



CUSTER COUNTY TROPHY ELK RANCH



A premier 2,004± acre high-fenced elk ranch with outstanding recreational opportunities.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$6,000,000
Location	Northeast of Sargent, NE
Acres	90± Dryland 1,914.94± canyon grass Total: 2,004.94±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **TBD**

Property Summary

Located just 5 miles east of Sargent, Nebraska sits the largest high fenced elk operation in the state. The opportunities that exist with this property are limitless, and the genetics of elk that live here are truly remarkable!

The old adage, *if you take care of your real estate it will take care of you* certainly rings true here. From the quality of the high fencing and exceptional range to the impressive elk and thoughtful design of the property, every aspect has been carefully developed to maximize its potential.

Approximately 300± acres known as the "headquarters" features a custom home, separate cabin that is new and fully furnished, 41x60 shop, a pivot with irrigated acres, 100± acres of non-irrigated cropland, and elk handling/feeding pens, which could possibly be included with the right offer.

Beyond the elk operation, there are outstanding recreational opportunities. There is an abundance of Whitetail deer that thrive on the property along with Wild Turkey under every tree. Enjoy plenty of stock ponds and trails that allow access to all areas of the ranch. 90± acres of dryland on the west side of the property could be improved with a pivot, and this west area would also make the perfect place for a home site with excellent county road access.

Agent Note: There will be approximately 100 head of elk on the property at all times, with the right mix of bulls, cows, and calves depending on the time of purchase. The genetics in this herd produce 600 inch class elk! This is an opportunity to capture a business that is growing in popularity at a high rate. Elk meat is the best and for this reason a business person has the ability to benefit from the commercial sale of the meat from the cows, sell the hunt from the massive bulls, and raise cattle in a beautiful setting.

There are 3 Registered Wells, the west well supplies water to three tanks via pipeline.

The seller runs between 220-250 pairs of cattle through the five month season on the land.

Going rate is \$450-\$550 a pair for a 5 month grazing season.

Current owners would rent back the land for the grazing season if there is an absentee owner that would need a tenant.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

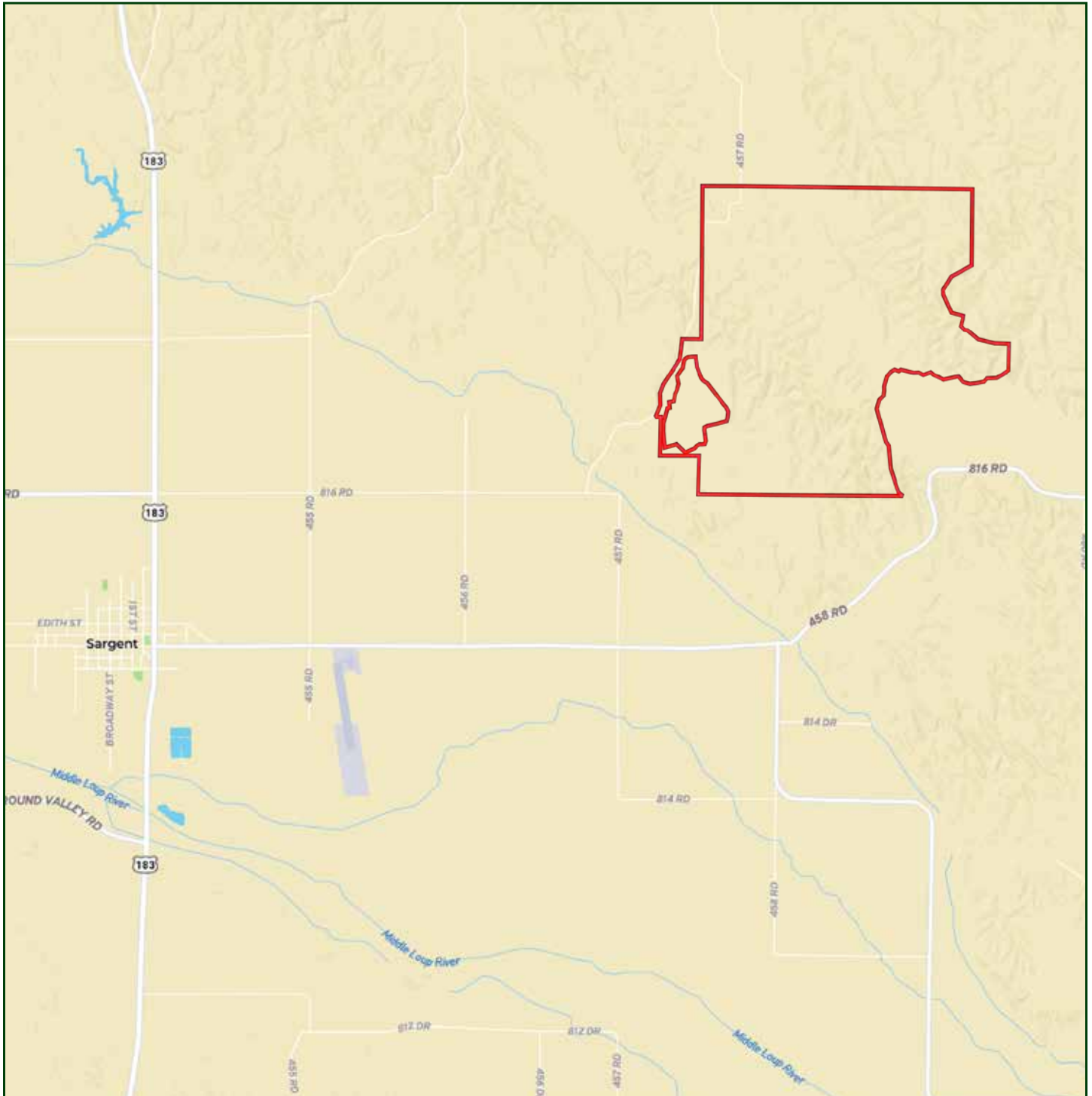
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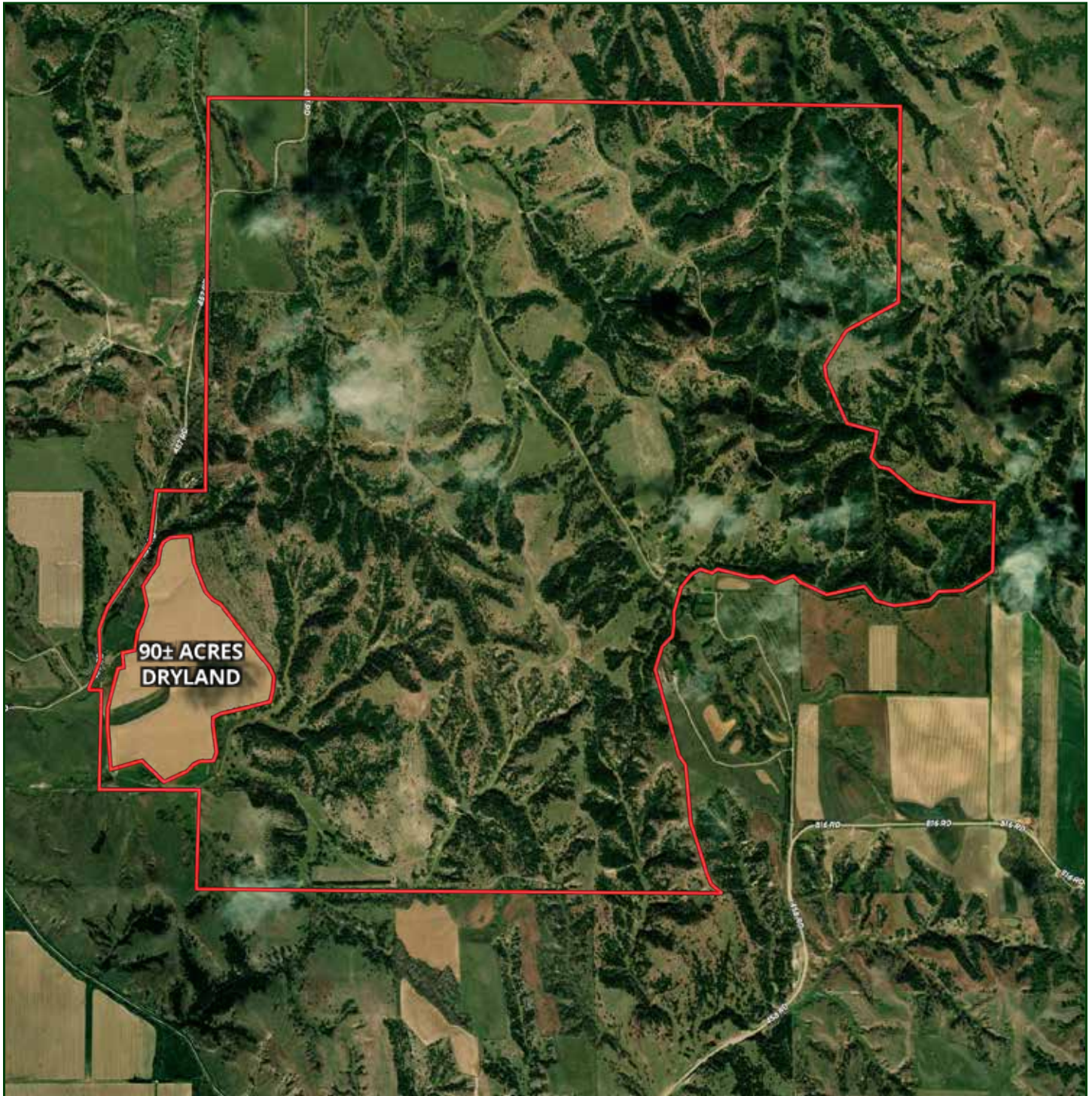
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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