

Larry Rice's Sheep Creek Unit Ranch



This outstanding Ranch unit is located in Southern
Sioux County, Nebraska.

The Ranch is composed of 6,614.1 Acres
of good hard grass grazing a
tremendous set of cattle working and calving facilities.

PREMIER PROPERTIES
1942 EAST D STREET
TORRINGTON, WYOMING
307-532-4447

Larry Rice's Sheep Creek Ranch

Located in Southwestern Sioux County Nebraska is the Sheep Creek Ranch adjoining the Wyoming/Nebraska state line. There are 6,614.1 Deeded Acres of some of the best grazing land to be found. The Ranch has had the best care and the pastures shows the outstanding stewardship that the owner has given the Ranch.

A paved highway goes north out of Henry Nebraska for approximately nine miles and a well maintained graveled road goes another four miles north to the ranch Headquarters. At the junction where the paved highway changes to a graveled road is the Chalk Buttes School one of the few K-5 rural country schools in our area.

The Ranch Headquarters is centrally located surrounded on all sides with nine separate pastures. A separate 240 Acre partially sub-irrigated horse pasture is located a couple miles north of the Ranch Headquarters alongside of the Henry Road.

The Headquarters contain the following:

A 1,400 sf, 3 Bedroom, 1 Bath, Ranch home, with a partial basement for storage, water heater and furnace. The home was remodeled several years ago and is in good shape. A one car detached garage is located next to the home.



A 60 x 40 block shop/storage building with a larger overhead door.

A 128 x 60 pole/metal horse barn is in good repair with nine individual horse stalls and 8 stalls under an overhang shelter with runs. Within this facility is a vet room with stocks, an office, vet supply room and a three room apartment for the night watchman.



A 24 x 72 block barn and a 120 x 34 calving facility with a south facing over hang for protection.

On the northern perimeter of the headquarters are four 15 x 48 open faced metal loafing sheds in separate smooth wire paddocks.



Sheep Creek Ranch

Most of the stock wells are in the 80' to 125' deep and some of the windmills are set up with a submersible pump in the well below the cylinder and wired to a electric generator at the base of the windmill. In the event that there is a shortage of wind to produce water for the cattle the generator and submersible can easily solve that problem.

Total Deeded Acres: 6,614.10 Acres

Real Estate Taxes: Sioux Co, Nebraska Real Estate Taxes are: \$22,882.43.

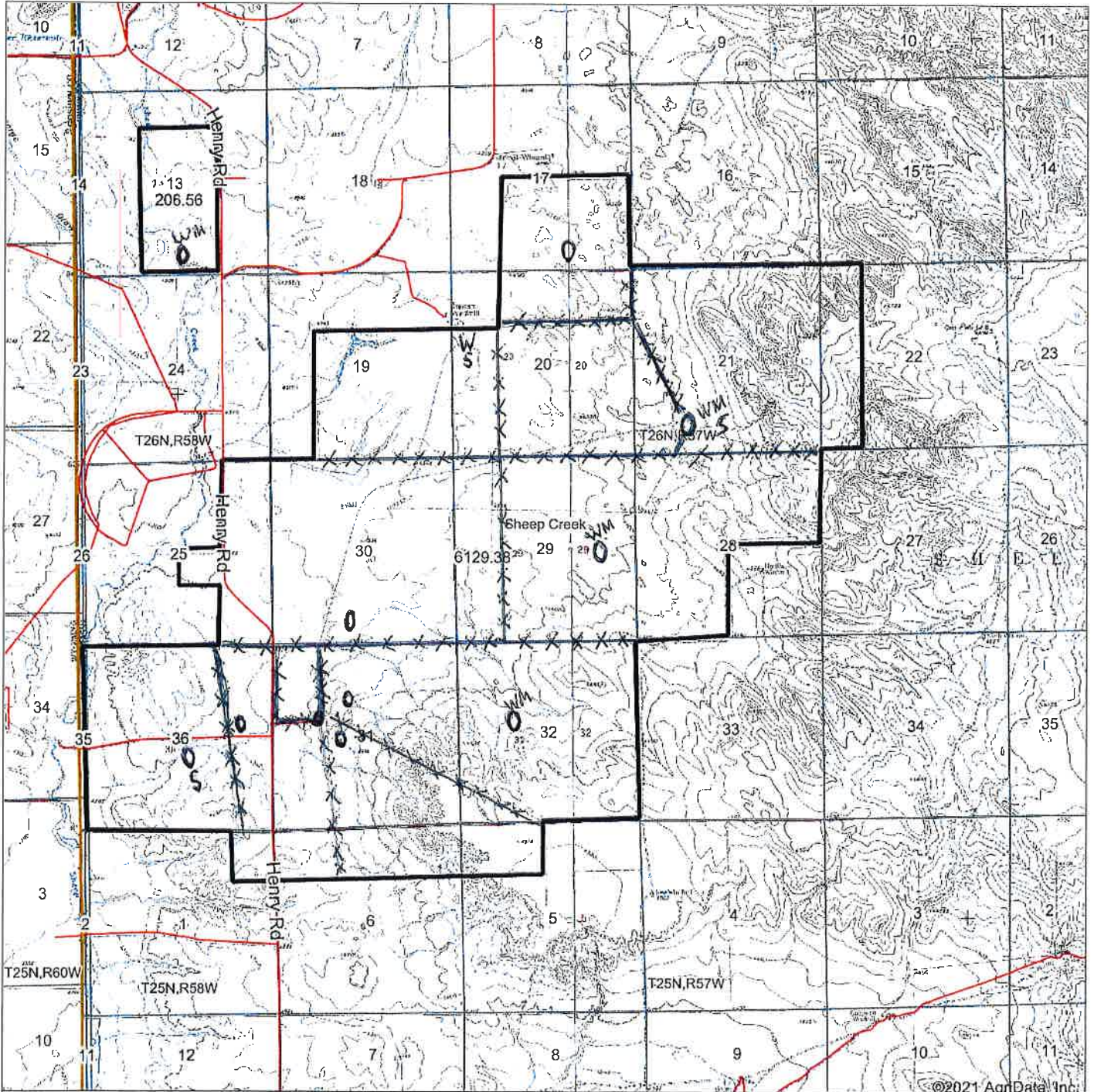
Listing Price: \$4,600,000.00

**Listing Office: Premier Properties
1942 East D Street
Torrington, Wyoming 82240**

**Listing Agent: Bob Van Newkirk
307-532-1596 cell/text**



Topography Map



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Premier Properties

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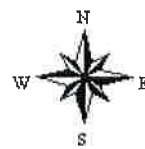
Maps Provided By:



map center: 42° 11' 44.74, -104° 0' 11.36



29-26N-57W
Sioux County
Nebraska



6/11/2021

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