

## MERIDIAN CANYON CATTLE & ELK RANCH

### BROKER COMMENTS:

The Meridian Canyon Cattle & Elk Ranch is an amazingly unique property.

At first viewing you will be attracted by the natural beauty of the rugged and timbered terrain, the rustic log home, the hunting cabin and the numerous ponds. Secondly, you will admire the productivity of the property from the "hardland" grass density of the rangeland, the lush alfalfa irrigated by center pivot sprinkler system and the "bottom land" crop ground with forage crops for livestock, plus numerous wildlife food plots in the canyon bottoms.

The ranch is located in the region of Nebraska known as The Sandhills. Most of the Sandhill Region has large hills and ridges (sand dunes) and numerous blowouts created by wind erosion. This is not the case of the Meridian Canyon property. The entire ranch is Silt Loam Soil complexes with high productivity for rangeland and cropland.

The ranch features "Pride of Ownership" in every detail from building improvements, the farming practices, the fencing, the livestock areas, and the lush landscaping at the home and cabin. Pride of Ownership is sometimes hard to define, but you know it when you see it!

An overlooked attribute of the ranch is the privacy and serenity. At night there is not a neighbor's light in view, just the horizon and spectacular view of the stars and moon. You have a sense of being in the Rockies or the Black Hills, but without all the people!

The entire property is protected by high fencing and a remotely operated electric gate controls access.

From the high ridge tops you have a panoramic view of the ranch plus the Middle Loup River Valley to the South. Natural beauty in every direction!

*Richard Dawson, Broker*



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