



**NORTH LOUP
RIVER RANCH**

*Theftord, Nebraska
Cherry County*

The North Loup River Ranch consists of 8,025 acres based upon county assessor records. The property lies in several nearby tracts with the Headquarters and West tract being adjacent to or bisected by the North Loup River. The South tract and North tract are within a few miles of the Headquarter tract.. There is 1,235 acres with irrigation water rights with about half of that currently in production. There are three new Valley center pivots with John Deere diesel motors. One existing Valley pivot is in good condition. The total acreage under pivot at this time is approximately 675 acres. The remaining water right lands could be improved with center pivots.

The property lies near the heart of the Ogallala aquifer and the water available for irrigation is considered virtually unlimited other than by constraints of the water right appropriations. The well

data and appropriated water rights are from the Nebraska Department of Natural Resources (NDNR) and set out in the attached summary. The water rights cover 1,235 acres with eight wells permitted for 1000 to 1600 gallons per minute

Offered for \$4,600,000

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