

The Monkey Ranch



2,266 Acre Panhandle of Nebraska

Ranch for Buffalo and/or Cattle

Ideal Location for this well maintained Ranch

Premier Properties

1942 East D

Torrington, Wyoming

Location

The Monkey Ranch is located nearly midway between Gering, Nebraska and



Kimball, Nebraska on US Highway #71. The entrance to the Ranch headquarters is approximately fifteen miles North of Kimball and 28 miles South of Gering, Nebraska between mile markers 28 and 29.

Kimball a rural town of approximately 3,000 residents is the closest town for shopping. Groceries, repairs and medical care can be found here. The

combined cities of Gering and Scottsbluff has over 28,000 residents.

Scottsbluff has a regional medical center, Western Nebraska Junior College and Welliam B. Heilig airport field (BFF) offering daily commercial service through Great Lakes Airlines to and From Denver.

The Ranch lays along the South Boundary of Banner County with the exception of 137.94 Acres which is in Kimball County and joins the land in Banner County. Including the lands in Kimball and Banner County there is a total of 2,266.13 Acres of deeded land in the Monkey Ranch.



The Ranch

The Monkey Ranch being located in the Southern Panhandle of Western Nebraska. This part of Nebraska is dominated by agriculture either by farming and raising crops to feed livestock or the grazing of all types of livestock. Currently The Monkey Ranch is being utilized as a Buffalo grazing operation. The shorter hard grasses are ideal for the Buffalo operation. The part of the Ranch lying East of Highway 71 has been leased to cattle ranchers for the past several years. There is a large underpass under the highway which will allow cattle or vehicles to move from one side to the other



The current owners through years of experience in handling Buffalo have designed their corrals and pastures to work effectively in their operation. Their experience has also played a

role in the handling of the Buffalo to insure that the disposition of these animals will remain calm and easy to handle. The chute and working corrals are a state of the art operation which provides safety to the animals as well as, the operators.

It is very evident that any facility that can handle Buffalo can handle cattle as well. Any Buffalo that are currently on the Ranch can be moved to another property that the owners own or in the event that the new owners are interested in purchasing these, the owners would consider selling them to the new owners.



Improvements

These improvements are located at the Headquarters which are approximately a mile West of the Ranch entrance on Highway 71.

HOME: New in 2005, contains 1,798 Sq Ft on the main floor with a full partially finished basement. The main level has a master suite, two more large bedrooms with adjoining full baths. A covered deck adjoins the dining area and an attached oversized two car garage is attached to the deck. The exterior of the home is a durable cement board siding and shingles are a top-of-the-line 30 year shingle.



This is one of the nicer Ranch homes that you will find. Not only is it attractive but it is extremely functional. You can park your vehicle in the attached garage, enter the enclosed deck

and enter the kitchen. This home makes a person feel right at home from the first time you walk through the front door.



Wells: There are 3 electric/submersible wells on the West side and one submersible and one windmill on the East side.

Mobile home: The Ranch caretaker lives here. 840 Sq ft, 2 bedrooms, one bathroom. Propane forced air heat plus central Air conditioning. This unit is a 2005 model with a hardboard type of siding and is in good condition.



Cleary Building: 54x45 Metal/Pole barn, dirt floor, huge sliding double doors, walk-thru door. Heavy duty work benches with vise stay with building.



Horse Barn: 116x32 One of the landmark barns in the area. Built in two sections. First section is over 100 years old. Has a good stall row, tack room. This building has been covered with metal siding and a metal roof.

Calving Shed: 68x32 another older well kept building that is in good shape.



Has good corral access.

Storage Shed; Good sized storage building that has been refurbished and covered with metal siding and metal roof.



Working Alley with Chute: All metal with solid metal gates and solid metal sides. Cat walk allows operator to move with animals and utilize pull ropes to open and close all gates. Chute is built for Buffalo with head catch. Animals can be sorted prior to or after entering the working chute. This is a well designed facility.

Monkey Ranch

Acres on West side of Highway 71: 1,396.147Acres M/L

Acres on East Side of Highway 71: 870.173

Banner County Real Estate Taxes: \$11,608.40

Kimball County Real Estate Taxes: \$388.00

Mineral Rights: There are no available mineral rights with the Monkey Ranch.

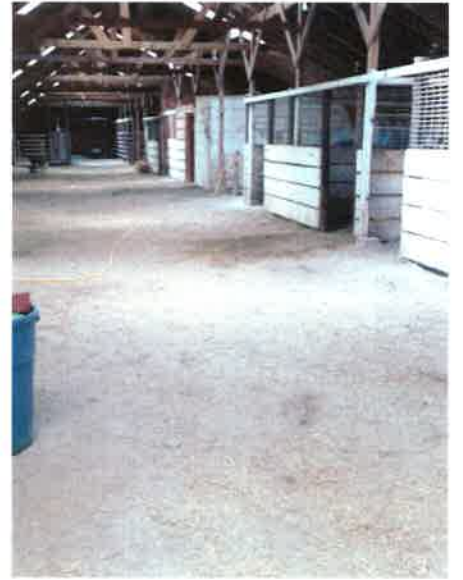
Lease Land. Part of the S2 of Section 32 has been leased in the past and the owners see no reason why it would not be available for lease. However, the agents will not warrant that the owners will continue to lease the 230 Ac in S2 of Section 32.

No personal property is included in the purchase price of the Ranch. However the Sellers would entertain offers from the Buyers on the personal property which includes all machinery , equipment, tractor, appliances and furniture.

Listing Price: \$1,800,000.00

Disclaimer: The information contained herein and any other information received from the Owners or Premier Properties has been furnished from sources deemed to be reliable however, neither the Owners or Premier Properties are to be held liable for any mistakes or errors for information contained herein or received from them. All interested Buyers are required to do their own research and inspections on the property that is being offered for sale and be aware that the legal boundaries and fence lines may differ due to the historical placement of fencing.

Ranch Pictures





PREMIER PROPERTIES

1942 EAST D STREET

TORRINGTON, WYOMING

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