

## *Flag Ranch, East Unit*



**Over 15,000 Acres of native grazing land including approximately 1,100 Acres of sub irrigated meadows.**

**Two sets of improvements with living quarters. Headquarters has the best working/calving facilities to be found.**

**An ideal yearling or cow/calf operation**

## Flag Ranch, East Unit

Located in Sioux county Nebraska, the Ranch, all in one block, has 15,300 Acres M/L of some of the best native grassland that is known for putting pounds of beef on cattle in the high plains area of the United States. Also included in this ranch is over 1,100 Acres of sub irrigated meadows which can be hayed to produce winter feed or as it currently being used to furnish grazing for a larger number of Cattle.

The Ranch is located approximately 12 miles north of Lake Minatare a larger lake located approximately ten miles northwest of Scottsbluff a major shopping center for western Nebraska.

**Headquarters:** The headquarters are located in nearly the center of the Ranch and are located alongside Henderson Road which furnishes access to the ranch and neighboring area ranches that makes shipping cattle to and from this Ranch an easy task. In addition to two homes and 2 smaller bunkhouses the headquarters has one of the best working and calving facilities in the area.



**Calving Barn:** A newer metal/pole building built in 2002 contains 5,566 sq ft with a 1,815 sq ft metal overhang running full length on the south side of the calving barn for protection of newborns. The interior of the barn contains an alley with eight 12x16 individual stalls on the South side



of the alley and 6 larger stalls on the North side of the alley. The sides of all of the stalls are made of portable panels which can be easily removed for cleaning. There are three overhead doors for access for either cattle or machinery. Gates to the stalls are heavy duty metal which hinge on solid metal posts. All of the gates in the sorting pens as well as the calving barn are heavy duty and can be easily operated from horseback.

**Gray block calving/horse barn:** This concrete block barn containing 1,560 sq ft is located across the sorting alley from the calving barn and it also can be used for calving purposes as well as storing tack and two tie stalls for horses. This barn has 7 individual metal stalls, a head catch with a long swinging metal gate and a vet room with hot and cold running water.



**Calving Lots:** Calving lots are designed to bring cattle from both north or south directions into two separate lots. Both lots have over 300' of eight foot tall wooden windbreaks on the north and west sides. There are 7 yard lights all with under ground electrical service to the calving lots, working corrals and alleyway.

**Working Corrals:** There are four lots with eight foot high windbreaks, two frost free water tanks with access from both sides of the fence lines. All of these livestock watering sites have a 12' concrete pad. Each of these four pens have approximately 65' of fence line concrete feed bunks with a 12' concrete pad.



The corrals are all pipe and the fence line bunks have adjustable cable for different weights of cattle to access feed. These pens adjoin a sorting alley with heavy duty metal gates which can be operated from horseback or personnel on foot.



**Shop:** A 1,920 sq ft metal Quonset serves as a shop, as well as, providing for equipment storage.

Located approximately six miles from the main headquarters yet still on the Ranch is another set of improvements consisting of a 2



bedroom, 2 bath, modular home built in 1972 with an attached one car garage, a



set of working corrals, two barns, open faced equipment storage building and a shop building.



Another added attraction to this facility is a two and a half acre



stocked fishing pond. There is an abundance of sub-irrigated meadows. The north branch of the headwaters of Snake Creek are located here while the south branch is located a short distance from the main headquarters.

## Ranch



This ranch is one of the better Sioux County Ranches to be found. There is a diverse amount of cool season and warm season grasses which insure adequate grazing through out spring, summer and fall. A shallow water table allows for wells to be drilled at nearly any site that there may require a need for

more water. There is adequate housing for a ranch manager plus housing for employees.

The ranch has 25 different pastures designed with smaller pastures near the headquarters which enable cattle to be easily funneled into the working corrals with a minimum amount of stress on the cattle.

If you are interested in viewing the East Unit of the Flag Ranch give us a call and we would be glad to make an appointment to show you a truly one of a kind ranch that is offered for sale.

Listing Price: \$9,945,000.00

Listing Agent: Bob Van Newkirk Cell # 307-532-1596

*Premier Properties*

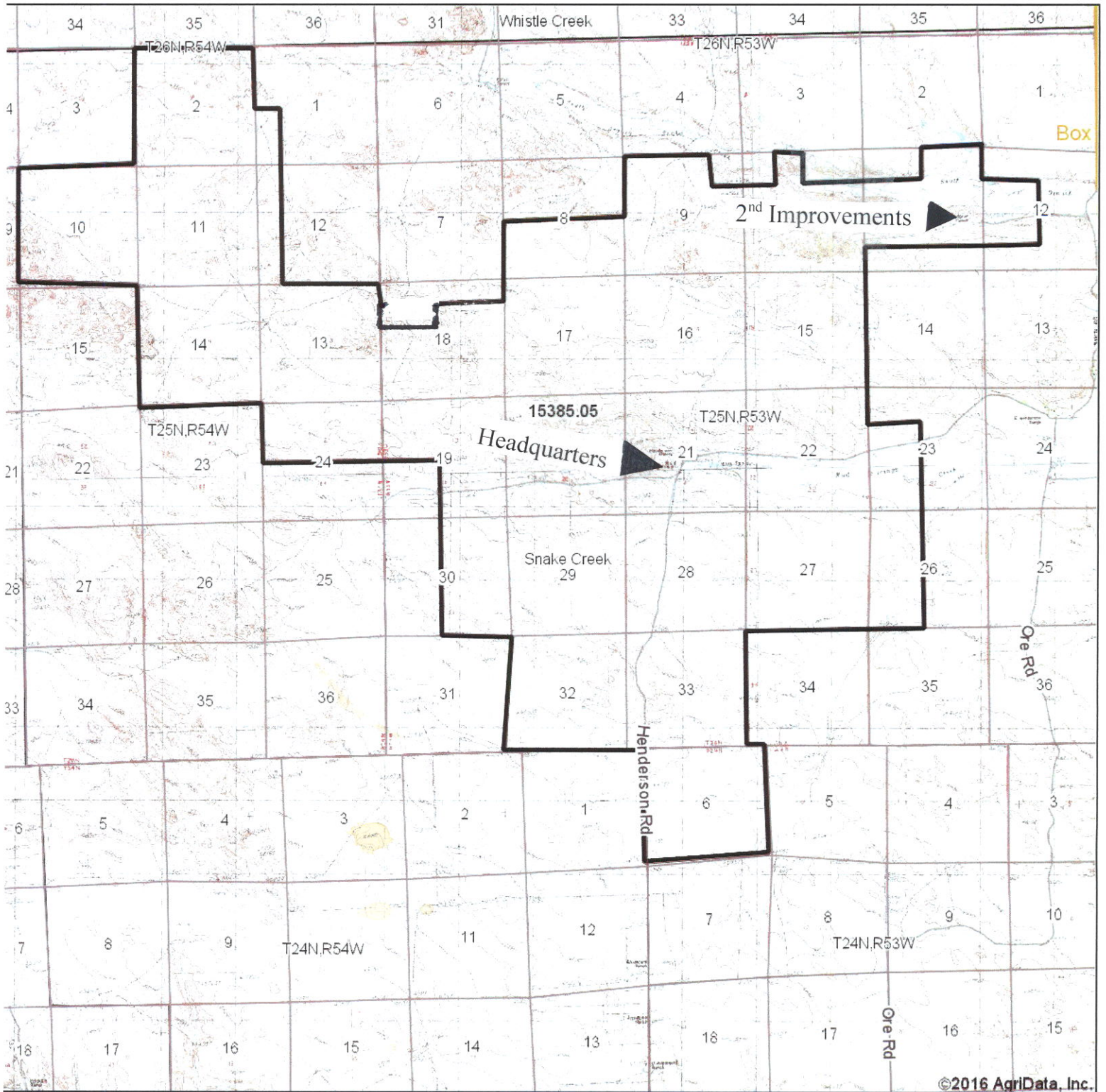
*1942 East D Street*

*Torrington, Wyoming*

*307-532-4447*

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# Topography Map



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**Premier Properties**

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Torrington, Wyoming  
888-532-4447  
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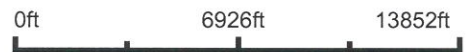
Maps Provided By:



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map center: 42° 6' 55.15, -103° 32' 4.66

**29-25N-53W**  
**Sioux County**  
**Nebraska**



9/21/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

# Photo Gallery

