

Kalinowski Ranch

801.36 +/- Acres & Home with Outbuildings



If you're looking to start or expand your current operation, here is the chance you've been waiting for! Located only a few miles west of the wonderful community of Oconto, NE, right off a well-maintained gravel road, sits the well-managed Kalinowski Ranch.

Total Property Acres (Per Assessor): 801.36 +/-
Grassland Acres - 753.36 +/- | Hay Meadow Acres - 48 +/-
Property Taxes - \$8,118.76
Price - \$2,000,000.00

Directions: From Oconto, NE- Travel northwest on Highway 40 for half a mile. Turn left and head west on Redfern Road for 4 miles. The property will be on both sides of the road.

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Property Information

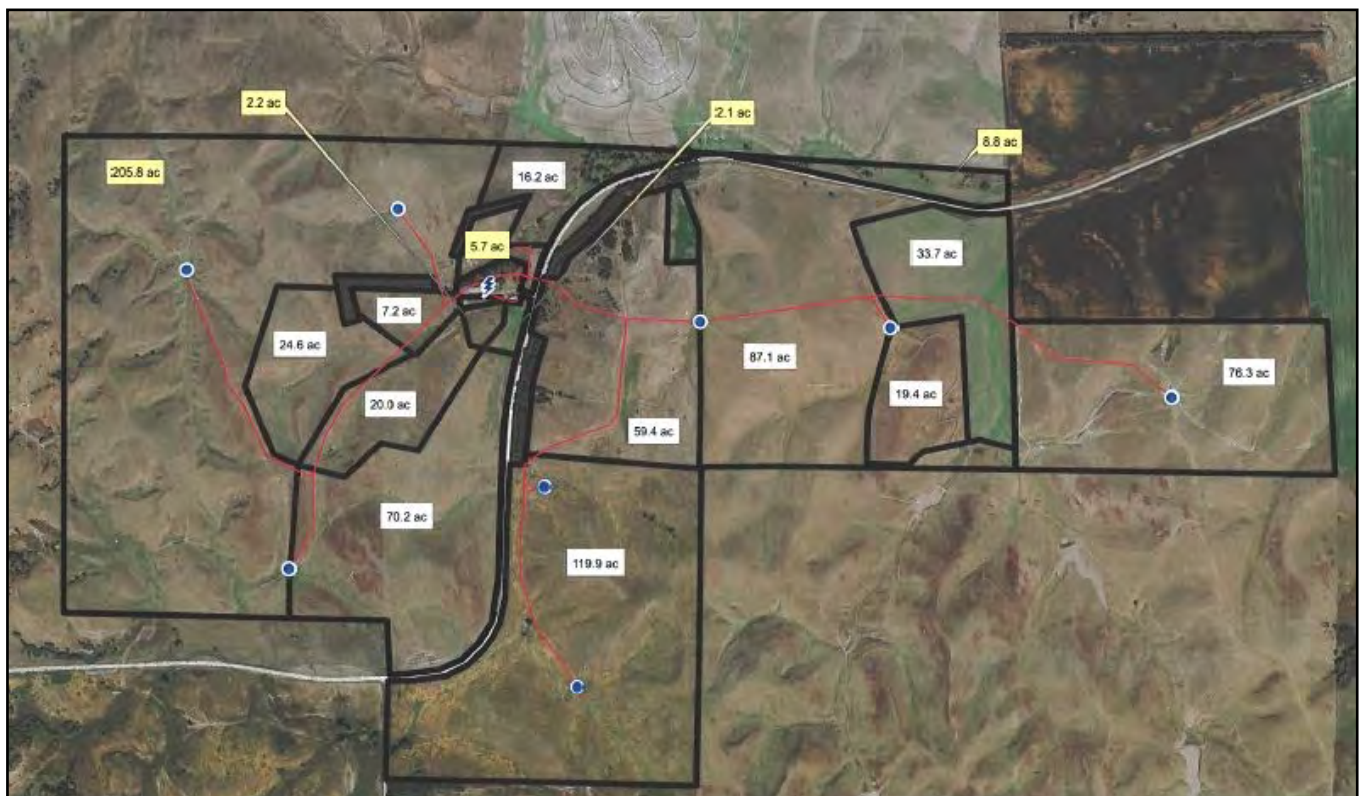
There is a total of 801.36 +/- acres split up into 9 different pastures for rotational grazing with 4-5 barbed wire fences and 7 additional pens around the house that all have 7 ft. fences. There are approximately 48 +/- acres that the sellers hay in the summer months, with a fenced-in bale yard for hay storage. The property has been aerial sprayed for buckbrush and the cedars have been well maintained. The property is currently leased for the 2022 grazing season, running 100 cow/calf pairs for a six-month period.

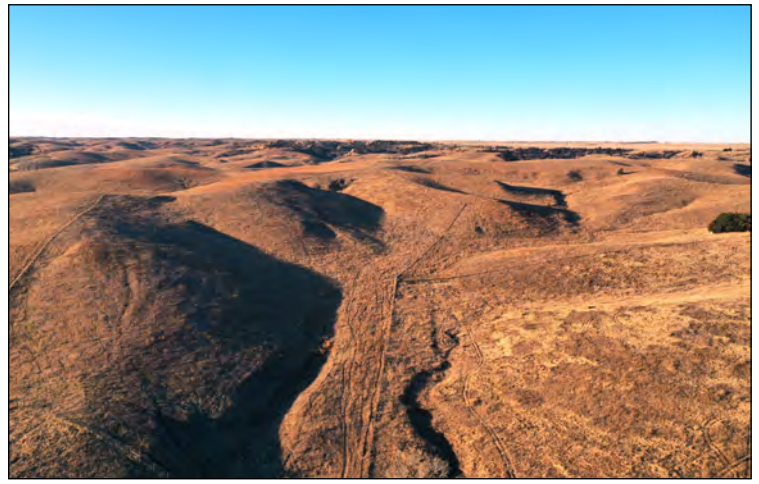
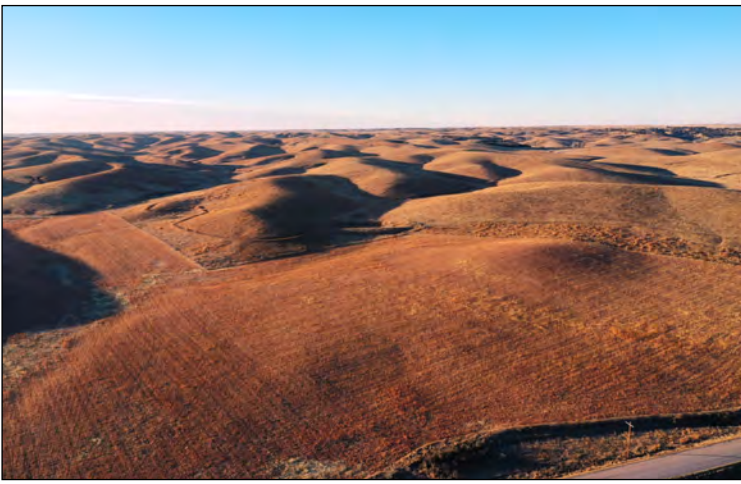
Running from the two-year-old well is over 16,000 ft. of underground waterlines connected to 8 tanks and 12 hydrants. The many established shelterbelts provide a great source of protection for livestock and are an attraction for all wildlife in the area.

For ease of operation, there are two sets of corrals on the ranch. The main corrals, near the house, are set up with windbreaks and 8 ft. fences with stout 8 ft. steel gates and loadout area. The second set of corrals are across the road to the southeast of the headquarters and are set up for branding and preconditioning. There are two barns, both have electricity and lights, a small storage shed, and a large 4,600 sq. ft. steel building with 220 and 110-volt outlets.

The home on this property was built in 1920 and is 1,970 sq. ft. with 4 bedrooms and 1 bathroom. There are also a few rooms that are essential to every "farmhouse" which include a mudroom, laundry room, front porch, and a storm shelter/cellar. Several built-in cabinets provide great storage and the central heating and air keep the home comfortable year-round.

This property has been in the Kalinowski family for the past 49 years raising everything from cattle, elk, ostriches, yak, exotic deer, and many more. Don't miss this opportunity to now make it yours for many years to come!





Legal Descriptions

Parcel ID: 000092000

Legal: S ½ NW Section 4 Township 13 North Range 22 West GOVT Lots 3-4 160.74 +/- Acres

Parcel ID: 000092200

Legal: Section 5 Township 13 North Range 22 West GOVT Lots 1-2 80.58 +/- Acres

Parcel ID: 000098100

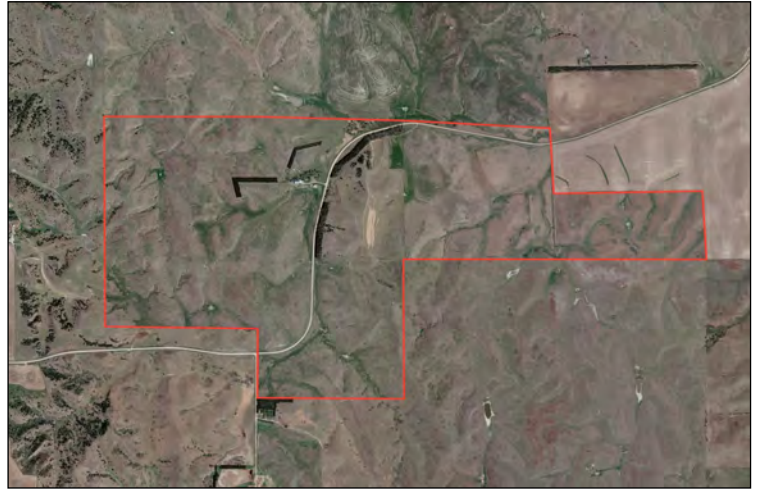
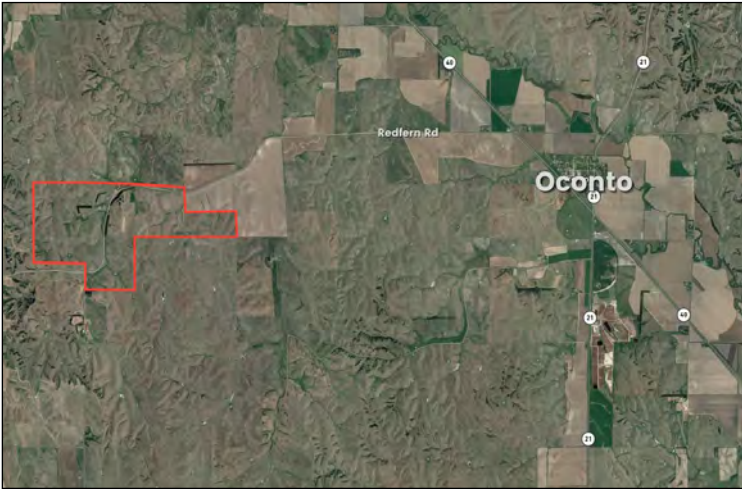
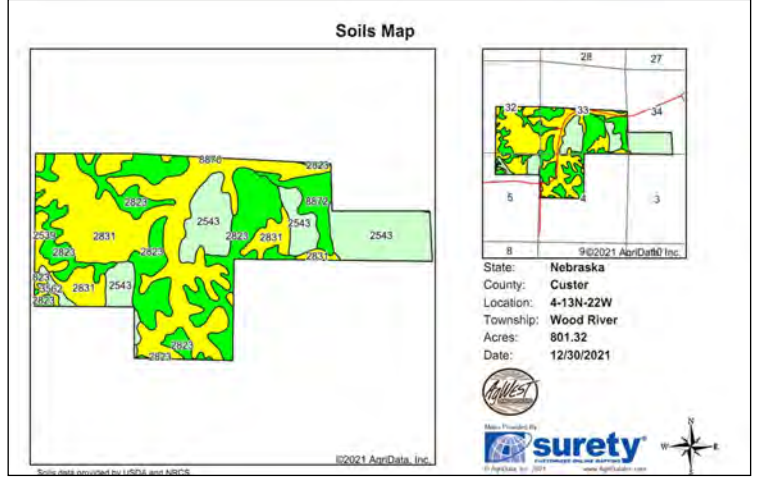
Legal: SE ¼ Section 32 Township 14 North Range 22 West 160 +/- Acres

Parcel ID: 000098200

Legal: SW ¼ SE ¼ Section 33 Township 14 North Range 22 West 320 +/- Acres

Parcel ID: 000098300

Legal: S ½ SW Section 34 Township 14 North Range 22 West 80 +/- Acres



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