

73317 Road 381

\$2,800,000

McCook, NE 69001



5 Bedrooms
1.0 Bathrooms
Lot Size: 1,220.00
Acre
Listing #: 26015-
77900
County: Red
Willow

RUPPERT ESTATE FARM & RANCH

THE PROPERTY:

This farm and ranch agricultural property has recently been surveyed as being 1,220 acres. Frontier County tax statement show 1,271 acres. The property is located 19 miles south of the village of [Maywood](#) and 18 miles north of [McCook, Nebraska](#). McCook with a population of 7,500 is the largest shopping and business center in [southwest Nebraska](#).

Complete legal description and plat map are attached in "Documents" section of this listing.

Address of the headquarters is 73317 Rd 381, McCook NE. The property has excellent access on major county road 381 being only 6 miles west of [US Highway 83](#) which is a national north/south major highway.

The farm has 413 acres of productive dryland cropland with silty loam soils.

The ranch part of the operation has 807 acres of fenced pastureland with a windmill and electric well providing livestock water. The present stocking rate is 75 cow/calf pairs for the summer grazing season. The current tenant desires to continue to lease the farm for an investor buyer.

The terrain of the pastureland is rolling with deep ravines with numerous trees and brush in the canyon bottoms and along seasonal Spring Creek. This terrain provides excellent habitat for wildlife.

IMPROVEMENTS:

Older two-story home built in approximately 1920 with

Key Features

- FARM/RANCH COMBINATION
- CLOSE TO MCCOOK NE
- 413 AC PRODUCTIVE CROPLAND
- 807 AC FENCED PASTURE
- WINDMILL & ELECTRIC STOCK WELL
- DEER, PHEASANT, QUAIL
- SEASONAL SPRING CREEK
- MULE & WHITETAIL DEER.

renovation potential or use as a hunting cabin for a large group. One bedroom on main floor with four more upstairs. One bath. Domestic water for home provided by well with electric submersible pump.

Large steel shop building with overhead door, concrete floor & electricity.

3 grain bins with one being a drying bin.

RECREATION:

Frontier County and the McCook area has a national reputation for the excellent pheasant, quail and deer hunting. The area is known for its trophy caliber mule deer.

Only seven miles to the south is Hugh Butler Lake ([Red Willow Reservoir](#)) which offers water sports, camping, and fishing. It is recognized as one of the best fishing lakes in Nebraska.

2023 REAL ESTATE TAXES: \$14,896.94

POSSESSION: March 1, 2025, or negotiated earlier date at closing.

OFFERING PRICE: \$2,800,000

AGTEAM LAND BROKERS' AGENT FOR THE SELLERS:

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**AgTeam
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