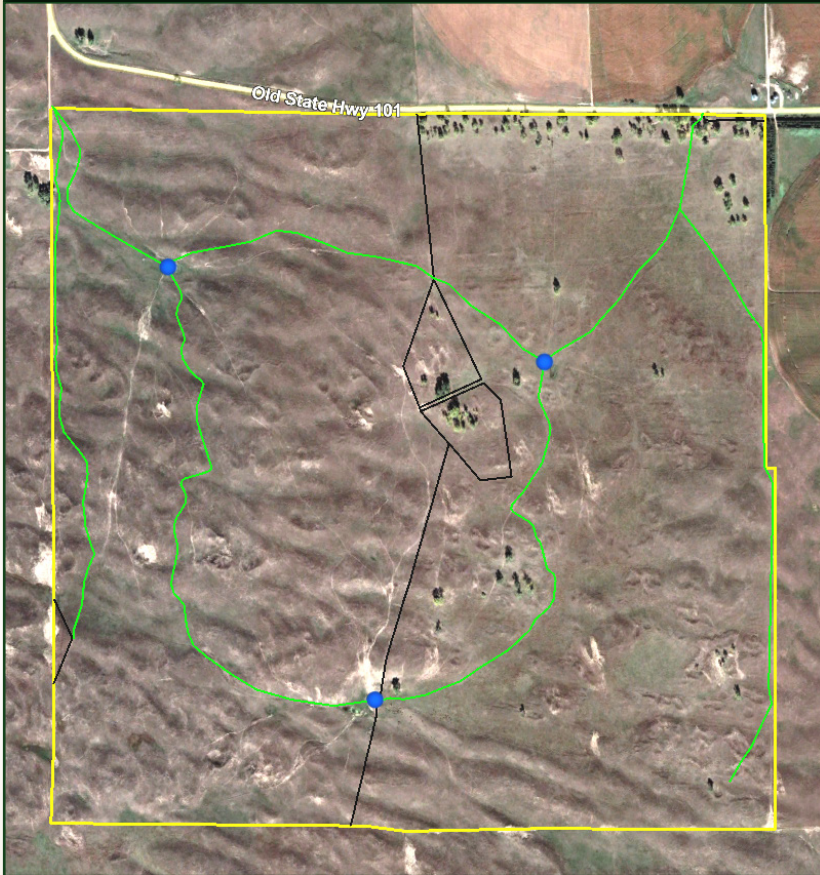
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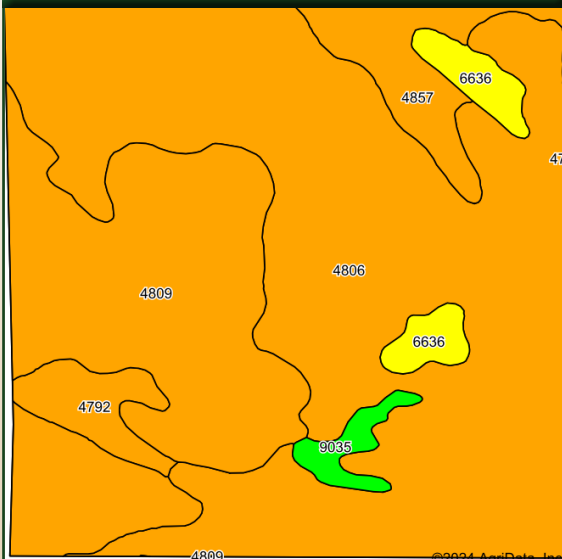
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PROPERTY MAPS

AERIAL MAP



SOIL MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	379.05	59.2%		Vle		2462
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	179.66	28.1%		Vle		2561
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	33.40	5.2%		Vle	IVe	2642
4792	Valentine fine sand, 3 to 9 percent slopes, moist	19.54	3.1%		Vle	IVe	2720
6636	Boelus loamy fine sand, 0 to 2 percent slopes	19.45	3.0%		IIle	IIle	3063
9035	Gates very fine sandy loam, 1 to 3 percent slopes	9.19	1.4%		Ile	Ile	3122



Lush Productive Rangeland

- Convenient access, just off of Nebraska Highway 281.
- Reliable water source for livestock.
- Cross-fenced into two pastures.



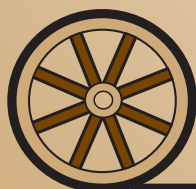
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