



*For Sale*

# BAYNE RANCH

**1,058 +/- ACRES WITH HOME**

**SHERIDAN COUNTY, NEBRASKA**

**OFFERED AT \$1,591,000.00**



The Bayne Ranch is a beautiful property that sits just 5 miles north of Highway 20 between Rushville and Hay Springs, NE. With most of the property sitting right off County Road 370th Trail, this farm/ranch sits out in the country, has great access, and short drives to Rushville or Hay Springs, NE. Two sale barns are located within 30 minutes of the ranch - Sheridan Livestock in Rushville, NE and Gordon Livestock Market in Gordon, NE. This is an excellent opportunity to purchase great dryland farm ground along with outstanding grass. All acres on the ranch and all tracts were approved for the 2023 Landowner Elk Management Zone 3 unit and will be eligible for the following years as long as the new owner/owners are eligible.



On the south edge of the ranch sits Tract 1 - a superb half section combo of grass and dryland farm ground. On the next quarter to the north is Tract 2 - 168 +/- contiguous acres of dryland farm ground. Tract 3 includes the ranch headquarters with house, outbuildings, all improvements, excellent grass, miles of shelterbelts, and dryland farm ground. The Tract 4 quarter section provides excellent hunting opportunities with lots of trees and the start of the ponderosa pines. This is your chance to purchase all four tracts and continue to run this as a complete working ranch with excellent calving facilities and great winter protection, or the opportunity to purchase a tract individually to add to your current portfolio.

*Jeff Moon, LLC*

FARM & RANCH SPECIALIST

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HOLDREGE, NEBRASKA

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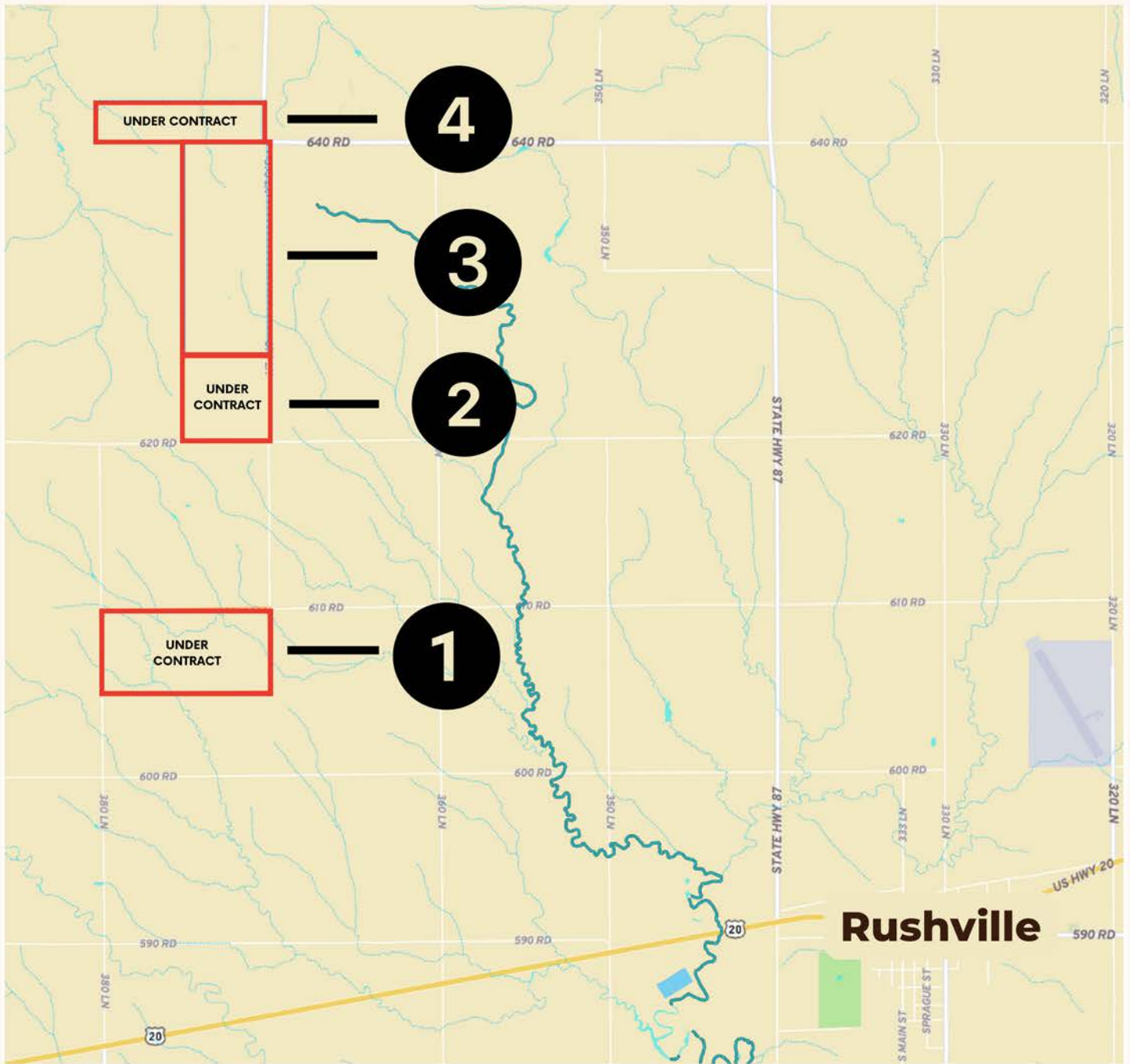
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SHERIDAN51



# PROPERTY MAP

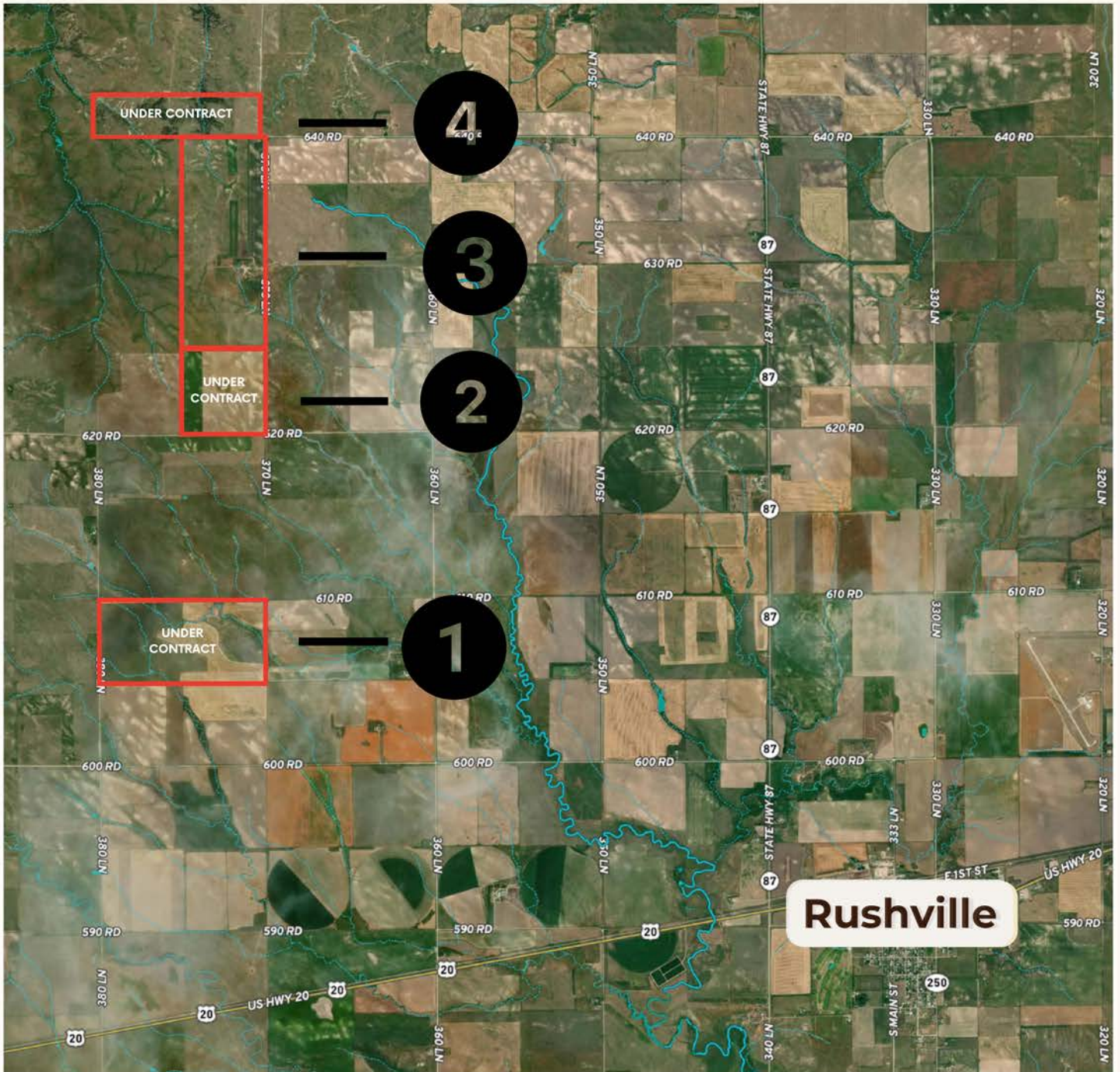


## Property Directions

From Rushville, NE, turn north onto NE-87 N for 4.7 miles. Turn west on 640th Rd for 3 miles. Turn south on 370th Trail for .4 miles. Property is on the west side of County Road 370th Trail.



# PROPERTY MAP







# TRACT 1

**320 +/- ACRES**

**\$424,000**

**TAXES \$2,120.90**

**UNDER CONTRACT**

**320 +/- Acres**

**Grass Acres - 204.48 +/-**

**Dryland Acres - 115.52 +/-**

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**This 320-acre tract offers a great combination of 115.52+/- acres of dryland currently planted to sunflowers and 204.48+/- acres of good hard grass. With the majority soil type consisting of Alliance loam, 0 to 1 percent slope class 2, these dryland acres have produced excellent crops and yields over the years! The bonus of 204.48+/- acres of good hard grass for summer grazing is the opportunity to rotate cattle to farm ground after harvest, making this a great half section to purchase. This half section does have an electric well with tanks placed in the middle of the parcel as a great water source for the livestock!**

**AGWESTLAND.COM**



# TRACT 1



**AERIAL MAP**



**TOPOGRAPHY MAP**

## Legal Description

North ½ Section 24, Township 32 North,  
Range 45 West of the 6th P.M.



**SOILS MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5207	Oglala-Canyon complex, 6 to 9 percent slopes	139.59	43.56	0	29	4e
5100	Alliance loam, 0 to 1 percent slopes	75.75	23.64	0	44	2c
5101	Alliance loam, 1 to 3 percent slopes	41.38	12.91	0	44	2e
5102	Alliance loam, 3 to 6 percent slopes	18.27	5.7	0	44	3e
2302	McCook loam, rarely flooded	17.44	5.44	0	48	2c
5943	Duroc loam, 1 to 3 percent slopes	14.84	4.63	0	43	2c
5210	Oglala-Canyon loams, 9 to 25 percent slopes	13.16	4.11	39	29	6e
TOTALS		320.43(*)	100%	1.6	37.02	3.09





# TRACT 2

**168 +/-  
DRYLAND ACRES**

**\$210,000  
TAXES \$1,090.75**

**UNDER CONTRACT**

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This 168+/- acre dryland farm has a majority soil of Oglala-canyon complex, 6 to 9 percent slope class 4 along with Alliance and Keith loam class 2 soils. These 168 acres have produced great crops over the years and are currently in Sunflowers and Sorghum.



# TRACT 2



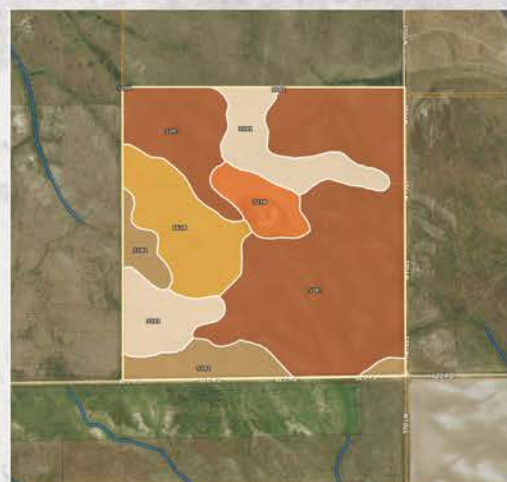
**AERIAL MAP**



**TOPOGRAPHY MAP**

## Legal Description

Southeast 1/4 Section 12, Township 32 North, Range 45 West of the 6th P.M.



**SOILS MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5207	Ogjala-Canyon complex, 6 to 9 percent slopes	96.06	57.16	0	29	4e
5101	Alliance loam, 1 to 3 percent slopes	25.76	15.33	0	44	2e
1618	Keith loam, 1 to 3 percent slopes	21.29	12.67	0	55	2e
5102	Alliance loam, 3 to 6 percent slopes	16.14	9.6	0	44	3e
5210	Ogjala-Canyon loams, 9 to 25 percent slopes	8.81	5.24	39	29	6e
TOTALS		168.06	100%	2.04	36.03	3.45





# TRACT 3

**410 +/- ACRES**

**\$701,000**

**TAXES \$3,393.53**

**AVAILABLE**

**410 +/- Acres**  
**Grass Acres - 350 +/-**  
**Dryland Acres - 60 +/-**

This 410 acre tract includes a 2,192 sq ft brick home built in 1975. Features include a beautiful fully-furnished kitchen, open floorplan to the living room fireplace, 2 bedrooms, & remodeled full bath. Enjoy your morning coffee and Nebraska sunrises on the east-facing deck in the beautiful quiet country! The finished basement provides 2 non-conforming bedrooms and a bathroom. At the exterior of the home are a nice wood fence, carport, and several well-established tree shelters set up for great winter protection for livestock.

Improvements and outbuildings include a chicken coop and a beautiful 1930 red barn in great shape, which is set up as a nice calving barn for the cold Nebraska winters. Working facilities are in place off the barn including continuous corrals, holding pens, a windmill, and lots of tin paneling windbreak - setting this up for a great calving operation. There are two wells on this tract that feed multiple livestock tire tanks with floats throughout the property through buried pipelines.

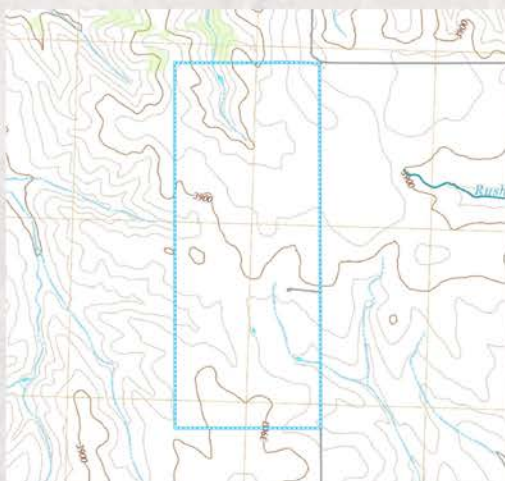
350+/- acres of good hard grass surround the south and west of the house and working facilities with 60+/- acres of dryland crops between the long shelterbelts to the north. The far north side of this tract comes with a small hunting cabin and a holding pen with water for gathering livestock.



# TRACT 3



**AERIAL MAP**



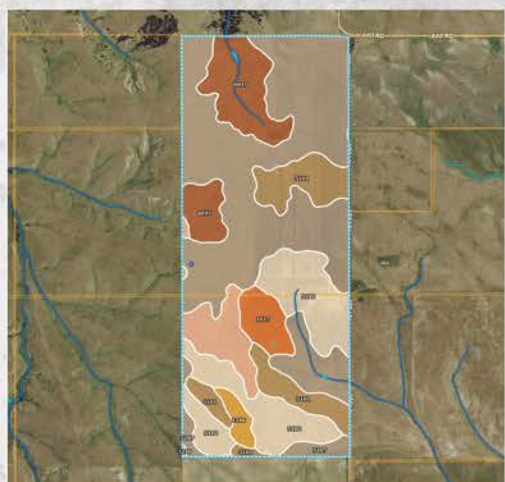
**TOPOGRAPHY MAP**

## Legal Description

Northeast 1/4 Section 12 and East 1/2 Section 1,  
Township 32 North, Range 45 West of the 6th P.M.

## Well Information

- Well G-183712 drilled in 2017, 9 gpm, 92' static level, 98', 170' pumping level, 200' well depth
- Well G-183713 drilled in 2017, 10 gpm, 97' static level, 200' pumping level, 240' well depth



**SOILS MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5207	Oglala-Canyon complex, 6 to 9 percent slopes	198.0 1	48.3	0	29	4e
5102	Alliance loam, 3 to 6 percent slopes	74.89	18.27	0	44	3e
6045	Tassel-Rock outcrop complex, 9 to 70 percent slopes	47.02	11.47	0	1	7s
5101	Alliance loam, 1 to 3 percent slopes	44.84	10.94	0	44	2e
5210	Oglala-Canyon loams, 9 to 25 percent slopes	23.48	5.73	39	29	6e
1617	Keith loam, 0 to 1 percent slopes	15.09	3.68	0	57	2c
1546	Dailey loamy fine sand, 3 to 9 percent slopes	6.69	1.63	0	16	6e
TOTALS		410.0 2(*)	100%	2.23	30.99	4.02





# TRACT 4

**160 +/-  
GRASS ACRES**

**\$256,000  
TAXES \$811.77**

**UNDER CONTRACT**

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Here is your chance to add a nice quarter section to your portfolio. This tract would be perfect for the avid hunter as it consists mainly of ponderosa pine trees and great hard grass. The beauty of this tract can be seen walking down through the bottoms of the pine trees and beyond! The abundance of trees makes for a great holding spot for whitetail and mule deer with great protection for them. Coyotes, bobcats, mountain lions and turkeys have all been seen passing through from time to time! A great piece of land to build that cabin or home you have always been wanting, with power just off the main county road. Here is your opportunity to have your own little hunting paradise.



# TRACT 4



**AERIAL MAP**

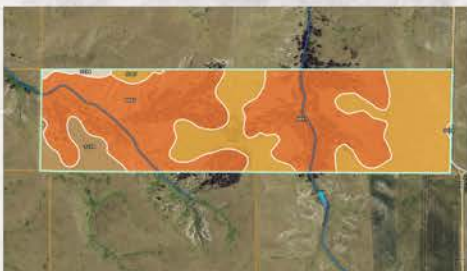


**TOPOGRAPHY MAP**

## Legal Description

- Part Northwest 1/4 Southwest 1/4
- Part Northeast 1/4 Southwest 1/4
- Part Northwest 1/4 Southeast 1/4
- Part Northeast 1/4 Southeast 1/4
- Part Southwest 1/4 Southwest 1/4
- Southeast 1/4 Southwest 1/4
- South 1/2 Southeast 1/4

Section 31, Township 33 North, Range 44 West of the 6th PM



**SOILS MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6045	Tassel-Rock outcrop complex, 9 to 70 percent slopes	97.84	61.13	0	1	7s
5207	Oglala-Canyon complex, 6 to 9 percent slopes	52.03	32.51	0	29	4e
5210	Oglala-Canyon loams, 9 to 25 percent slopes	8.75	5.47	39	29	6e
5234	Ponderosa-Tassel-Vetal complex, 6 to 30 percent slopes	1.43	0.89	0	22	6e
TOTALS		160.05(*)	100%	2.13	11.82	5.96





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