

87762 446th Ave

\$5,500,000

Bassett, NE 68850



3 Bedrooms
2.0 Bathrooms
6178 Square Feet
Lot Size: 476.00
Acre
Listing #: 26015-01164
County: Rock

NEBRASKA SANDHILLS FARM/RANCH WITH BARNDOMINIUM

THE PROPERTY: This is a very diverse, unique, and profitable property with a wide of variety of owner operations and enjoyment. Previously, the property was used as a headquarters for a purebred cattle operation. Many of the improvements were designed for the cattle operation including auction facilities. The property could easily be used for a cattle operation but could also be used for horses or other livestock, vacation rental, retail business, etc.

The property is 476 contiguous acres. There are two center pivot sprinkler systems irrigating 218 acres of cropland that can be utilized for cash grain, hay, or forage production. Two shallow, unlimited irrigation wells provide the water. There are no pumping restrictions. The corners of the center pivot irrigated cropland are native grassland that can be hayed or Fall grazed with the corn stalks. The remaining acres consists of the building improvements, cattle pens, native grass, and large tree groves and shelter belts. Pride of ownership in every detail.

Property features exceptional improvements all new in 2017: Large barn with auction ring, auctioneer block, double cattle alley, ultra nice [barndominium](#) residence with 6,158 sq ft living area attached to end of barn. 100'x60' shop. Two bedroom 1,080 sq ft bunkhouse. Steel corrals. Bull and heifer development feeding pens.

Pond. Deer & Wild Turkey. Pride of ownership in every detail.

Great winter protection with large mature tree groves & shelter belts.

LOCATION: The Headquarters are located from [Bassett NE](#): 1.5 miles south on Highway 183 and 1 mile west on Road 878. Bassett is a friendly western style town with most services including one of the largest [cattle sale barns](#) in Nebraska. Bassett is located in [Rock County](#) which is in the north central region of [Nebraska](#) known as the [Sandhills](#). Bassett is 63 miles east of [Valentine NE](#).

NEBRASKA SANDHILLS: The [Nebraska Sandhills](#) is a unique and fascinating region in the United States. It's a vast area of grass-stabilized sand dunes covering about 19,300 square miles, primarily in north-central Nebraska. This makes it one of the largest sand dune formations in the Western Hemisphere. Despite being "sandhills," it's not a desert—it's a mixed-grass prairie ecosystem, with the grasses anchoring the dunes in place. The region sits atop the Ogallala [Aquifer](#), which provides groundwater that supports wetlands, lakes, and ranching, even though rainfall is relatively low.

Ranching dominates the Sandhills economy, with cattle grazing on the native grasses. It's sparsely populated—Cherry County, for example, has more cattle than people by a huge margin. The landscape is rugged and rolling, with some dunes reaching up to 330 feet high. It's a place of subtle beauty: wide-open skies, wildflowers like yucca and prairie roses, and wildlife such as mule deer, pronghorn, and sandhill cranes that migrate through in massive numbers.

Historically, the Sandhills were shaped by wind erosion after the last Ice Age, and they've stayed largely untouched by intensive farming due to the sandy soil being unsuitable for crops. It's a bit of a hidden gem—remote, quiet, and not heavily

Key Features

- BARNDOMINIUM
- 3 BEDROOM HOME
- FARM/RANCH COMBINATION
- FORMERLY PUREBRED CATTLE HDQ
- MULTI PURPOSE PROPERTY
- LARGE 60'X100" SHOP
- TREE GROVES & POND
- STEEL CORRALS, AUCTION RING

touristed. Places like [Valentine](#), Nebraska, serve as gateways, and the Sandhills Scenic Byway ([Highway 2](#)) and state highway 20 offers a great way to see it.

IRRIGATION DATA: Registered well data attached in "Documents".

West Pivot (NE1/4, Section 19): Valley sprinkler system. Electric motor. 119 irrigated acres. Irrigation well drilled in 1969. 1000 gpm. 15 ft static water level. Pumping depths 65 ft.

South Pivot (Tract in SW1/4, Section 28): Valley system. Diesel power unit. 99 irrigated acres. Well drilled in 1982. 750 gpm. Static water level 20 ft. Pumping depth 65 ft.

NEBRASKA: If you are not familiar with Nebraska ([The Good Life](#)), this YouTube video titled [Nebraska From Above](#) will show you a quick summary of the state from the metro areas of Omaha and Lincoln to the farmland, ranchland and large lakes & rivers in the sparsely populated western part of the state.

2024 REAL ESTATE TAXES: \$11,298.66 (\$23.44 per acre)

LISTING AGENT:

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