





Tipton Ranch

Ranch & FeedLot For Sale
1,903.81± Acres Garden County
625.52± are State of Nebraska leased acres

7075 Road 215
Lewellen, Nebraska

OFFERED FOR SALE BY

BigIron
REALTY

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About the Property

Michael and Belinda Tipton are retiring after 35 years operating this pristine ranch and feedlot. They are selling the ranch and equipment to spend more time with their children and grandchildren.

The Garden County Ranch is a diversified, highly productive ranch located in Nebraska's Sandhills north of Lewellen. The ranch is comprised of 2,529.33± total acres: 1,903.81±

deeded and 625.52± State of Nebraska leased acres. There is a log cabin-style owner home and two employee dwellings. Four Lockwood pivot irrigation systems and five certified irrigation wells, one of which is only an 18" cased well with no pivot. There is also an operating feedlot that is permitted for 3,800 head. The soils are primarily Valentine Sand Complex, both rolling and hilly, typical of the area. This exceptional ranch offers the opportunity to run a diversified cattle operation and custom grazing, backgrounding, or cattle finishing operation.



CONTACT THE LISTING AGENT
MARK STOCK 402.276.2077

FOR

PRICE



Land Location

From Lewellen, NE, from the Hwy 26 and Hwy 92 junction, 3/4 mile east then follow the road north for 18 1/2 miles. Look for the yellow BigIron Realty signs.

Address

7075 Road 215
Lewellen, NE 69147

Legal

The W 1/2 of the NW 1/4 of Section 1-17-41, the E 1/2 of the NE 1/4 of Section 2-17-41, the W 1/2 of the SW 1/4 of Section 25-18-41, the S 1/2 of the N 1/2 of the N 1/2 to the S 1/2 of the N 1/2 to the S 1/2 of Section 26-18-41, the SE 1/4 LESS 22 RDS W Side to the S 1/2 of the NE 1/4 LESS 22 RDS W Side of Section 27-18-41, E 137 1/2A in the NE 1/4 to the E 137 1/2A in the SE 1/4 of Section 34-18-41, all of Section 35-18-41, Garden County, NE containing 1,903.81 +/- acres.

The Tipton's have a 625.52± acres State of Nebraska lease that will be assigned to the new Buyer. The lease expires in 2026.

Legal

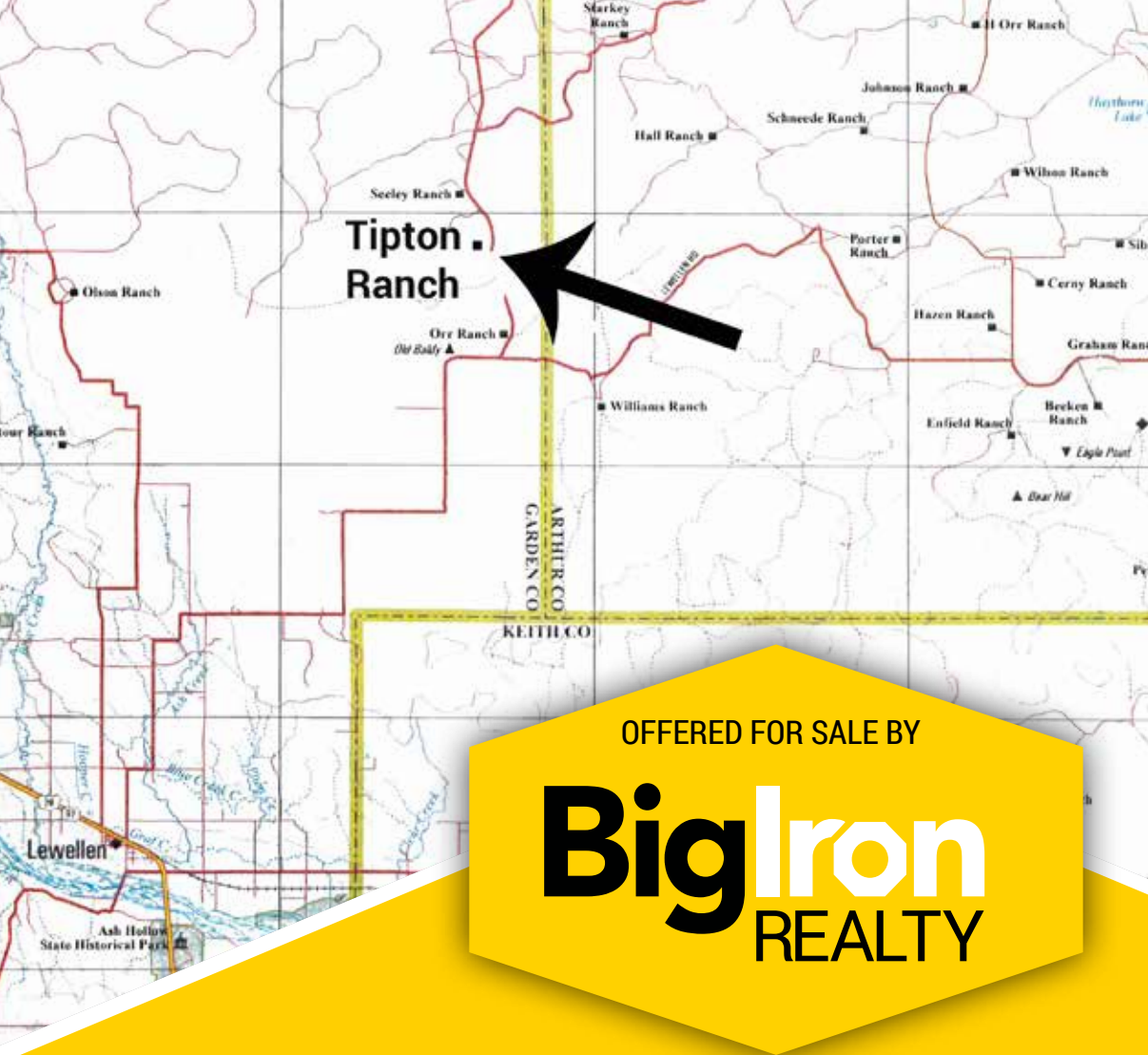
Pt of the W of the county road of Section 36-18-41, Pt of the E of the county road of Section 36-18-41 Garden County, NE, containing 625.52± acres.

Real Estate Taxes

\$17,947.88

For more detailed information visit
www.bigironrealty.com





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**Ron
Stock**

Owner and Co-founder
402.649.3705



**Mark
Stock**

Owner and Co-founder
402.276.2077