

SPRING LAKE RANCH
19,395+/- Acres
Sheridan County, NE



INVEST IN WATER - INVEST IN NEBRASKA



- ◆ Unique, scenic & productive ranch
- ◆ Seven lakes, artesian flowing wells
- ◆ 900 cow ranch
- ◆ State highway access
- ◆ 3 homes, bunkhouse, shops, barns, steel corrals Silencer working chute & scales
- ◆ Trophy Mule & Whitetail deer, turkey, pheasant, grouse, waterfowl
- ◆ Wet & sub-irrigated hay meadows

“NEBRASKA SANDHILLS”

GOOD WATER - GOOD GRASS - GOOD PEOPLE

Offered exclusively by:



**AgTeam
Land Brokers**

Richard Dawson, Broker 308-325-0839
Richard@agteamland.com
Donald Hlava, Sales Assoc. 308-360-0126
Don@agteamland.com
www.ucagteamland.com



THE PROPERTY

ACREAGE: 17,795.44 deeded acres plus 1600 acres of State of Nebraska lease.
Total of 19,395.44+/- acres, all in one contiguous block.

LOCATION: The ranch is located approximately 23 miles south of Gordon or 31 miles north of Ellsworth on highway 27 with four miles of highway frontage on both sides of state highway. Gordon offers all services including consolidated schools, hospital and airport that will accommodate small jets.

CARRYING CAPACITY & HAY: Owner rates the ranch at 900 to 1,000 cows on a year around basis dependent upon climatic conditions. The present operation is a May 1 calving program with winter feeding program of range, protein cake, and grass hay when required. Livestock water provided by fresh water lakes & ponds, electric wells at headquarters, 45 windmills and 3 flowing wells. Registered stock wells have a static water level of 8' to 27'. The saturated depth of the Ogallala Aquifer in this area is 600-800 feet!! The ranch is cross fenced into 40 pastures and hay meadows. Present conservative stocking rate is 900 breeding females and 50 bulls.

INTERACTIVE MAPRIGHT MAP ON WEBSITE: www.ucagteamland.com

PRODUCTION RECORDS: Owner has extensive production records for elite Angus cow herd. The cow herd has been dispersed as Sellers are retiring.

PERSONAL PROPERTY: Included in the sale: all cattle handling equipment (chutes, crowding alleys, scales, etc.) Over head cake storage bins.

IMPROVEMENTS:

Main Residence: Ranch style home with 2,430 sq feet plus enclosed mudroom and attached oversized garage. Features include open floor plan, beautiful cabinetry & center island in kitchen, fireplace and all-season sunroom. Three bedrooms and 2 baths. Fiber optic high speed internet.

Foreman's House: Log home but now has new siding. Interior walls are log. This attractive home has 1,406 sq ft in upper level and 1,406 sq ft in finished lower level. 4 bedrooms. Built in single garage in lower level. Enclosed breezeway. Front deck and balcony. Fiber optic high speed internet.

Tenant House: Older home but in good condition. Used as guest home or seasonal employee. 784 sq ft with attached garage. 2 bedrooms. 2 baths. Fiber optic high speed internet.

Bunkhouse: 864 sq ft frame & stucco construction now used as guest cottage and vet supplies. Covered front porch.

Apartment in Original Schoolhouse: Used as hunting cabin. Fiber optic high speed internet.

Continued on next page.

Shop/Calving Barn: Steel building with partial concrete floor. Approximately 48'x100'. Used as shop, vehicle storage, and seasonally as calving barn with indoor pens.

Original Ranch Barn: The well-preserved red barn is the original barn when the ranch was purchased in the 1930's.

Machinery storage: Slant wall steel building. Approximately 5,000 sq ft. Large electric overhead doors on both ends.

Cake & Grain Storage: Five gravity flow overhead bins with 4 eight-ton capacity bins and 1 five-ton capacity bin. 10,000 bu steel grain bin. Two smaller bulk bins on stands with electric withdraw augers.

Airplane Hanger: Used for storage. The old airstrip is still registered with Federal Aviation Administration as Spring Lake Airport (2NE4), Gordon, NE.

Other: Miscellaneous Cattle Sheds, Storage Buildings & Garages.

Steel Working Corrals: Recently constructed with covered hydraulic Silencer chute with Tru-Test electronic scale. State of Nebraska certified platform scales with scale house.

Tree Groves & Shelter Belts: Extensive pine & cedar tree shelter belts at headquarters and calving lots.

Roping Arena.

♦ **CLOSING & POSSESSION:** Very flexible.

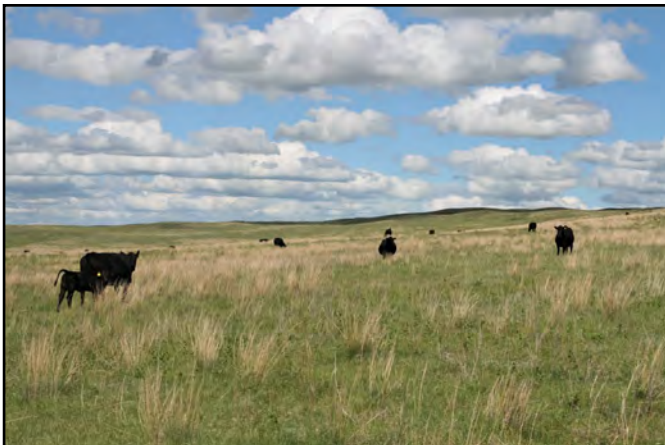
♦ Buyer to cooperate with Seller in implementing an IRS Section 1031 Tax Deferred Exchange. No expense to Buyer.

♦ 2020 REAL ESTATE TAXES: \$100,983 (\$5.67 Per Deeded Acre)

OFFERING PRICE: \$16,900,000 (\$950 Per Deeded Acre)

NOTE:

Co-Listing agent, Donald Hlava, is a member of the selling family and has an ownership interest in the ranch.



BROKER COMMENTS

As owner/broker of United Country AgTeam Land Brokers (formerly Nebraska Land & Cattle Agency) I have specialized in marketing Nebraska Sandhill cattle ranches for over 25 years. I have been blessed to represent numerous large operations. Many have had good improvements, hay production and cattle working facilities. Most had excellent water due to the Ogallala Aquifer. A few had good access with highway frontage. None of them combined all features into one special property like the Spring Lake Ranch. It is “unique” and certainly one of the very best ranches in Nebraska.

The ranch has been family owned and operated for over 85 years. It is only offered for sale as Sellers are retiring. The ranch is in a region known historically for cattle barons, Indian Wars (Fort Robinson), railroad construction, and homesteading (documented by renown western author, Marie Sandoz, whose homestead was nearby).

This property is one of the premier cattle ranches in Nebraska with high productivity as well as stunning scenery with ridges of big hills and wet valleys. There are seven fresh water, spring fed lakes plus numerous ponds and wetlands. Guests of the owners have called the ranch: “The Telluride of the Sandhills” as the headquarters are in a long valley highlighted by Spring Lake and surrounded by high hills.

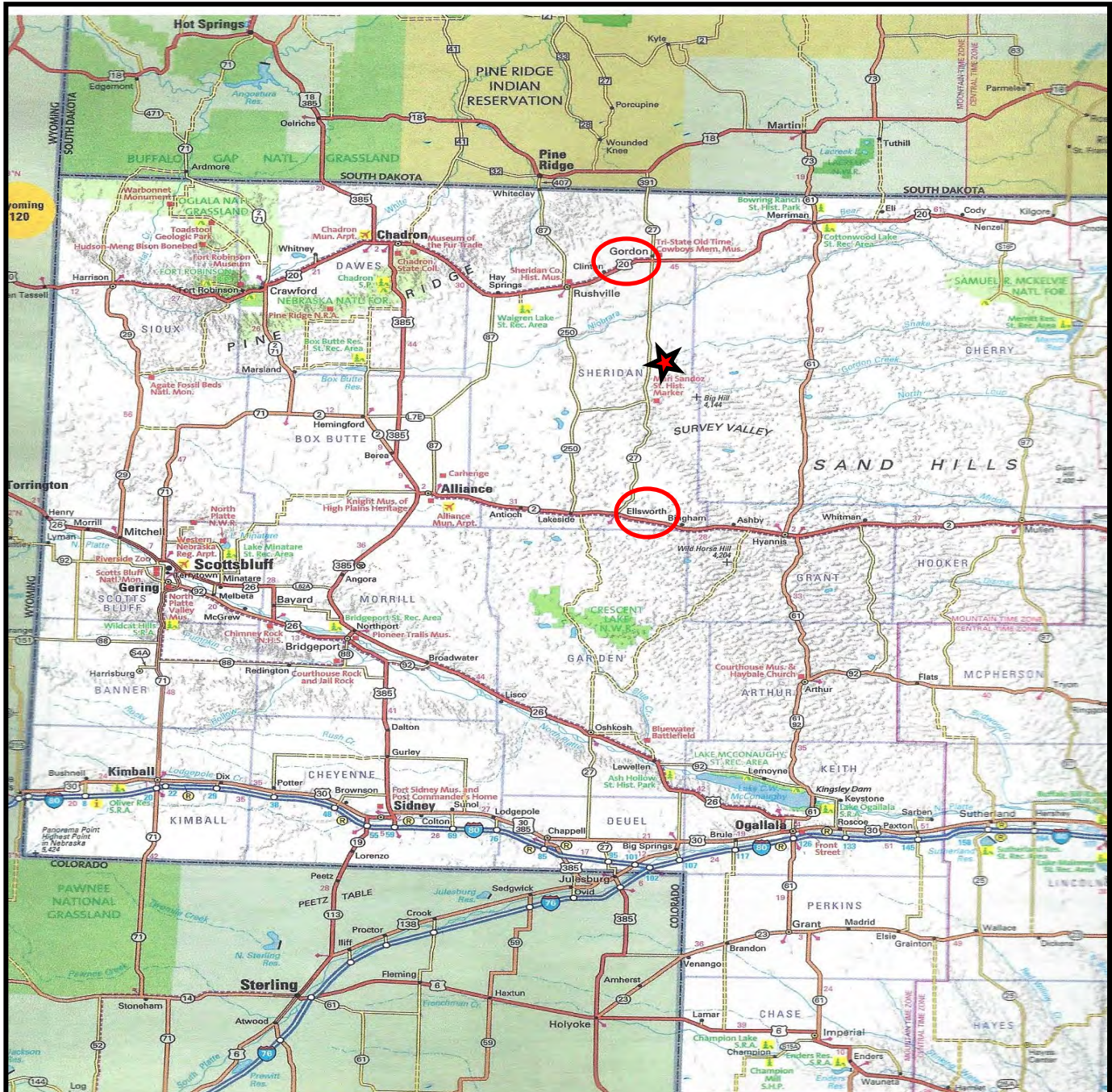
Pride of ownership is evidenced everywhere with the impressive ranch sign, new private access road, immaculate improvements, extensive development of stock wells & cross fencing and conservative management of the rangeland and hay meadows.

Winter protection is exceptional with the big hills and mature tree shelter belts of cedar and pine trees. Historical average annual precipitation is 16-18 inches with 75% coming during the growing season. Average hay production is approximately 750 tons from wet, subirrigated and bench meadows.

The ranch has unlimited recreational potential with the scenic lakes and abundant wildlife including: trophy mule deer; a growing population of whitetail deer; some antelope; turkey; grouse; small population of pheasant; nesting waterfowl including ducks, Canada geese, and Trumpeter swans; coyotes; and great diversity of song birds. Extra housing is available for guests in the tenant house, bunkhouse, and an apartment in an original schoolhouse in a secluded, private valley overlooking a beautiful lake. Additional ranch income is generated by an annual hunting lease with a local outfitter. The ranch has hosted several television hunting shows.

Richard Dawson, Broker

LOCATION MAP

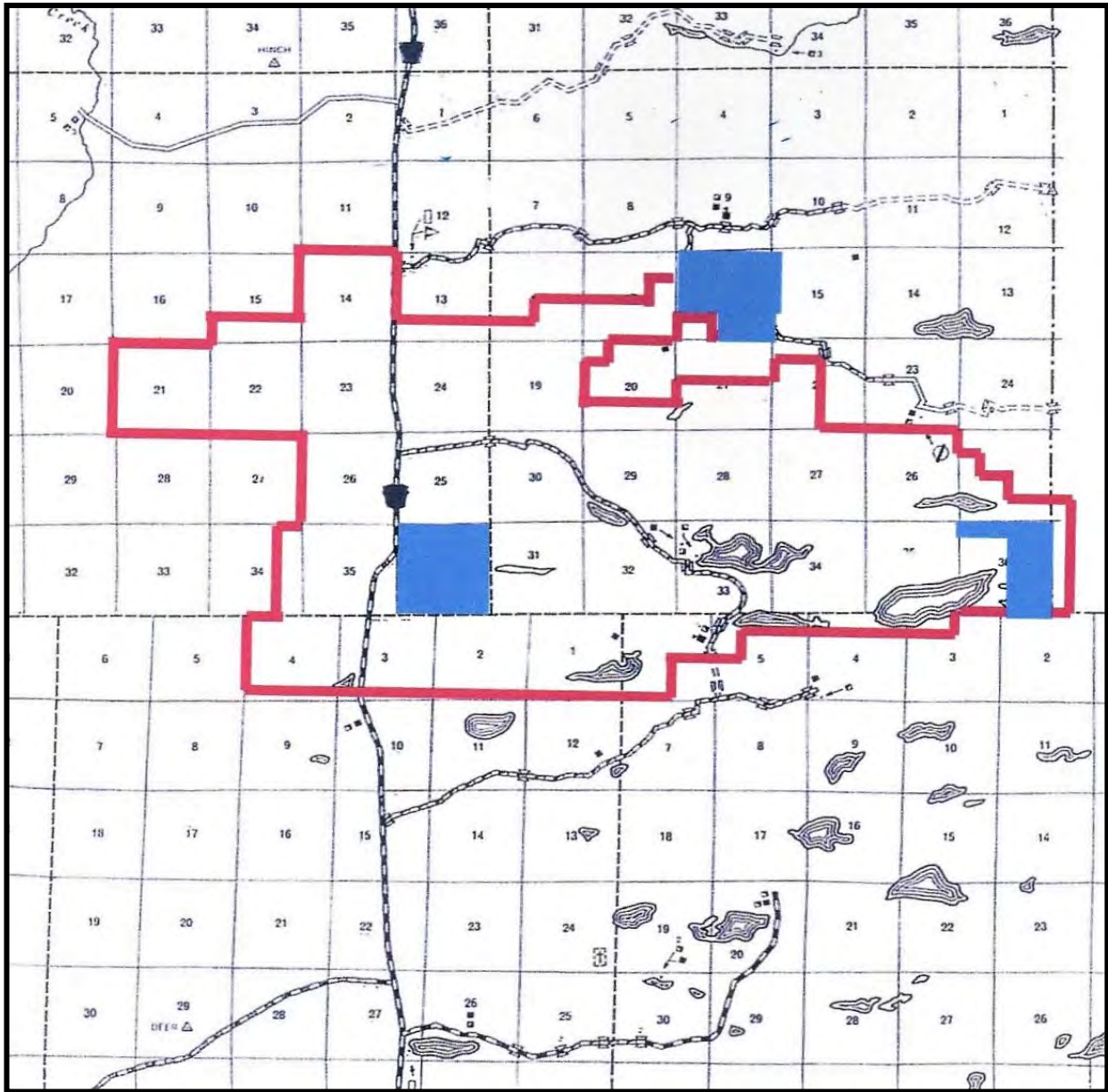


ATTRACTIONS IN AREA:

Chadron State Park, Nebraska National Forest, Fort Robinson ,
 Pine Ridge State Recreational Area. Chadron State College, Museum of the Fur Trade,
 Marie Sandoz High Plains Heritage Center, Morgan Cowboy Haven Store.

(See Informative Internet Links page in this brochure)

SHERIDAN & CHERRY COUNTY PLAT MAP



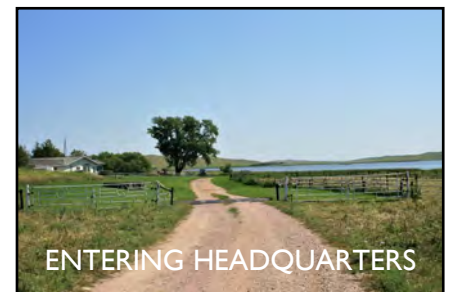
STATE OF NEBRASKA LEASE

BOARD OF EDUCATIONAL LAND & FUNDS

HEADQUARTERS ON SPRING LAKE



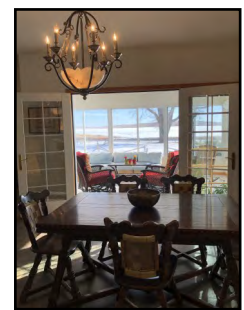
RANCH SIGN ON HWY 27



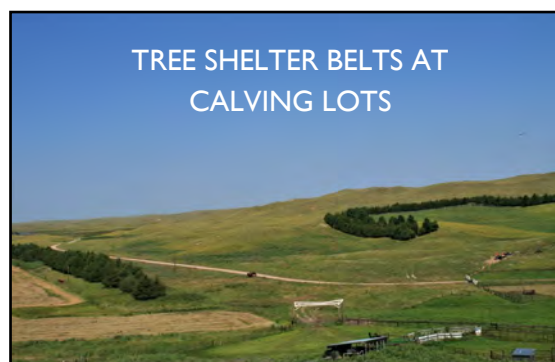
ENTERING HEADQUARTERS



MAIN RESIDENCE



SPECTACULAR VIEWS FROM SUNROOM



TREE SHELTER BELTS AT
CALVING LOTS



IMPROVEMENTS



**STEEL WORKING CORRALS, SILENCER CHUTE,
STATE CERTIFIED SCALES, ARTESIAN FLOWING WELL**



RANGELAND



**AMAZING WATER RESOURCES WITH 7 LAKES, NUMEROUS
PONDS, SPRINGS, WETLANDS & FLOWING WELLS**



HAY MEADOWS



The ranch has all three types of sandhill hay meadows:

- ♦ Wet, Subirrigated, and Second Bench
- ♦ Grass hay is harvested in July and the high protein aftermath provides exceptional gains in fall & winter grazing.



WATERFOWL: CANADA GEESE, TRUMPETER SWANS,
PELICANS, DIVERSE SPECIES OF DUCKS



MULE DEER WINTERING AT HEADQUARTERS



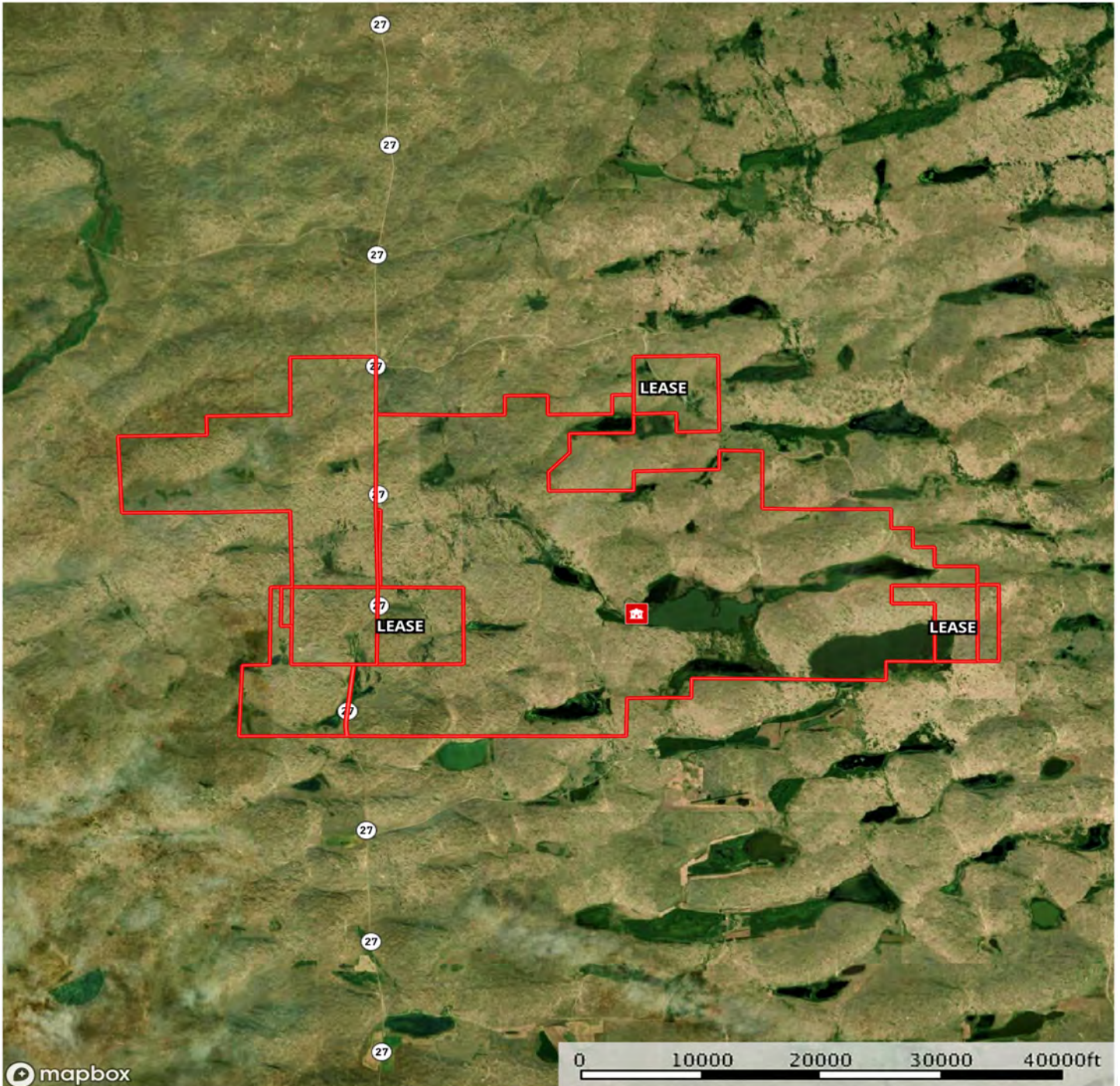


Mule deer everywhere on the ranch due to amazing habitat. Remote Billy's Lake in bottom photo.



The ranch has unlimited recreational potential with the scenic lakes and abundant wildlife including: trophy mule deer; a growing population of whitetail deer; some antelope; turkey; grouse; small population of pheasant; nesting waterfowl including ducks, Canada geese, and Trumpeter swans; coyotes; and great diversity of song birds. Extra housing is available for guests in the tenant house, bunkhouse, and an apartment/cabin in a secluded valley with lake. The ranch has hosted several television hunting shows.

MAPRIGHT MAP INTERACTIVE MAP ON WEBSITE



Main House Boundary

RICHARD DAWSON
P: 308-325-0839

www.agteamland.com

Lexington NE

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.

SPRING LAKE RANCH: INFORMATIVE INTERNET LINKS

United Country AgTeam Land Brokers: <http://www.ucagteamland.com>

“Nebraska From Above” Video: https://youtu.be/fD_iSqmyyfg

Ogallala Aquifer: https://en.m.wikipedia.org/wiki/Ogallala_Aquifer

The Nebraska Sandhills-University of Nebraska Research & Extension:
<https://extension.unl.edu/statewide/westcentral/gudmundsen/sandhills/>

Visit Western Nebraska: <https://westnebraska.com/>

Nebraska Scenic Highway 2 Byway: <https://sandhillsjourney.com/>

Nebraska Historic Highway 20: <https://historicus20.com/ne.html>

Sheridan County: <http://www.visitsheridancounty.com/>

Gordon NE: <https://www.gordon-ne.us/>

Ellsworth NE: Home of Morgan’s Cowpoke Haven store formally the Morgan Ranch Store.

<http://www.nebraskahighway2.com/Ellsworth.html>

<https://www.yelp.com/biz/morgans-cowpoke-haven-ellsworth>

Chadron NE: Home of Chadron State Park & Chadron State College

<http://www.chadron.com/> <https://www.csc.edu/>

Nebraska Pine Ridge Region & Fort Robinson State Park:

<https://visitnebraska.com/chadron/pine-ridge-national-recreation-area>

https://www.stateparks.com/fort_robinson_state_park_in_nebraska.html

Sandhills Cattle Association: <https://www.sandhillscattle.com/>

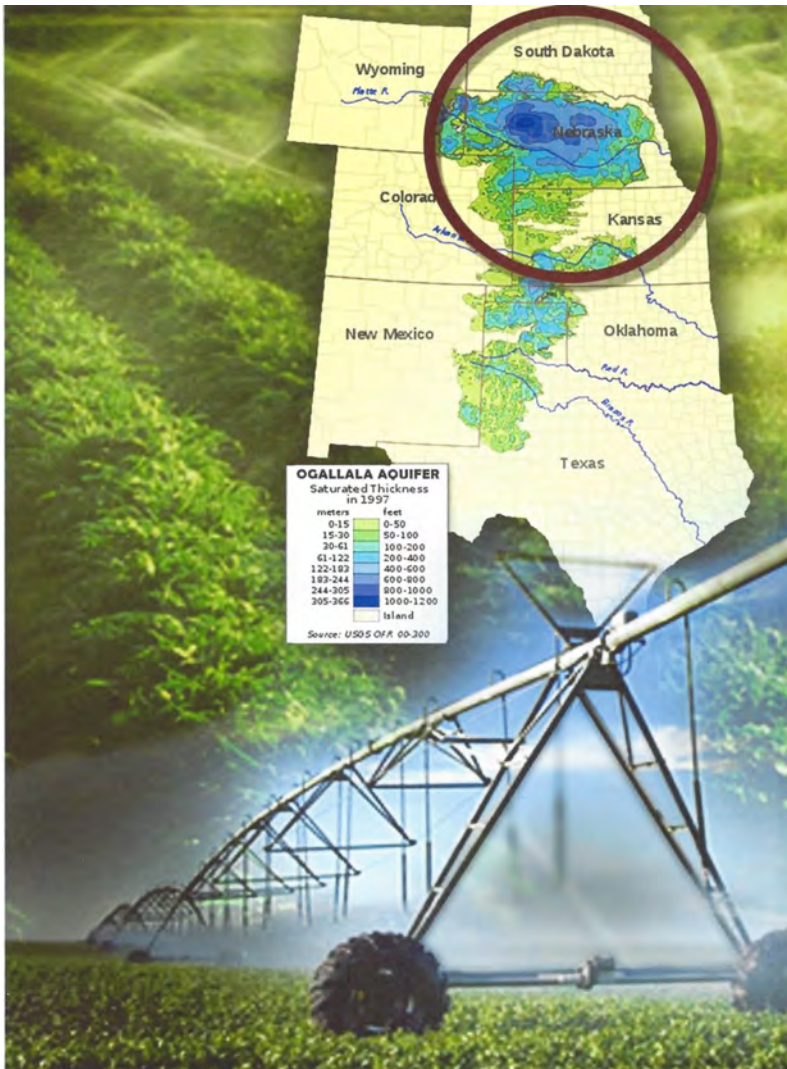
Sheridan Livestock Auction Market: <https://www.sheridanlivestock.com/>

High Plains Climate Center: <https://hprcc.unl.edu/>

Nebraska Game & Parks: <http://outdoornebraska.gov/hunting/>

Nebraska Birding Trails-Sandhills: <http://nebrskabirdingtrails.com/sandhills/>

NEBRASKA'S AMAZING WATER RESOURCES



- ◆ **#1 IN NATION FOR ACRES OF IRRIGATED LAND WITH 8.5 MILLION ACRES OF IRRIGATED CROPLAND & PASTURE.**
- ◆ **MORE MILES OF RIVERS & STREAMS THAN ANY OTHER STATE: OVER 24,000 MILES. ALL SPRING FED FROM OGALLALA AQUIFER.**
- ◆ **IF THE WATER FROM NEBRASKA'S UNDERGROUND ACQUIFERS WERE POURED OVER THE ENTIRE STATE, THE DEPTH WOULD BE 37.9 FEET!!**
- ◆ **#1 INDUSTRY IN NEBRASKA IS AGRICULTURE –THANKS TO WATER!!**

INVEST IN WATER - INVEST IN NEBRASKA

The Nebraska Sandhills

The Nebraska Sandhills, which encompass approximately 19,300 square miles of sand dunes stretching 265 miles across Nebraska, contain about 95% or 12.75 million acres of rangeland.

With dunes that are as high as 400 feet, as long as 20 miles, and slopes as steep as 25 percent, the Sandhills are the largest sand dune formations in the Western Hemisphere plus one of the largest grass-stabilized dune regions in the world. The large sand masses that were formed by blowing sand are now held in place and stabilized by vegetation that consists mainly of grasses.

Gudmundsen
Sandhills Laboratory

UNIVERSITY OF NEBRASKA
INSTITUTE OF AGRICULTURE & NATURAL RESOURCES
GUDMUNDSEN SANDHILLS LABORATORY
WHITMAN, NE
www.gsl.unl.edu



Precipitation in the Sandhills ranges from a yearly total of 23 inches in the east to slightly less than 17 inches in the west. The Sandhills are generally viewed as a semiarid region where sandy soils, low precipitation, and high evaporation rates support primarily dry grassland. However, the Sandhills also have numerous lakes and wetlands. Many of the valleys contain lakes and/or wet meadows that are supplied water by a groundwater reservoir (aquifer) that holds an estimated 700-800 million acre-feet of water. About 2.4 million acre-feet of spring-fed streamflow is discharged annually.

Approximately 720 species of plants are estimated to be growing without cultivation in the Sandhills with 670 of them identified as native species while approximately 50 were introduced from elsewhere (mainly Europe and Asia). The vegetation in the Sandhills is unique, not because it consists of many unusual species, but because it is a mixture of so many different types of vegetation. Because of the unique association of plants, it is better simply to recognize and call the region's vegetation a Sandhills type rather than calling it a western extension of the tallgrass prairie.



Although most of the vegetation in the Sandhills is considered native, most plants probably moved into the area during and after the retreat of the glaciers. Thus, many species that are abundant in the Sandhills are also common outside the area.

In recent years, increased cultivation has occurred primarily due in part to the introduction of center pivot irrigation. However, livestock grazing still dominates land use with over 535,500 head of beef cows calling the Nebraska Sandhills home.



AgTeam Land Brokers

United Country is the largest seller of land and lifestyle property nationwide. Since 1925, we have specialized in land sales and related real estate like recreational land, ranchland, farmland, timberland, vacant land, development land, commercial land and similar land properties. Our unique marketing program is focused on exposing land for sale more broadly than the local market.

NATIONAL MARKETING, LOCAL EXPERTISE

AgTeam Land Brokers, LLC

2802 Plum Creek Parkway, Suite E, Lexington, NE

Richard Dawson, Owner/Broker (308)325-0839

Nick Zerr, Gove KS. Farm & Feedlot Specialist, KS & NE (785) 673-6424

Donald Hlava, Gordon NE. Ranch & Country Estate Specialist (308) 360-0126

Troy ten Bensel, Arapahoe NE. Farm Specialist, (308) 962-6528

Kelly Gydesen, Elwood NE. Farm Specialist, (308) 325-6983

Dustin Evans, Whitman NE, Ranch Specialist (308)458-8301

More listings, information and brochures available: www.UCAgTeamland.com



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.