

Shalimar Ranch

802 Monroe Canyon Road--Harrison, Nebraska



Legal Description:	See attached
Directions:	8 ½ miles north of Harrison, Nebraska
Total Acres:	5,300 acres m/l deeded, 640 acres leased (school section), with approximately 700 acre hay base, and 4 live streams.
Soil Information:	Thirty nine—Mitchell—Epping Association Ponderosa—Bridget—Vetal Association (well drained loamy and sandy soils on hill slopes, alluvial fans and stream terraces)
Water :	2 reservoirs provide irrigation water for approximately 700 acres. Historic hay production has been 800 ton per year with residual winter grazing.
Taxes:	Year 2009= \$11,411.36
NRCS Information:	10 tank underground pipeline, several dams for flood management.
Mineral Rights:	Negotiable (Note: several recorded fossil finds)
Improvements:	2 older well maintained ranch homes (lots of history). 1 hunting cabin, 48' X 48' heated and insulated shop , machine shed, calving shed, barn, 13 pastures with fences in excellent condition.
Wildlife:	Permanent mule deer, whitetail deer, antelope, sharp-tailed grouse, bobcats, turkey, coyotes, trout, and occasionally, elk, mountain lions, bears.
General:	The Shalimar Ranch is a unique blend of functionality and aesthetics. In the past, this was a registered cattle and Arabian (hence the name) operation. This superb working ranch shows the pride of ownership and the results of hard work and experience. It is also a haven for wildlife. The Shalimar features riparian zones (4 live creeks), timber on the south end of the ranch, and several reservoirs and ponds. Add historic and current improvements, the result is a one-of-a kind operation.
Price:	\$ 4,400,000
Listing Agent:	Jim Merrigan, owner/broker RE/MAX Sandstone Real Estate (308) 632-1032 office

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 when purchasing real property.

Shalimar Ranch

Legal Description

Township 33 North, Range 56 West of the 6th P.M.

- Section 24: S $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 25: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$
- Section 26: S $\frac{1}{2}$
- Section 27: NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 28: E $\frac{1}{2}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 33: N $\frac{1}{2}$, SE $\frac{1}{4}$
- Section 34: NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 35: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$

Township 32 North, Range 56 West of the 6th P.M.

- Section 1: W $\frac{1}{2}$ NW $\frac{1}{4}$
- Section 2: N $\frac{1}{2}$
- Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 4: E $\frac{1}{2}$ E $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 5: W $\frac{1}{2}$ except 9.83 acres in the SE $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 6: N $\frac{1}{2}$
- Section 9: NE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 10: W $\frac{1}{2}$ NW $\frac{1}{4}$

Township 33 North, Range 55 West of the 6th P.M.

- Section 19: S $\frac{1}{2}$ S $\frac{1}{2}$
- Section 30: W $\frac{1}{2}$
- Section 31: W $\frac{1}{2}$