

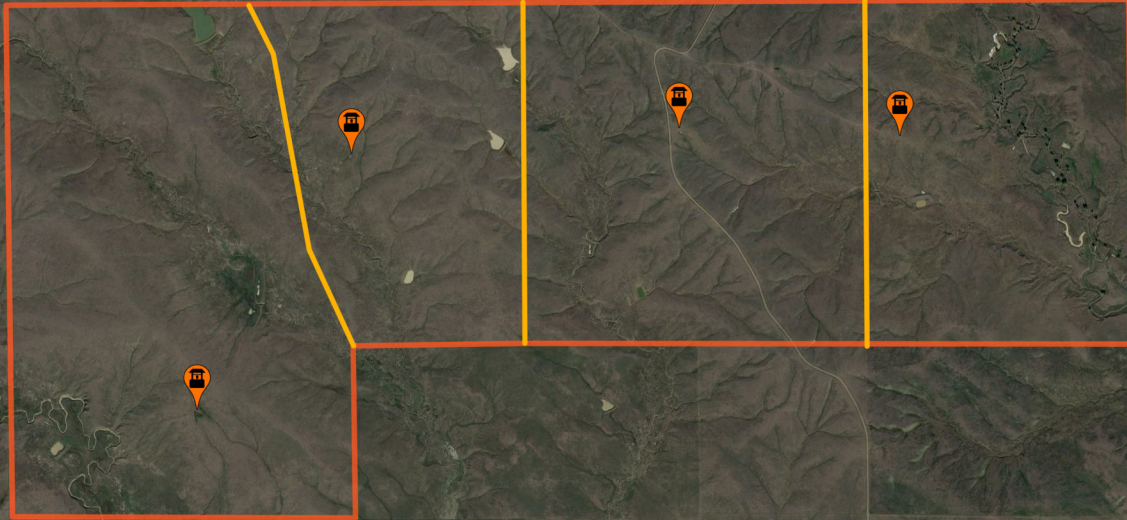
# 2400 Acres +/- Hard Grass Summer Range

Chadron  
Braddock Road, Chadron, NE, USA  
2,400 Acres  
\$1,320,000.00

Western View Real Estate

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# 2400 Acres +/- Hard Grass Summer Range

## Legend

 Well

 Fence

 Boundary

## Description

2,400 Acres +/- \* Hard Grass Summer Range \* DAWES COUNTY \* NEBRASKA \* 2,400 Acres Hard Grass Summer Range located 12.5 Miles North & West of Chadron, Nebraska. Excellent Fences. Cross Fenced into 4 Contiguous Units with Madden Creek on the East Boundary and Rush Creek on the West Boundary (these are seasonal creeks). Additional water sources are stock dams and pipeline water supplied from the Fall River Water User District. Rubber tire tanks with floats in each unit. Accessible from State Highway 385 on an all-weather gravel road. Owner Rated at 250 cow/calf pairs plus bulls. 2018 Annual Property Taxes \$12,606.16. Fall Possession or To Be Determined by Owner. List Price \$1,320,000 (\$550 av/acre) (308) 432-6828 Day or Night (308) 430-5151 Philip J Rosfeld \* Broker \* Western View Real Estate

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