

Robler Place Tillable Pasture

160 Acres

Custer County, NE

\$416,000



HAYDEN  OUTDOORS.

Robler Place Tillable Pasture

TOTAL ACRES:

160.00

PRICE:

\$416,000

COUNTY:

Custer County

CLOSEST TOWN:

Sargent, NE

Activities & Amenities:

ATV/Off Road
Developmental Potential
Farm/Crops/Ag
Hunting - Predator/Varmint
Hunting - Turkey
Mineral Rights
Water Rights
Cattle/Ranch
Equestrian/Horse Property
Hunting - Big Game
Hunting - Small Game
Income Producing
Recreational Business

Land Details:

Address: TBD County Rd 817, Sargent,
Nebraska 68874, USA
Closest Town: Sargent, NE
Total Acres: 160.00
Deeded Acres: 160.00
Zoning: Agricultural
Elevation: 2370
Topography: Flat, 3-11% Slope
Vegetation: Diverse Warm and Cool Season
Grasses
Tillable/Crop/Orchard Acres: 160
Pasture Acres: 160
Water Rights: Yes
To be verified.
Mineral Rights: Yes
To be verified.
Include Business?: Yes
Income Type: Grazing Lease
Estimated Taxes: \$1,664 - 2022
Source of lot size: Assessor/Tax Data

Property Summary:

Presenting the Robler Place...a diverse mixture of cool and warm season grasses with solar well on 160 acres located in Custer County, NE. This pasture is gently sloping to flat and according to the soil capability could be converted to tillable crop ground. As is, this pasture would fit great into a rotation or could be grazed all summer long.

Land:

Cool season grasses include smooth brome and kentucky bluegrass. Warm season grasses include little bluestem, big bluestem, switch grass, tall dropseed and blue grama. Cedar trees have been maintained overall, some clean up would be recommended on the south side of the pasture. There is an old homesite on the southeast side of the property. Fences overall are in good condition and consist of barbwire and mesh panel fencing. Soils are predominately Hersh fine sandy loam. Capability class ranges from 2e to 4e with about 19 acres on the East boundary showing a capability 6e. The property is currently surrounded on all sides by tilled farm ground. According to the Sargent Irrigation District and the NRD there is currently no water rights available to purchase. The RPS solar well on the property is functioning great.





Improvements:

There is fiberoptic along the property line if buyers had any interest in a homestead site.

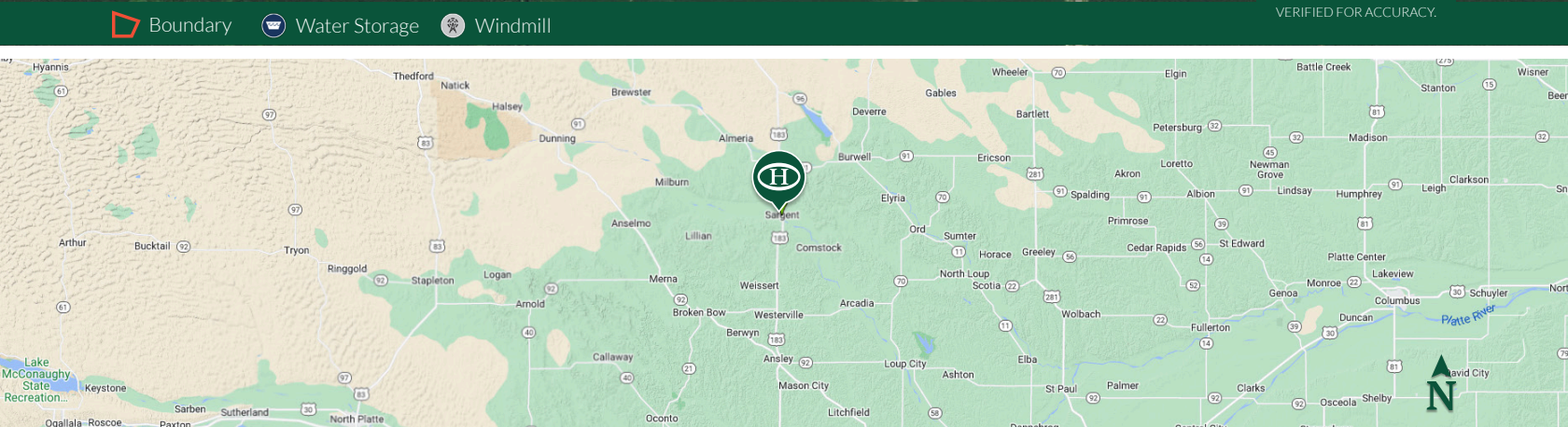
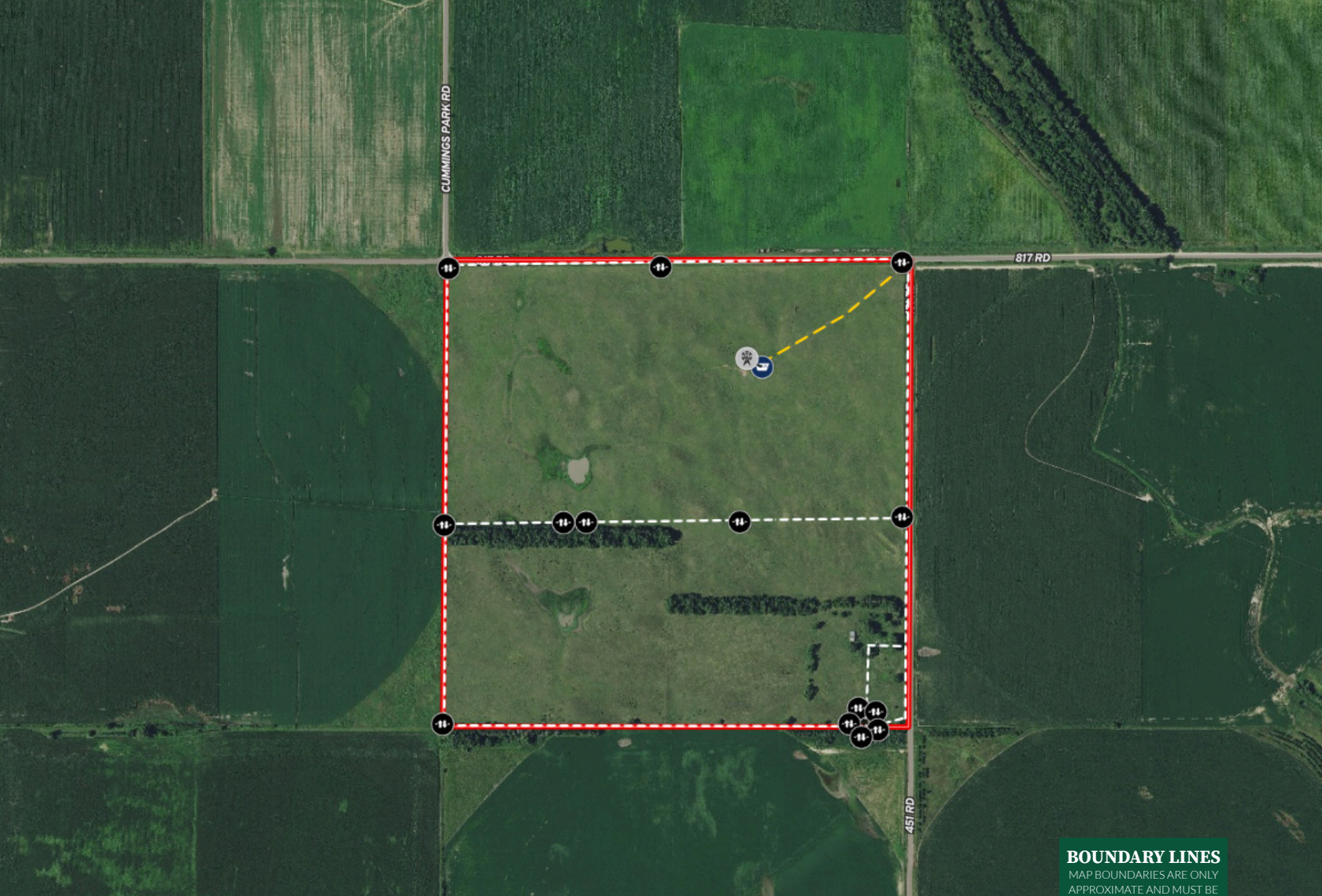
General Operations:

Currently the tenant runs 30 cow/calf pairs for 5 months (152 days) and 1 bull (4 months) starting May 15. Tenant has been notified and lease will expire October 15, 2023.

Give us a call to schedule your private, qualified showing.

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