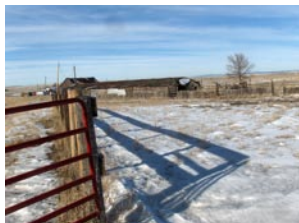


RE/MAX SANDSTONE REAL ESTATE

2822 Avenue I, Suite A
Scottsbluff, NE 69361

LeBar Ranch

- Legal Description:** See attached
- Location:** Near Provo, South Dakota. Located 10 miles south of Edgemont, SD
- Description:** 6280.87 acres of top quality pasture land. 27 ½ miles of pipe line water pasture—supplied from a deep well at Igloo, SD. Approximately 1900 AUM's (cow/calf). Forest service historic use (Trotter-Coal Creek Allotment).
- Real Estate Taxes:** \$7,386.06 (2008)
- Water Rights:** None
- NRCS Information:** None
- Soil Information:** Pierre clay complex to Manzanola silts, clay loams.
- Mineral Rights:** All owner owned rights will be conveyed
- General:** Tremendous opportunity to own a top quality grass ranch priced at the money. Run as a cow/calf operation in the past, the LeBar Ranch would also be outstanding grass for yearlings. Good fences, good pipeline for water, outstanding grass, and favorable historic forest service lease (\$1.35 AUM) . Adds up to a package that makes lots of cents.
- Price:** \$ 1,950,000
- Listing Agent:** Mike Crawford, broker
- Contact:** Jim Merrigan, broker
(308) 632-1032 office
(308) 631-5853 cell



*The information on this data sheet is accurate to the best of our knowledge, but is not guaranteed. Prospective buyers are advised to obtain personal and professional inspections.