

# 469.5 +/- ASSESSED ACRES Pasture Land GREELEY COUNTY, NEBRASKA

## FOR SALE

469.5 Acres of excellent Greeley County Pasture with 1.5 hp submersible Well.  
5 Water tanks – 3 tire and 2 New 11' Hastings tanks with floats. Working Windmill.  
New 4 wire fence on west and near new on North. All fence excellent condition  
Possession Open for 2017 Grazing Season

**SELLERS: Jeff & Shauna Christensen**



**LEGAL: E ½ of 4-19-11 and NW ¼ of 3-19-11 Greeley County, NE.**

**Taxes: \$4,572.04**



Located 6 miles north and 2 miles west of Greeley, NE on Belfast Road.  
New, permanent catch pens with holding pens, sorting alley, Load out chute, and water are located next to a well maintained major gravel road.  
1.5 hp submersible well, 5 watering tanks - 2 new Hastings tanks and 3 tire tanks. Underground water lines. 10gpm 1" well. 3 phase electric at the road.  
Cow/calf Capacity rate is 85-90 pair on a rotation. Cross fenced, wing fence. Excellent hunting with deer, turkey, grouse, prairie chickens on property.  
FSA Information: Farm # 2485 Tracts 1901 & 1902 NO CRP Program  
Presence of leafy spurge controlled & sprayed on a semiannual basis. Evidence of Cedar is minimal. Never Overgrazed!  
Grass is in excellent condition with very little erosion!

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Call, text, or e-mail Mike for more information. [www.mikemccann.com](http://www.mikemccann.com) for larger photos and info. Mike McCann is agent for the Sellers.