

Flat Top, LLC Pasture

GARDEN COUNTY, NEBRASKA

New Listing



2,025±

Total Acres

Rolling Hills
Pasture

600 Ac Enrolled
in CRP Grasslands

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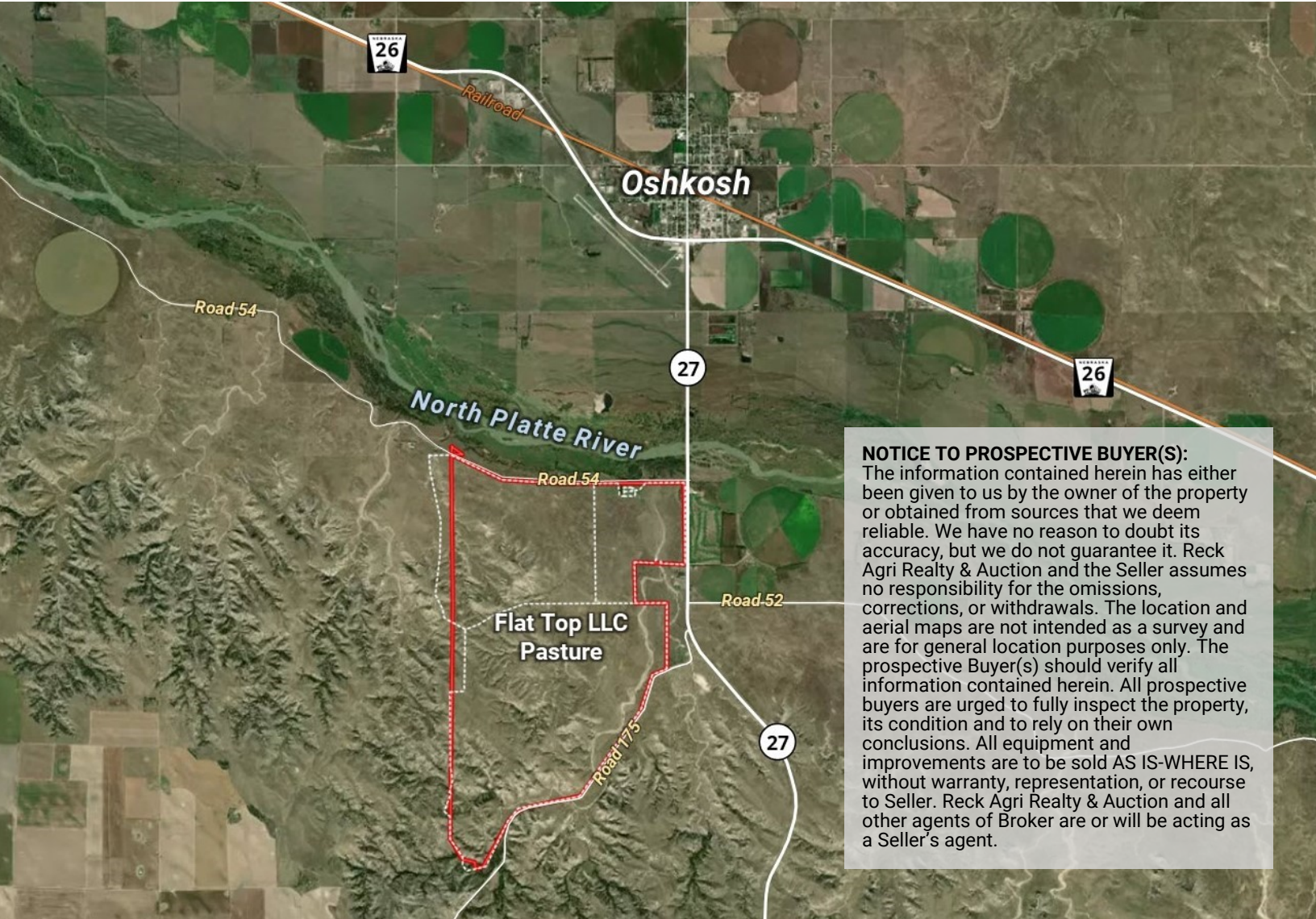


For More Information, Contact:

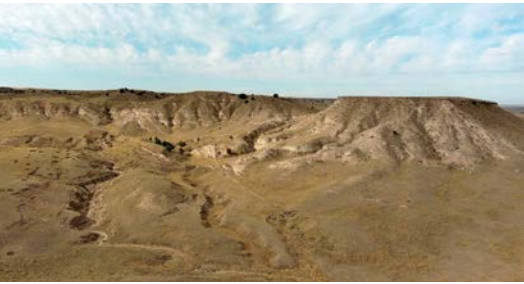
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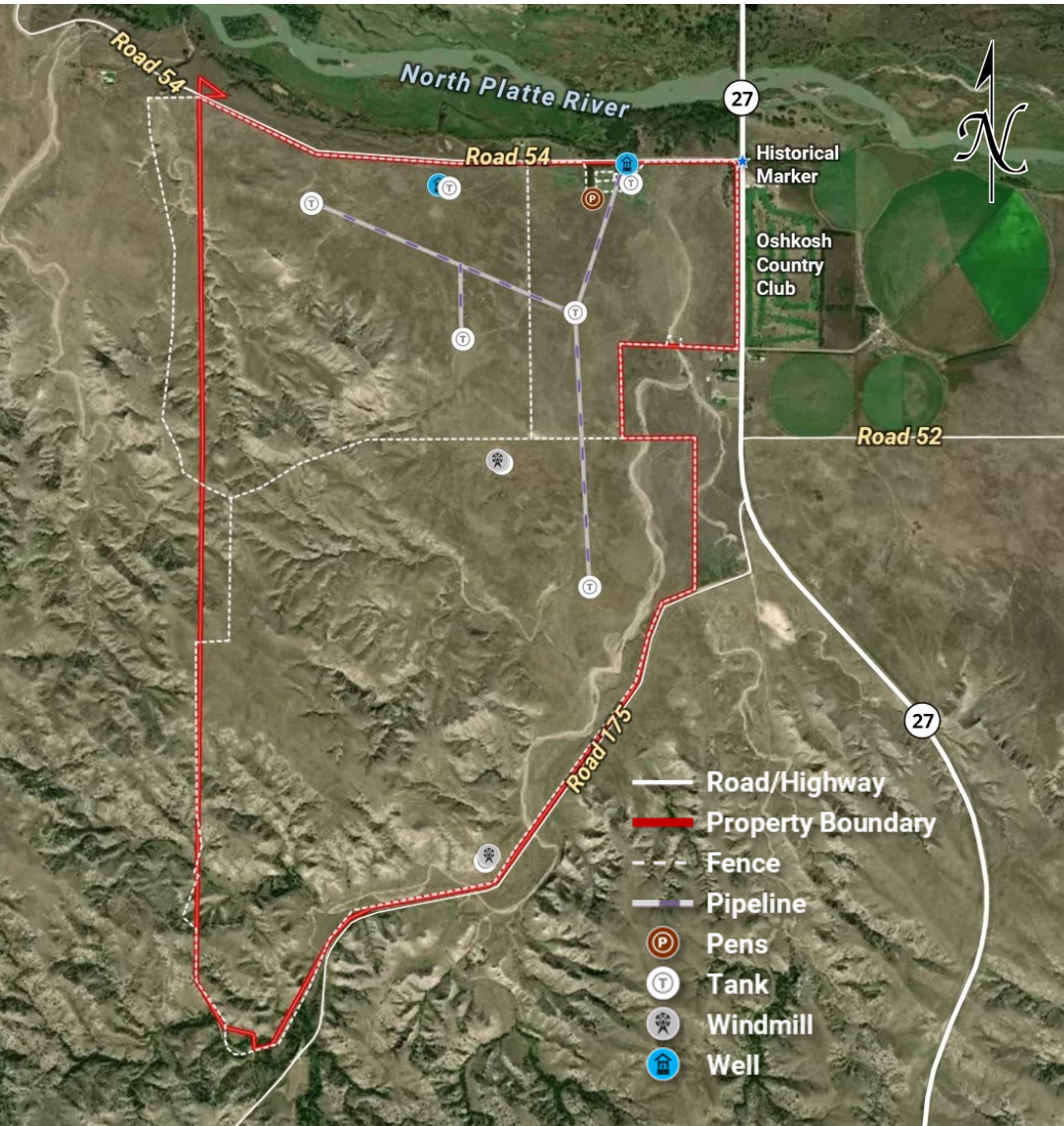
Location Map + Photos



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Ranch Description & Photos



Ranch Description

2,025± acres of scenic and well-managed pasture just south of the North Platte River and 2 miles from Oshkosh, NE. CRP Grasslands contract on 600 acres pays \$8,550/year until 2036. Property is cross-fenced into 3 pastures with 2 windmills, 1 submersible well w/ tank and 1 submersible well w/ 5 tanks via pipeline. Good access with Highway 27 along the east border and county roads along the north and southeast boundaries. Hunting and recreation potential, and close to the old Oregon Trail, complete with historical marker.

Quick Facts

- 2,024.97± total acres
- Garden County, NE
- 2± miles south of Oshkosh along Hwy 27
- Access by Co Rd 54 (N boundary) and Co Rd 175 (SE boundary)
- Fenced into 3 pastures w/ 8 water sites
- 2 windmills w/ tanks, 1 tank & sub. well, 1 sub. well w/ 5 tanks via pipeline
- 600 ac enrolled in CRP Grasslands contract through 2036—annual payment \$8,550/year
- Seller to convey all their OWNED mineral rights
- Carrying Capacity: 165 - 175 pairs for summer depending on weather, cattle, etc.
- South of North Platte River bottom with ideal hunting terrain
- R/E Taxes: \$8,267.60 (2022)
- Possession upon closing

Asking \$1,570,000



SCAN QR WITH YOUR PHONE CAMERA
View more details, photos, an interactive map and more!



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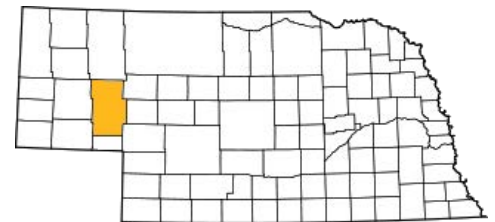


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2,025± Total Acres

New Listing

GARDEN COUNTY, NE



Scenic ranch pasture with CRP Grasslands contract and hunting potential located 2± miles south of Oshkosh, Nebraska in Garden County.

