

234 N Cherry St  
PO Box 88  
Valentine, NE 69201

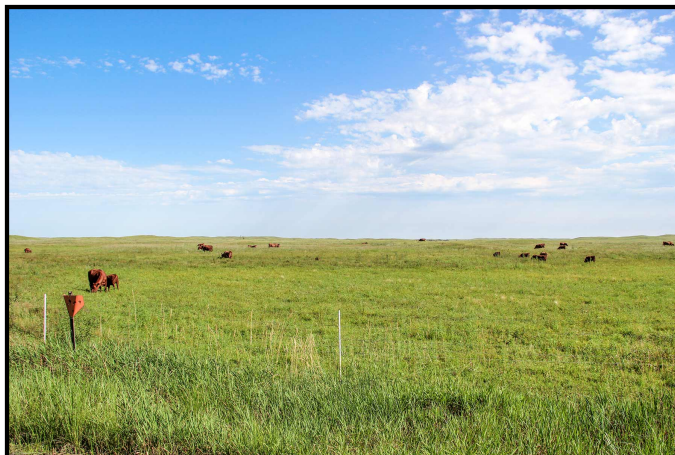


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## 7,427+/-Acres Frost Ranch, Rock/Holt County, NE

**Listing Price: \$10,500,000**

**Listing Agent: Mark Johnson**  
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## PROPERTY DESCRIPTION

The Frost Ranch is an all contiguous year-round ranch located in the middle of the Nebraska Sandhills. Utilizing electric fences, the ranch can optimize rotational grazing across the ranch through the summer months and produce an abundance of hay from the sub-irrigated meadows for winter feeding. Nice ranch improvements include houses, barns, corrals and machine shop. The ranch is located approximately 21 miles southeast of Bassett, NE, or 15 miles south of Newport. It is used primarily as a cow/calf operation, but could easily run yearlings. The ranch is fenced in several different pastures utilizing electric interior fences to control the summer grazing. There are several free flowing wells that require no pumping. There are also many solar wells, pipeline and a few windmills. Sub-irrigated meadows stretch across the ranch and hay production from the meadows can range up to 4,500 bales. Past use of the ranch includes over 600 cow/calf pairs annually.

## LISTING INFORMATION

**Price:** \$10,500,000

**Taxes:** \$43,938.00

## PROPERTY FEATURES

- Bunk House
- Calving Shed/Horse Barn 36x75
- Corrals: 2 Steel
- Shop 54x83
- Wildlife: Ducks, Geese
- Wildlife: Mule Deer, Whitetail Deer
- Wildlife: Pheasant, Grouse, Sage Hens
- Windbreaks

Information deemed reliable, but not guaranteed.