

# Mule Shoe Bar Ranch

Antioch, Nebraska

**Presented exclusively for sale by:**



**Newman Realty**

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# Mule Shoe Bar Ranch

Antioch, Nebraska

## Live in God's Cow Country

Located in the beautiful and productive Sand Hills of Nebraska, Newman Realty presents the Mule Shoe Bar Ranch. This historic property is south of Antioch in Garden and Morrill Counties. The ranch headquarters are accessed off Highway 2 by a single-lane oil highway.

**Profile.** The Mule Shoe Bar Ranch is comprised of two units, the north unit and the south unit. The north unit has pastures which graze livestock over the summer. The south unit consists of the ranch headquarters, hay meadows, more summer pasture and several lakes. The pastures and meadows are watered by a submersible well, windmills and lakes. There is an excellent water supply to each pasture.

The headquarters are located one mile west of the single-lane oil road, near one of the lakes. Located at the headquarters are houses and a machine shop, large weigh scales with electronic reader and working facilities for livestock.

The Mule Shoe Bar Ranch is a cowman's ranch. It is balanced, with productive Sand Hill pasture for summer range and sub-irrigated meadow for hay production. The 15,000 total acres include approximately 1,800 acres of meadow. There are four calving facilities located on the south unit around different meadows for convenience of feeding hay during calving time.

**Fences.** The fences are constructed of wood posts with four and five-strand barbed wire. The condition of the fences is very good, the exception being where it has sustained annual wear and tear. Travel around the ranch from pasture to pasture is via wire gate and cattle guards.

**Hunting.** Hunting consists of deer, antelope, duck, geese, grouse and pheasant. There are several ponds that were stocked at one time.

**Taxes:** \$35,054.48 (2003)

**Purchase Price:** \$4,200,000

**Note:** This information and any other information presented by Newman Realty has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or Newman Realty. Prospective buyers are responsible for conducting their own investigation of the property, and analysis of productions.

**Agency Disclosure:** Newman Realty and its sales staff are agents of the sellers in the sale of this property. Newman Realty does not offer subagency in the sale and promotion of this ranch without prior approval. However, we do welcome cooperation with other brokers and are willing to share in the commission. It is also Newman Realty's policy to have all potential buyers read and understand an Agency Disclosure Form before viewing this or any other property.





Branding on the  
Mule Shoe Bar Ranch

(This crew posed for the camera sometime in the 1950's.)



## Haying Time on the Mule Shoe Bar

These photos are from the early days on the Mule Shoe Bar Ranch, showing the crew hard at work stacking hay in the meadows.



## Haying Time on the Mule Shoe Bar





**Pens**



**Sorting Alley**



**Corral Tank**



**Tub & Hydraulic Chute**



**Loading Chute**





**Bunk House**

There are extensive improvements on the Mule Shoe Bar Ranch. The main house is spacious, with 5 bedrooms and 2 baths. Traditionally, the family stayed on the upper floor. The lower level features what was used as the cook's quarters with a huge kitchen that has appliances and facilities large enough to prepare meals for and feed a large crew.

The bunk house is located near the main house and the building which accomodates the ranch of- fice also shares the same yard. These improve- ments were carefully built during the ranch's prime years of operation, with details reflecting an inge- nuity of design that met the needs of the occu- pants of this Sand Hills ranch.



**70' Scale with Electronic Reader**



**Airplane Hangar**



**Main House**