



Meridian Canyon Ranch



Luxury and Seclusion on the American Serengeti

Mike Lashley

Broker | Owner

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EXCLUSIVE PARTNER OF



LAND LEADER

Property Highlights

LIST PRICE

\$4,500,000

LOCATION

4 miles Northeast of Sargent, Nebraska, in Custer County.

LEGAL DESCRIPTION

Township 20 North, Range 17 West of the 6th P.M., Custer County, Nebraska:

Section 27: Par in SW1/4 49 A Corner, W1/2NW1/4 79.98 A Corner

Section 28: N1/2 319.25 A Corner TWP, SW1/4SE1/4 40.07 A Corner TWP, SW1/4, N1/2SE1/4, SE1/4SE1/4 280.22 A Corner TWP

Section 29: E1/2NE1/4, SE1/4 240.91 A Corner TWP

Section 32: NE1/4SW1/4, N1/2SE1/2 & N1/2 E Rd 338.42 A Corner TWP, S1/2SE1/4 80 A Corner TWP

Section 33: SW1/4 160.10 A Corner TWP, NW1/4NW1/4, S1/2NW1/4 120.22 A Corner TWP, E1/2, NE1/4NW1/4 360.47 A Corner TWP

Section 34: NW1/4 160.30 A Corner TWP, SW1/4 N of Rd 110.10 A Corner TWP

ACRES	1,962 ±	Hardland Range
	352 ±	Drycrop
	24.8 ±	Improvements/Roads
	2,336 ±	Total Taxable Acres (estimated)

TAXES - Estimated

\$23,904.08

IMPROVEMENTS

- 8' high tensile woven wire fencing surrounding entire property, with custom-made electric-gated entrance
- 3,200 sq ft Rocky Mountain log home - 3 bedrooms/4 bath
- Finished, insulated two car garage with attached studio
- 1000 GPM well, pump and power
- 2,400 sq ft shop
- Five submersible wells with underground lines and tanks
- Numerous stock dams, ponds, and dugouts

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Property Highlights



PROPERTY SUMMARY

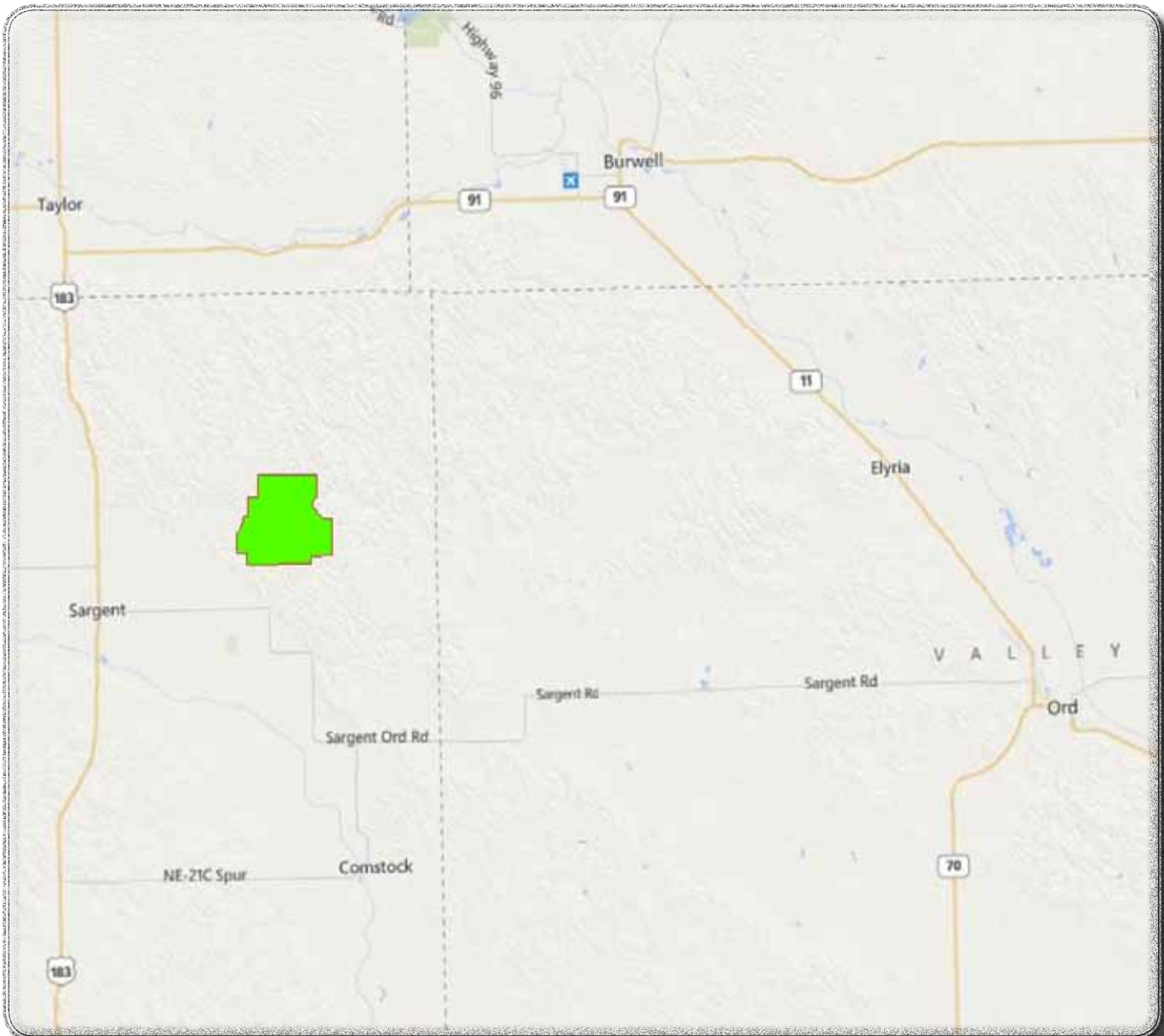
Meridian Canyon Ranch (MCR) defines the idea of a turnkey wildlife ranch and hunting preserve. Every detail necessary to make a world-class hunting experience has been included in what is obviously a one-of-a-kind property. There is no place this side of the Atlantic Ocean where you can find such a beautiful 2,336 acre package (nearly four square miles) of diversified rolling hills, hardwood bottom canyons, beautiful vistas, shelterbelts, extensive food plots, draws, potential grain fields, and grasslands. MCR has approximately 40 elk, numerous trophy bull buffalo, abundant trophy-quality whitetail deer, and extraordinary hunting for wild turkeys, ring-necked pheasants, and doves. Non-game wildlife abounds with a large variety of native song birds and mammals.

MCR was built to be secure, with eight-foot high-tensile woven wire fencing and a custom made electric-gated front entrance. The ranch features a comfortable 3,200 square foot 3 bedrooms, four bathrooms Rocky Mountain log home with a 360 degree wrap-around, all wood deck. Renovation and remodeling undertaken by the current owners was done by world-reknowned log cabin designer and builder Bill Pelc of Big Sky Log Construction. The grounds surrounding the house are beautifully landscaped, and the stone retaining walls match stone on the interior fireplace. The interior features several custom carpentry accents using wood sourced on the ranch. All the large windows have been replaced with new high-efficiency windows. All four bathrooms in the home have been renovated and upgraded with high-end fixtures and finishes. Other recent additions include a finished, insulated two-car garage with attached room intended as a painting studio that could also be used as a home office. The current Owner's have had the entire log home re-caulked, re-chinked, and re-stained.

Other improvements include a 1000-GPM well, pump and power unit; a 2,400 square foot insulated, heated shop; five submersible wells, underground lines and tanks, and numerous newly-installed dams, ponds and dugouts.



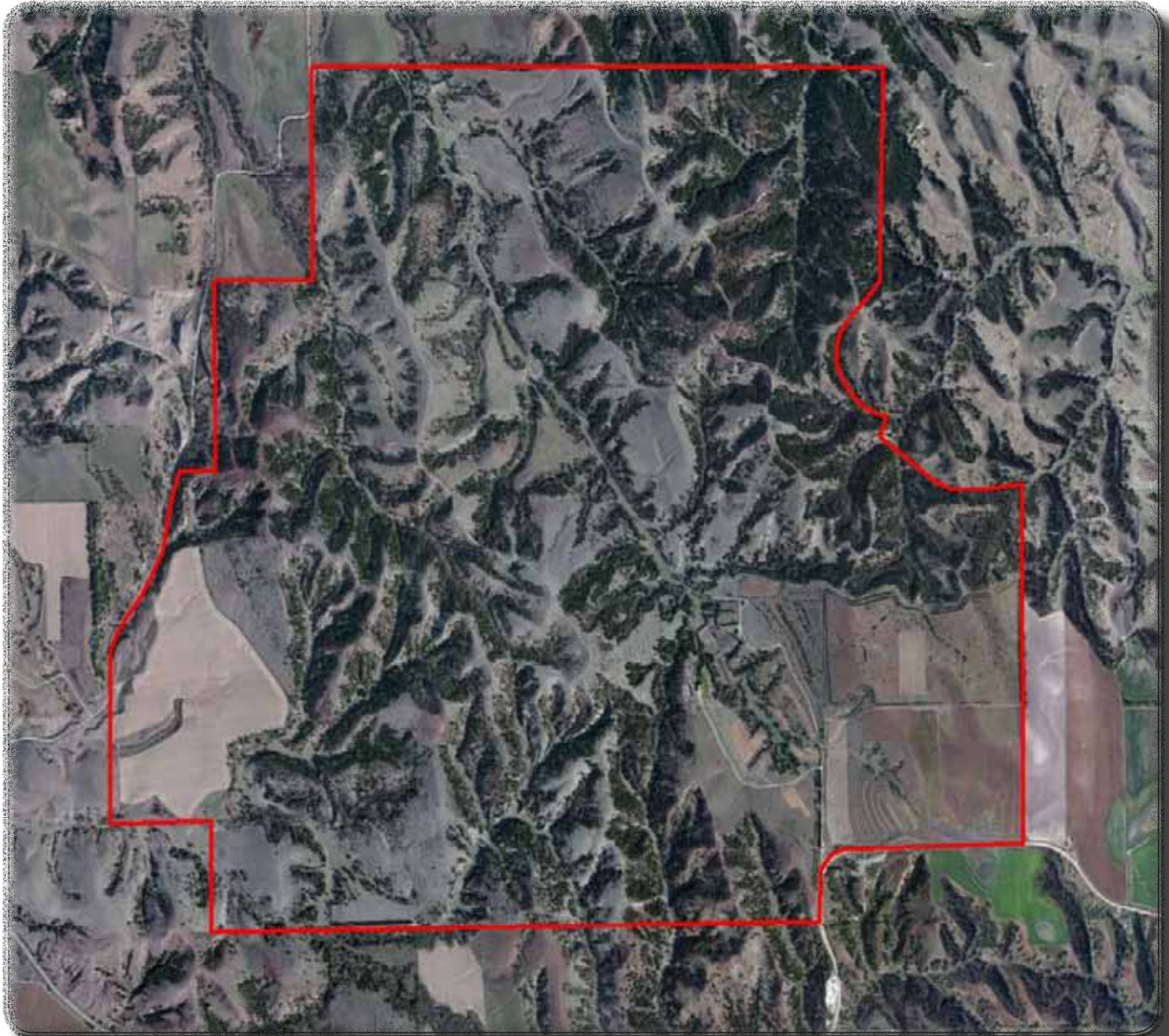
Location Map



Boundary Lines Are Estimates - Map For Illustration Only

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Aerial Map



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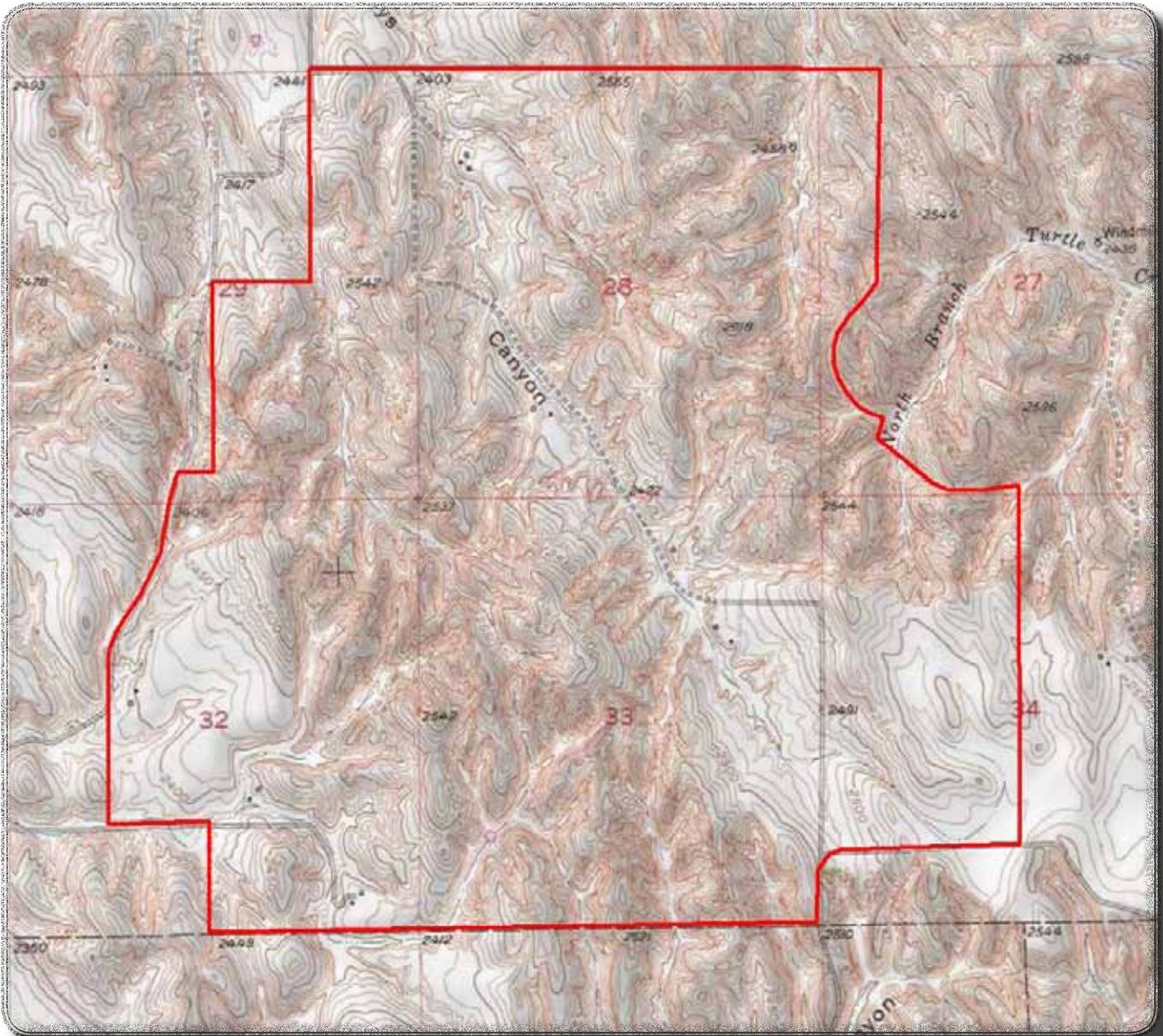
Location-Imagery Map



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Topo Map



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Property Images



Custom built, electric sliding entrance gate



Large outbuilding



Aerial view of surrounding grounds and ranch around the home



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Property Images



Property Images



The great room features a spacious, open floor plan tying the kitchen and dining area into one large, warm, comfortable space. The cupola windows in the dining area face the east. The peaked great room windows face the north.



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Property Images



The kitchen features tremendous pantry and storage space, high-end appliances and dual ovens.

