



FERGUSON LAND

Chadron, Nebraska
(Dawes County)

Chadron, the county seat of Dawes County, is located in northwestern Nebraska and is

served by U.S. Highways 20 and 385. Chadron is 25 miles east of Crawford; 105 miles south of Rapid City, South Dakota; 300 miles northeast of Denver, Colorado; and 525 miles northwest of Omaha, Nebraska. Chadron boasts one of the three state colleges, modern medical facilities and nearby Chadron State Park.

Ferguson Land is 708 acres of ranchland comprised of open meadows, pine trees and 34 acres of farm ground. A perfect small cattle operation with three windmills in place. Borders the Pine Ridge National Forest with abundant recreation opportunities and spectacular views.

The carrying capacity was recently quoted at 60 aum. There are three windmills on the property to supply water for cattle and other livestock. Water for residency should

be easily accommodated and no foreseeable issues exist. .

Offered for \$1,239,000

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