

5 Star Ranch

Henry, Nebraska



128 Acres

Empire
REALTY
FARM • RANCH • RESIDENTIAL

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Price

\$295,000.00 Two Hundred Ninety Five Thousand Dollars

Acres (Based on County Records)

129 Deeded Acres

Water Rights

There are 128 acres of water rights from the Mitchell Irrigation District. The 2011 annual assessment is \$18.00 per acre.

Real Estate Taxes

2010 Taxes.....\$6,182.54

Location

The 5 Star Ranch is located 4 miles southeast of Henry, Nebraska. Scottsbluff, Nebraska is 25 miles east and Torrington, Wyoming is 10 miles to the west. Morrill, Nebraska is only 5 miles east of the ranch.

Opportunities

Enjoy raising crops on the irrigated farm land and cattle in the pastures. Establish your home based business in the like new climate controlled Morton Business building. The beautiful Morton building offers many possibilities, hunting club, restaurant, home business, service center or events center. Only ¾ mile from the banks of the North Platte River.

Improvements

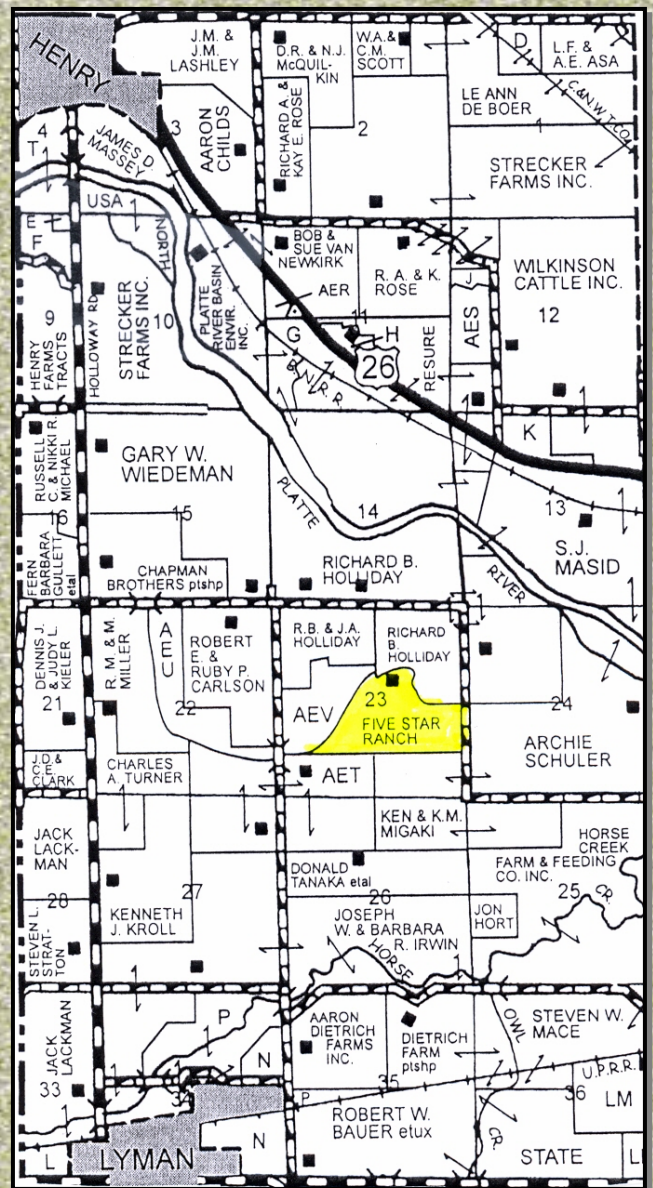
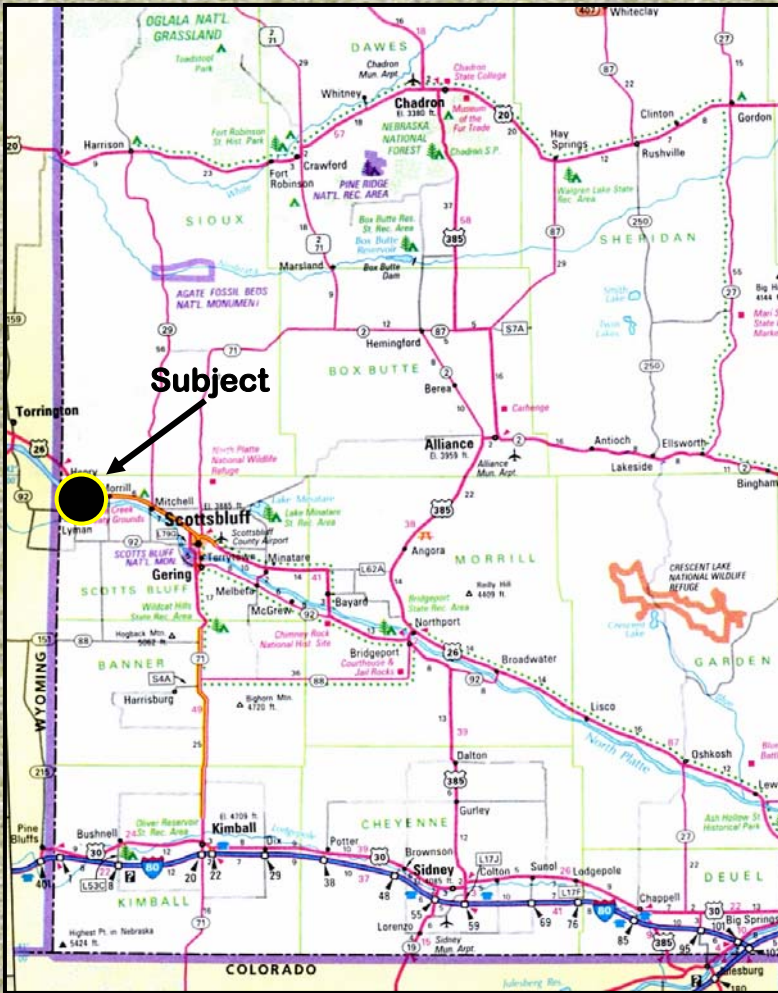
- *Morton Business Building: Great condition. Approximately 2,300 sq. ft. 2 bathrooms, kitchen, climate controlled, custom finished with covered patio and exterior lighting.
- *Home 1: Very nice 3 bedroom, 2 bath with loft. Lots of beautiful updates. 1,700 sq. ft.
- *Home 2: Very nice modular with 3 bedrooms and 2 baths. 1,400 sq. ft.
- *Livestock barn with lean-to.
- *Quonset garage: very good
- *2 smaller older sheds
- *Small guest home
- *2 wells, 3 septic
- *Old corrals

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Maps



All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.