

FOR SALE

KNIEVEL LAND & CATTLE

NEBRASKA SANDHILLS

3,925+/- ACRES, LOGAN COUNTY

- ♦ SCENIC & PRODUCTIVE RANCH
- ♦ 500 COW RANCH UTILIZING IRRIGATED FEED AND FORAGE
- ♦ HOUSE, SHOP & CALVING BARN
- ♦ DEER, TURKEY, PHEASANT, GROUSE



- ♦ LARGE TREE GROVES
- ♦ 740 ACRES OF PIVOT IRRIGATION
- ♦ NO IRRIGATION PUMPING RESTRICTIONS
- ♦ DROUGHT PROOF RANCH



**AgTeam
Land Brokers**

RICHARD DAWSON, BROKER & LISTING AGENT

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For more information: www.agteamland.com www.UCagteamland.com



THE PROPERTY

SIZE: 3,924.41 Deeded Acres

LOCATION: The ranch is located approximately 9 miles north of Stapleton, NE, on Highway 83, 9 miles west on County Road 160, and 1 mile north on ranch road to head quarters. Stapleton is 28 miles north of North Platte, NE. North Platte is located along I-80, has a population of 25,000 and offers all services.

LAND USE: Upper Loup Natural Resource District (NRD) records indicate 810 certified irrigated acres. Presently, 740 acres are pivot sprinkler irrigated cropland. Late model Zimmatic systems. Diesel power units. By increasing irrigated grass, hay and forage acres, Seller plans to grow to 500 cow ranch plus enough feed to background all the calves. The cropland could easily be converted back to corn and soybean rotation. The irrigated land lays in long valleys with nearly level terrain and sandy loam soils.

Approximately 2,950 acres rangeland. Crossfenced into 9 pastures with several smaller calving lots. 10 miles of new water pipeline. Many miles of new fencing.

Approximately 200 acres timber/habitat

Approximately 20 acres of building improvements & corrals

Link to interactive Mapright map: <https://mapright.com/ranching/maps/9d7d1c3523ea33577ff9e101a290c310/share>

Mapright Embeded Map: `<iframe frameBorder='0' height='520px' width='100%' src='https://mapright.com/ranching/maps/9d7d1c3523ea33577ff9e101a290c310/embed'></iframe>`

IMPROVEMENTS:

Home: Cleary metal building erected in 2014 and designed as very nice home. 1,440 sq ft, 2 bedroom, 2 bath, office, laundry room/mud room. Open floor plan. Central heat & air conditioning. Covered front porch area.

Shop: 42' x 72' metal clad pole building. Full concrete floor.

Calving Barn: 32' x 53' Metal clad. Working corrals.

IRRIGATION WELLS:

GPMs range from 700-1500. Static water level approximately 50 feet. Pumping depth is 90-105 feet. Data for all wells registered with the Nebraska Department of Natural Resources is available. Saturated depth of the Ogallala Aquifer in this area is 600-800 feet.

IRRIGATION EQUIPMENT: (REFER TO ATTACHED FSA AERIAL MAP)

All pivots are low pressure, electric drive Zimmatic systems and have diesel power units with fuel tanks.

- Pivot #1A: 2008 3 tower system. 20.15 acres.
- Pivot #1B: 2008 4 tower system. One well for these systems with JD 4045 engine. 29.62 ac.
- Pivot #2: 2008 11 tower system. John Deere 6068 engine. 209.41 acres.
- Pivot #3: 2012 7 tower system. John Deere engine. 201.92 acres combined with #4.
- Pivot #4: 2012 6 tower system. John Deere 4039 engine.
- Pivot #5: 2012 6 tower system. John Deere 4039 engine. 90.67 acres.
- Pivot #6: 2013 7 tower system. John Deere 4045T engine. 59.17 acres.
- Pivot #7: 2013 7 tower system. John Deere 4045T engine. 81.25 acres.
- Pivot #8: 2013 6 tower system. 2014 Isuzu engine. 55.27 acres.

USDA/FARM SERVICE AGENCY PROGRAM:

EQUIP: Ranch has cost share program for irrigated grass development, water line , tanks, and fencing for “paddock” grazing cells.

CSP: Ranch is enrolled in Conservation Stewardship program with annual payment of \$40,000.

CLIMATE: 27 year average precipitation: 21.77 inches
27 year average snowfall: 34.80 inches

WILDLIFE:

The ranch has mule and whitetail deer, wild turkey, coyotes, grouse and a small population of pheasant & quail. The timbered areas provide exceptional winter protection for livestock but are also a mecca for deer and turkey. The irrigated fields have adjoining timber. Ranch is leased for deer hunting through December, 2020, at \$8,500 per year.

2020 REAL ESTATE TAXES: \$41,321.41 (\$10.52 /Acre)

OFFERING PRICE: \$6,250,000

**Large Photo Album and DRONE VIDEO available: www.agteamland.com or
www.UCagteamland.com**

NOTE: The sale of the ranch is conditional upon Sellers conducting an IRS Section 1031 Tax Deferred Exchange.

BROKER COMMENTS:

The Knievel Land & Cattle Ranch is an amazing property which will appeal to Buyers with diverse interests.

For the Cattleman, the ranch offers the opportunity to run 500 cows year around with ample feed resources to background all the calves. The winter protection provided by the tree groves and big hills plus the sandy (no mud) soils allows the Buyer to construct backgrounding pens in several locations.

For the Farmer, the amazing water resources with no pumping restriction provides the opportunity to revert back to a corn/soybean rotation when commodity prices rebound.

For the Recreational Buyer, the diverse wildlife with potential for trophy whitetail and the abundance of turkeys plus some pheasant and quail allows for spectacular hunting or wildlife viewing opportunities.

The Nebraska Sandhills are "hills within hills" that you really do not notice until you are on a high hill viewing the landscape. The ranch terrain varies from long valleys, rolling hills, and high hills with pockets for cattle and wildlife. The rugged high hills behind the headquarters are the "character" of the ranch that ATV or horse enthusiasts will love.

Buyers should schedule a tour ASAP to see this scenic and productive ranch.

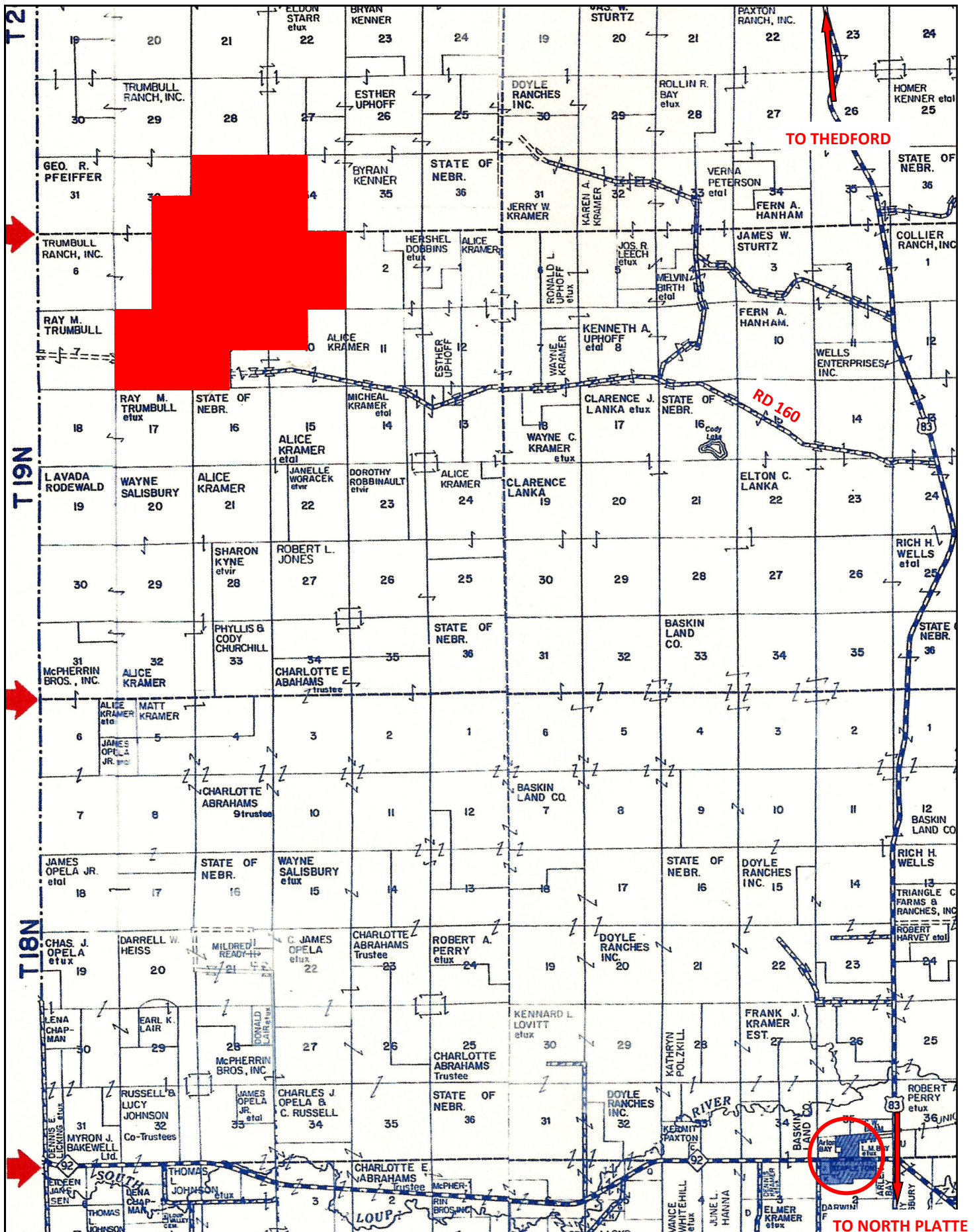
Richard Dawson, Broker

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgTeam Land Brokers, LLC, or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All real estate agents not licensed with AgTeam Land Brokers, LLC, shall be agents of the Buyer.

LOCATION MAP



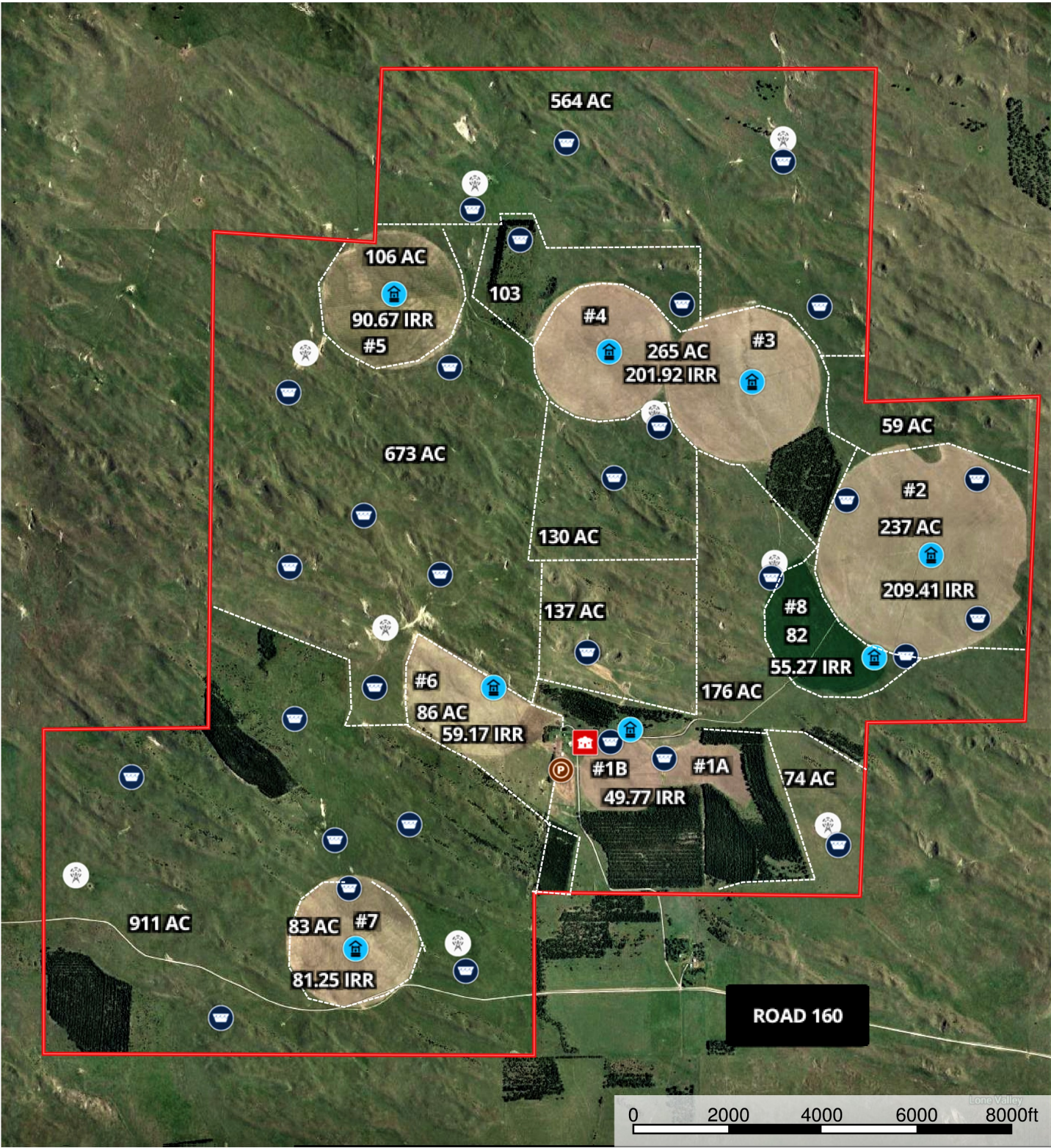
PLAT MAP



PASTURE MAP

KNIEVEL LAND & CATTLE
Nebraska, 3 AC +/-

United Country
Real Estate
AgTeam
Land Brokers



Pens Main House Windmill Water Storage Tank Well Fence Boundary

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

HEADQUARTERS



VIEWING TO WEST OF
HEADQUARTERS
VALLEY

VIEWING TO SOUTH.
BIG TREE GROVES ARE
ON SALE PROPERTY



RANGELAND & PIVOTS

NORTH VALLEY PIVOTS,
TREE GROVES & NORTH
PASTURES



PIVOTS AND TREE GROVES
HEADQUARTERS VALLEY



RIDGE OF HILLS NORTH
OF HEADQUARTERS
VALLEY



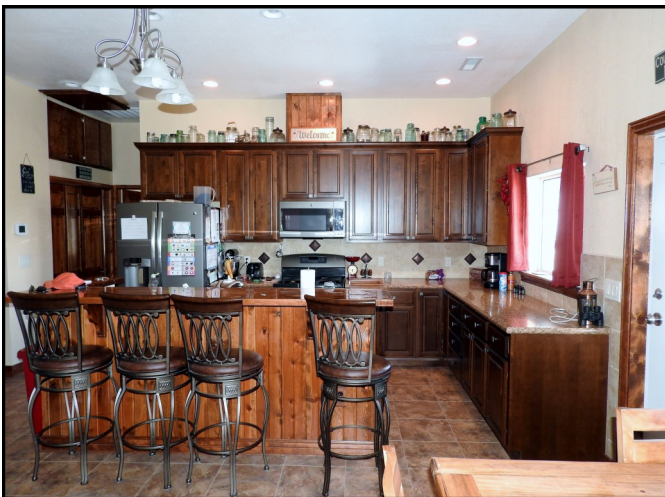
NORTH PASTURE WITH
PIPELINE WATER



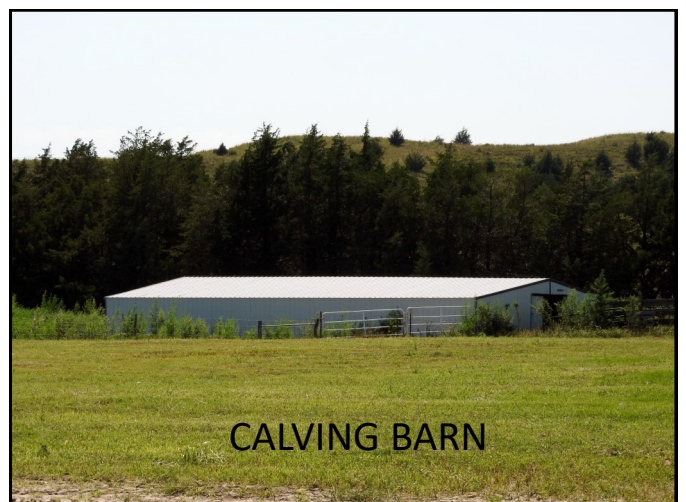
IMPROVEMENTS



HOME



SHOP



CALVING BARN

PIVOT IRRIGATION

8 LATE MODEL ZIMMACTIC SYSTEMS



RANGELAND



WATER



10 MILES OF NEW
WATER PIPELINE

DEPTH OF OGALLALA AQUIFER
600-800 FT

SHALLOW, UNLIMITED WATER
NO PUMPING RESTRICTIONS



LARGE TANKS AT MOST WINDMILLS
HAVE PIPELINE HYDRANTS

MISC PHOTOS

