



BANNER COUNTY GRASS TRACT

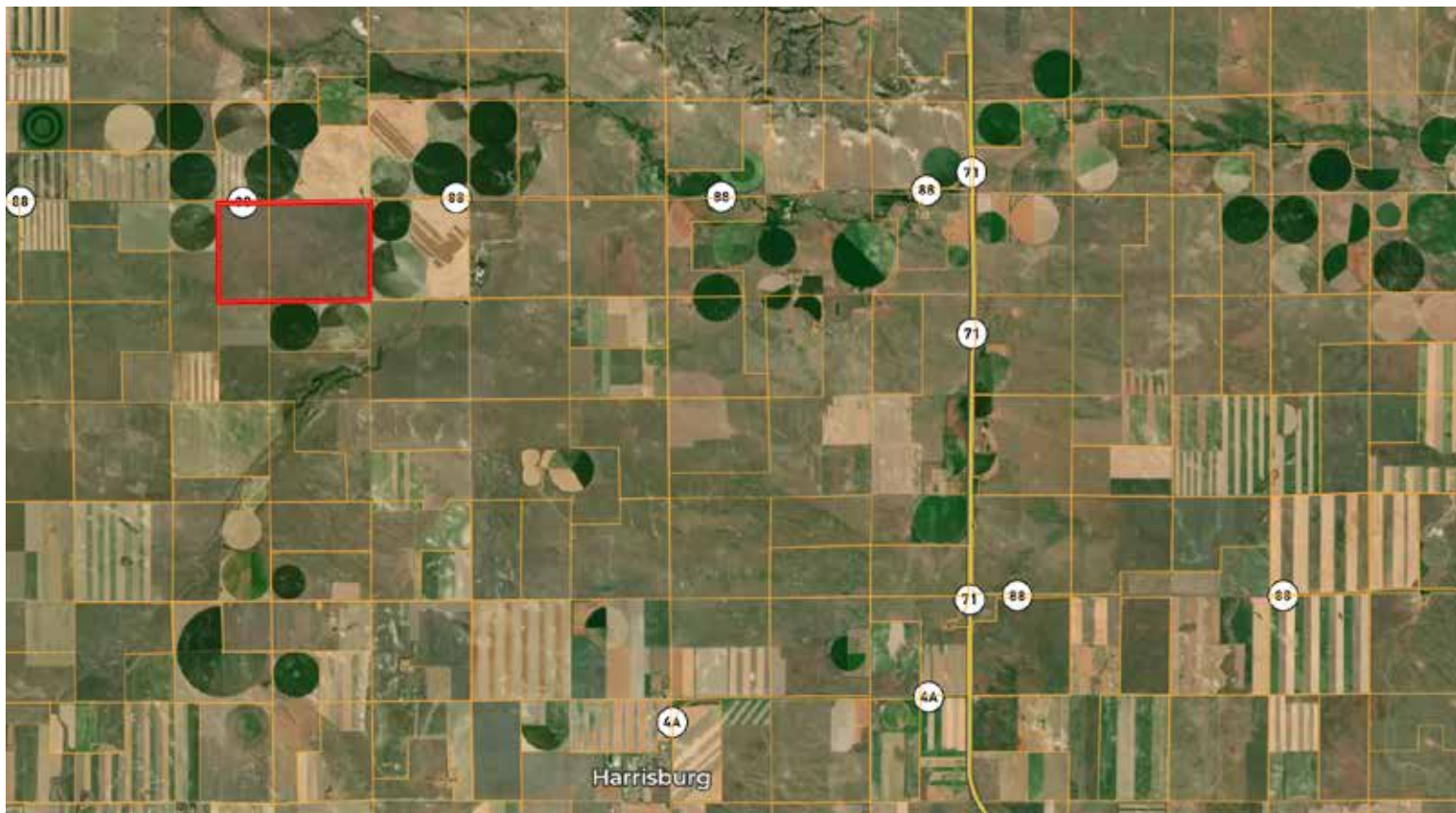
HARRISBURG, NEBRASKA | 959 ACRES | \$863,100

Banner County Grass Tract is a 959.3± acre grassland property located along Nebraska State Highway 88, just 5.5 miles north and 3 miles west of Harrisburg. It sits 23 miles southwest of Scottsbluff and 33 miles northwest of Kimball, providing convenient access to nearby agricultural communities. Formerly dry cropland, the property was enrolled for two terms in the Conservation Reserve Program (CRP) and has since been seeded to grass, creating excellent cover. The grass stand is in very good condition and has been actively managed with regular weed control.

Water resources include a functioning windmill well and a second unused well. The land features gently rolling and undulating topography and is partially fenced. This region supports a mix of grassland, dryland farming, and irrigated crop operations, with strong demand for both owned and leased acreage. Many area producers operate mixed crop and livestock operations, and several commercial feedyards are within 40 miles of the property, adding to its agricultural versatility.

With a full grass crop already in place, this tract is ready for immediate grazing—just complete the fencing, turn on the water, and the pasture can be put to work right away.





JOHN STRATMAN

303-912-8807

john@ranchland.com

www.ranchland.com

BUCK HOTTELL

307-459-5743

buck@ranchland.com

www.ranchland.com

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