

# FOR SALE

## MEISTER RANCH & FEEDLOT

### NEBRASKA SANDHILLS

#### 2,845+/- ACRES, BLAINE COUNTY

- ◆ SCENIC & PRODUCTIVE RANCH
- ◆ 4,700 DEQ PERMITTED FEEDLOT.
- ◆ 2 HOMES, HUNTING /GUEST CABIN, SHOP, CATTLE SHEDS, WORKING CORRALS.
- ◆ WHITETAIL & MULE DEER, TURKEY, WATERFOWL, GROUSE, PHEASANT, QUAIL



- ◆ LARGE TREE GROVES
- ◆ 377 ACRES OF PIVOT IRRIGATION WITH 3 SYSTEMS
- ◆ NO IRRIGATION PUMPING RESTRICTIONS
- ◆ CATTLE WATER PIPELINE
- ◆ SEVERAL PONDS



**AgTeam**  
**Land Brokers**



RICHARD DAWSON, BROKER & LISTING AGENT

Mobile: (308) 325-0839 Office: (800) 785-2528 Email: [Richard@agteamlnd.com](mailto:Richard@agteamlnd.com)

## THE PROPERTY

**SIZE:** 2,845.05 Deeded Acres Per Blaine County Tax Records

### **LOCATION:**

The ranch is located approximately 7 miles north of Brewster NE, on Highway 7 or 35 miles south of Ainsworth, NE; then east on German Valley Road. Ainsworth has a population of over 1700 and offers all services including a hospital. Kearney with a population of 31,000 is located approximately 110 miles from the ranch. Kearney is the major retail shopping and major medical services hub. Kearney is also home to University of Nebraska Kearney. Grand Island with a population of 52,000 is 130 miles from the ranch.

### **SCHOOLS:**

The ranch is in the large, consolidated Sandhills Public Schools District which includes the towns of Brewster, Purdum, Halsey, and Dunning. The K-4 school is in Halsey and the 5-12 school is located in Dunning. School bus service is available with pick up at St. John's Lutheran Church on west side of Highway 7 at end of ranch driveway.

### **LAND USE:**

By combining the leased land and the deeded land, the ranch has 377 irrigated cropland acres; approximately 3,0000 acres of native grass rangeland & sub-irrigated meadows; with balance in improvements, feedlot, ponds, and tree groves.

In a normal year, the owner says the ranch will support 400 cow/calf pairs plus provide feed for owned or custom fed feedlot cattle.

### **LEASED LAND:**

The ranch leases 592.64 acres along the west boundary of the deeded land from Nebraska Public Power District (NPPD). The lease is an annual year-to-year lease. The land was once part of the deeded ranch real estate. The NPPD lease is unique in that the Meister family is the only party that can lease the land for grazing and haying. The Meister family retained exclusive hunting rights to the land when they sold the tract to NPPD.

**IMPROVEMENTS:** Three homes, shop, calving sheds, fuel containment, feedlot & corrals

## IMPROVEMENTS

### **Three Homes:**

Absentee owner's/guest house/hunting cabin: Built in 2009. 1508 sq feet of living area including loft. Beautiful interior with loft, cathedral ceiling living room, open floor plan with kitchen island, side patio and covered front porch. The home has accommodated 12 guests! The home has extra insulation but was designed to be easily winterized and closed in winter with no fear of water pipes freezing.

Present owner's home: Double wide modular built in 1994 but painted on the outside and inside, with new flooring and new decks put on in 2013. 1,706 sq ft with 4 bedrooms and 2 baths.

### **Employee's Home:**

Astro steel sided home built in 2013. 1-1/2 half story home with 1,920 sq ft of living area. 2 bedroom. 1 bath. Electric cove heating.

### **Other Improvements:**

Steel shop approximately 40' x 80', heated with propane, insulated with concrete floor. Insulated overhead door 20'w x 14'h, hot water with sink and all new lighting

5 stall open front calving barn, and a cowboy/tack barn with headgate to help with calving. 4 stall open front calving barn with headgate, located 1/2 mile N of the headquarters, nestled in a large mature tree windbreak that is perfect for calving .

Corn syrup/steep/water building that is insulated and heated with 2-3600 gal tanks and room for a 3rd tank.

EPA approved containment system holding a 15,000-gal farm diesel tank and several smaller tanks for road diesel and gasoline. A 28-ton bulk bin new in 2009. A loading dock for heavy equipment.

Large concrete pad for silage, ground hay, and distillers storage.

### **Feed Yard & Corrals:**

State of Nebraska Department of Environmental Quality (DEQ) permitted 4700 head feed yard/back grounding facility. This operation is considered large but does not require any lagoon or annual paperwork of any kind. This is very rare to have no requirements other than maintaining a grass buffer strip along pens and controlling wastewater runoff.

Cattle handling facilities offer a well-designed corral system that can be used for fat cattle sorting or cow/calf management with an adjustable alley feeding into a hydraulic chute and a hydraulic calf cradle. Many new steel overhead supports with heavy duty gates and numerous sorting pens. A large weaning calf weaning pen is constructed of guard rail plus 6 calf pens with steel pipe top rail and 5 cable below. All have heavy duty steel overheads with steel gates. More pens with 6 barb wire with a hotwire on the inside. All pens have large capacity freeze proof tire tanks. A large pad of thick cement for a feed pile.

## **IRRIGATION WELLS:**

All wells are set for 1,000 GPM. . Static water level approximately 8 feet. Pumping depths are 60-80 feet. Data for all wells registered with the Nebraska Department of Natural Resources is available.

## **IRRIGATION AND LIVESTOCK WATER:**

Three center pivot systems with high volume wells irrigate 377 acres currently in corn, rye, forage crops, and irrigated cool season grass to be hayed or grazed. All systems have low pressure drop nozzles. The 377 acres are the certified irrigated acres by the Upper Loup Natural Resources District (NRD). Actual irrigated acres are estimated at 424 acres.

One Valley system new in 2006. Two T&L Systems new in 2013. All systems have chemigation equipment. Two Isuzu diesel power units and one IH.

There are no pumping allocations/restrictions. Unlimited, shallow ground water with saturated depth of Ogallala Aquifer in this area being 600-800 feet.

Two large capacity stock wells supply ranch with water. All pastures have underground water pipeline with numerous water tanks and valves to turn off flow to tanks during winter. One large capacity solar tank is located centrally among pastures in case of a power outage. One well has an emergency plug in to hook up a generator for emergency watering if necessary. Ponds are scattered throughout the ranch.

## **USDA/FARM SERVICE AGENCY PROGRAM:**

The ranch recently re-enrolled in the Conservation Stewardship Program (CSP). The ranch will receive \$34,000 per year for the next 5 years starting with the 2021 payment year.

CORN BASE: 103.9 base acreage. PLC Yield of 139. Total Cropland 400.8 acres.

## **CLIMATE:**

30 Year Average Precipitation: 23.68 inches

Average snowfall: 34.80 inches

Note: 77% of annual precipitation is during growing season of April-September

## **WILDLIFE:**

The hunting on the property is exceptional. Mule and Whitetail deer are plentiful with trophy bucks being harvested every year. Several ponds attract ducks and Canada geese with some fishing . A small herd of antelope pass through yearly. Grouse, prairie chickens and turkey are plentiful with several coveys of quail.

**2020 REAL ESTATE TAXES: \$17,495.98 (\$6.15/Acre)**

**OFFERING PRICE: \$4,995,000**

**Large Photo Album and DRONE VIDEO available: [www.agteamland.com](http://www.agteamland.com) or  
[www.UCagteamland.com](http://www.UCagteamland.com)**

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

**BROKER COMMENTS:**

*The Meister Ranch is an amazing scenic & productive property which will appeal to Buyers with diverse interests.*

*For the Cattleman, the ranch offers the opportunity to run 400 cows year around with ample feed resources to background all the calves plus the feedlot capacity of 4,700 to background more calves for dry lot cows. The winter protection provided by the tree groves and big hills plus the sandy soils (no mud) is ideal for calving lots and cattle feeding.*

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

*For the Investment Buyer, the present owners will offer an attractive leaseback option with the owner having exclusive use of the cabin/guest house to enjoy the ranch and the recreational attributes.*

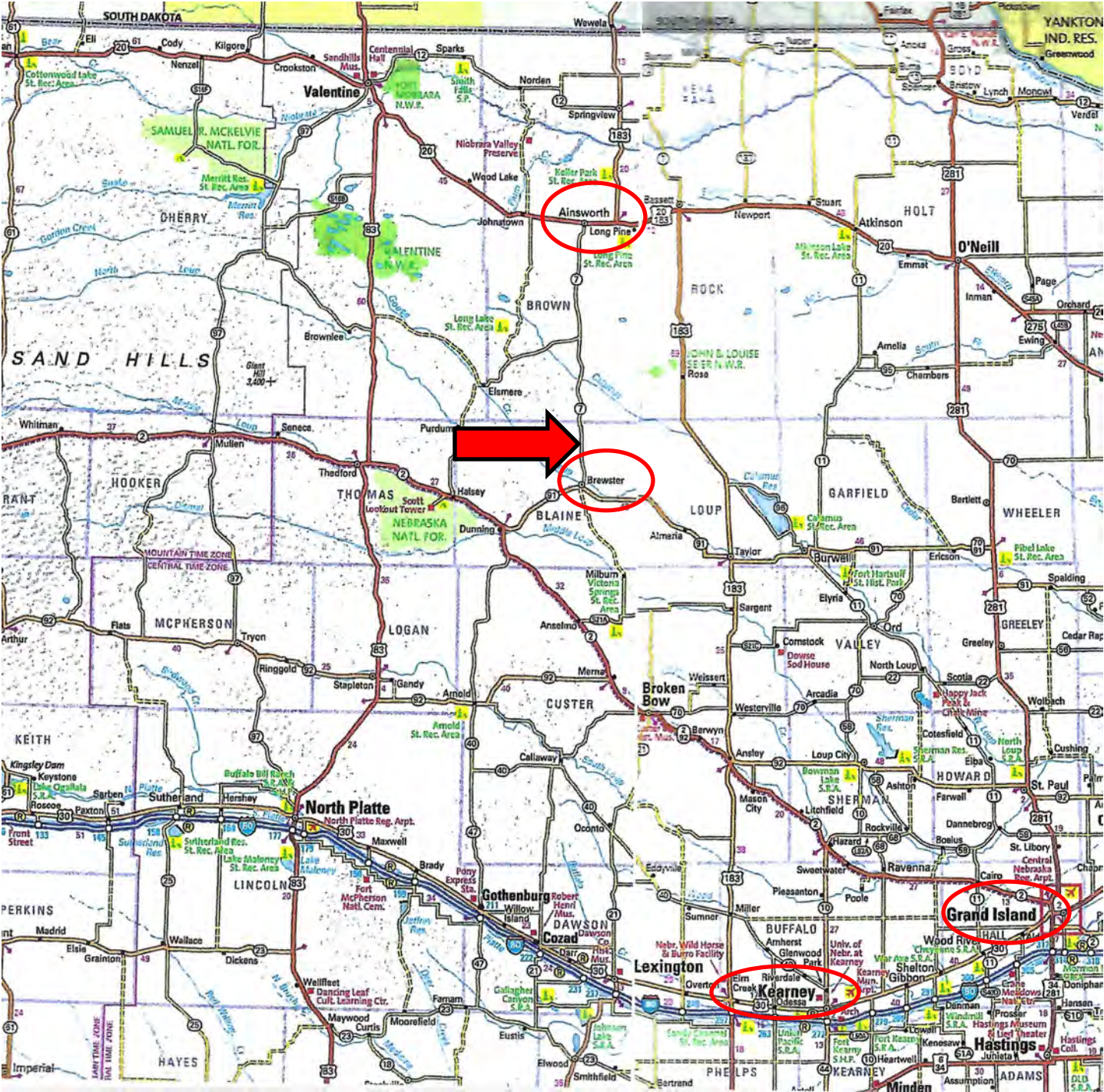
*The Nebraska Sandhills are “hills within hills” that you really do not notice until you are on a high hill viewing the landscape. The ranch terrain varies from long valleys, rolling hills, and high hills with pockets for cattle and wildlife. The rugged high hills in the northeast corner of the ranch 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.*

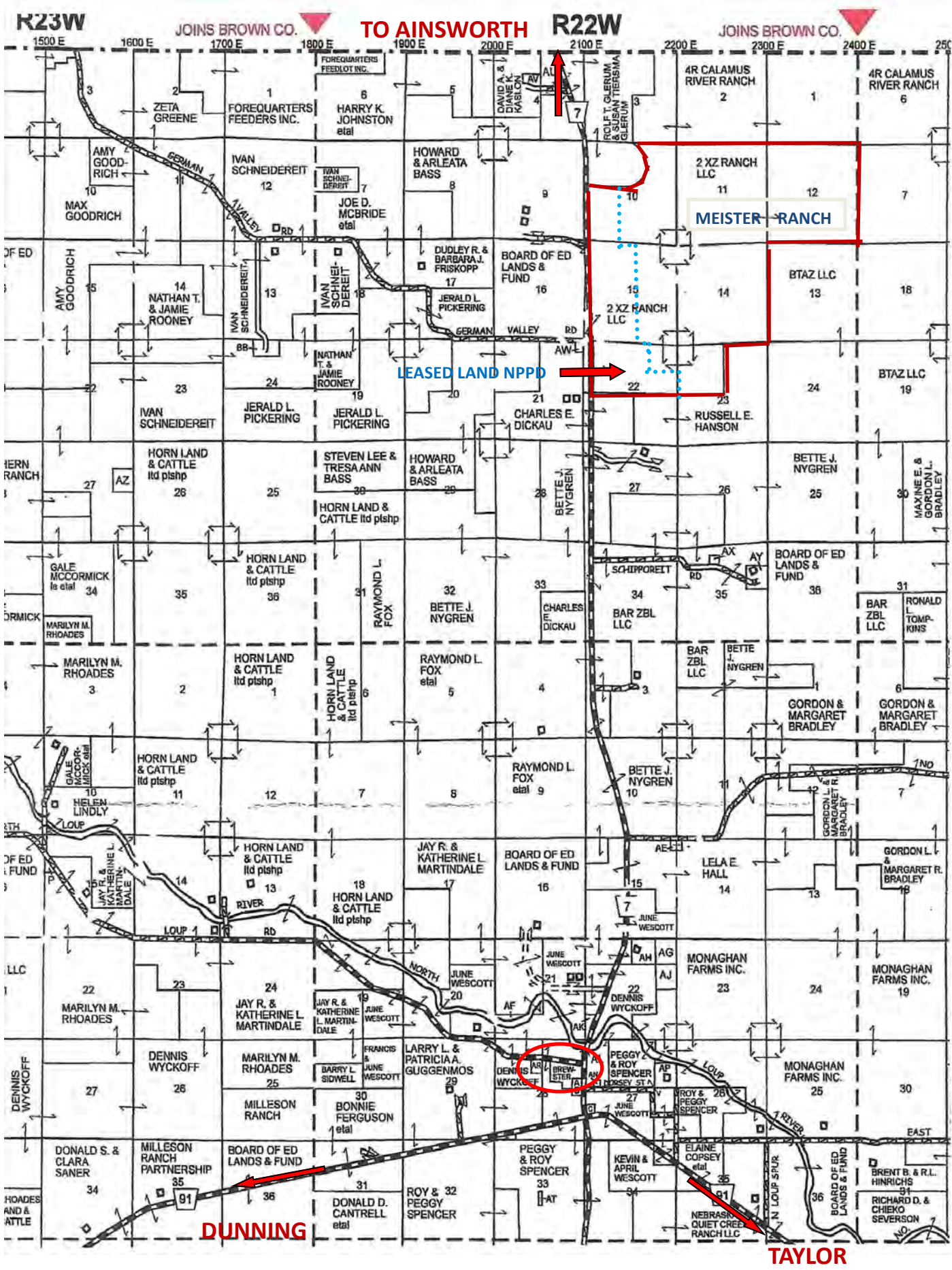
*Richard Dawson, Broker*

*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

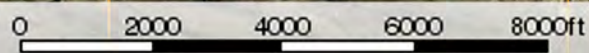
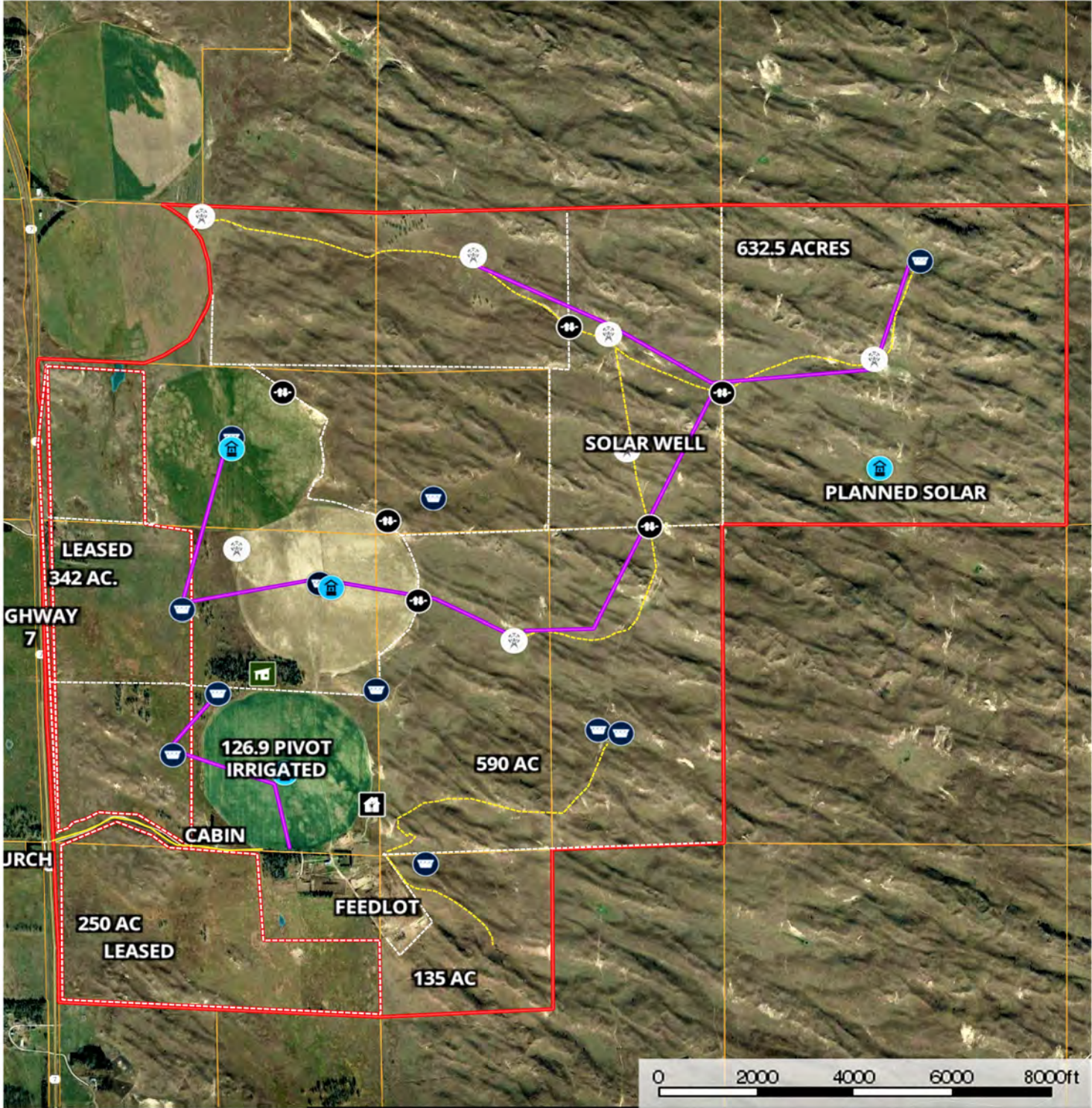


# PLAT MAP



# MAPRIGHT MAP

**Meister Ranch**  
Nebraska, AC +/-



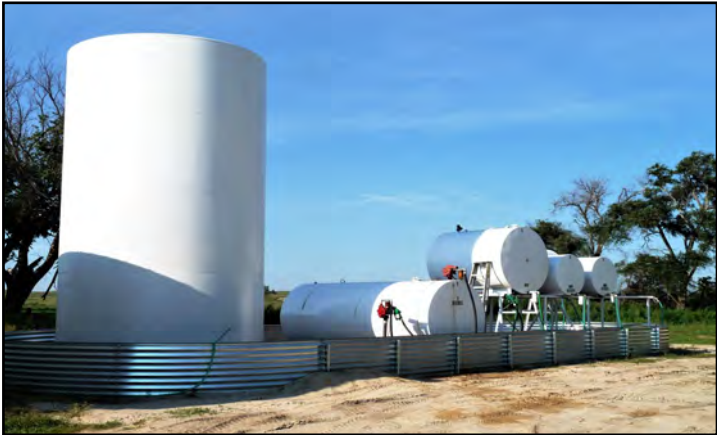
- |           |          |          |                    |                 |            |          |              |            |       |
|-----------|----------|----------|--------------------|-----------------|------------|----------|--------------|------------|-------|
| Windmill  | Gate     | Well     | Water Storage Tank | Foreman's House | Shed/Shack | Pipeline | Primary Road | Road/Trail | Fence |
| Pond/Tank | Boundary | Boundary |                    |                 |            |          |              |            |       |

**RICHARD DAWSON**  
P: 308-325-0839    www.agteamlnd.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.



**HEADQUARTERS**



FEEDLOT



3 HOMES

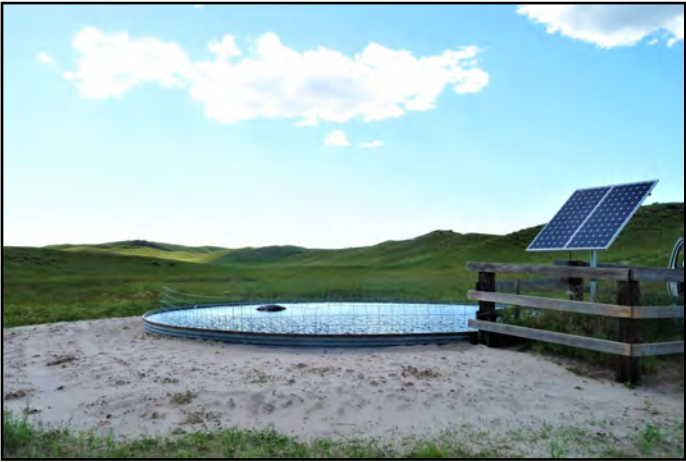


# PIVOT IRRIGATION

2 T&L Systems and 1 Valley



RANGELAND



## WATER



DEPTH OF OGALLALA AQUIFER 600-800 FT.  
THIS POND IS THE TOP OF THE AQUIFER!!!  
SEVERAL PONDS THROUGHOUT THE RANCH.



SHALLOW, UNLIMITED  
WATER  
NO PUMPING  
RESTRICTIONS

## TREE GROVES & WILDLIFE HABITAT



LARGE TREE GROVES

SEVERAL PONDS

FOOD PLOTS



TROPHY MULE & WHITETAIL





**HUNTING CABIN/GUEST HOUSE**



# Nebraska Agriculture Fact Card

A cooperative effort of the Nebraska Department of Agriculture  
and USDA NASS, Nebraska Field Office

February 2020

## Nebraska's Top National Rankings

- 1st Beef and veal exports, 2018 – \$1,318,500,000  
Commercial cattle slaughter, 2019 – 7,666,300 head  
Great Northern bean production, 2019 – 749,000 cwt (38,049,200 kg)  
Popcorn production, 2017 – 368,620,976 lbs. (165,879,439 kg)
- 2nd All cattle and calves, Jan. 1, 2020 – 6,800,000 head  
All cattle on feed, Jan. 1, 2020 – 2,600,000 head  
Commercial red meat production, 2019 – 8,289,800,000 lbs. (3,769,190,029 kg)  
Ethanol production, Jan. 2019 – 2,186,000,000 gallons  
Pinto bean production, 2019 – 845,000 cwt. (42,926,000 kg)  
Proso millet production, 2019 – 3,286,000 bushels (74,526,480 kg)  
Light red kidney bean production, 2019 – 145,000 cwt. (7,366,000 kg)  
Bison, 2017 – 28,047 head
- 3rd Corn for grain production, 2019 – 1,785,420,000 bushels (45,349,668,000 kg)  
Corn exports, 2018 – \$1,476,600,000  
Cash receipts from all livestock and products, 2018 – \$11,914,468,000
- 4th Beef cows, Jan. 1, 2020 – 1,922,000 head  
Total animal products exports, 2018 – \$1,848,400,000  
Soybean production, 2019 – 283,140,000 bushels (7,701,408,000 kg)  
All dry edible bean production, 2019 – 1,883,000 cwt. (95,656,400 kg)  
Cash receipts from all farm commodities, 2018 – \$21,117,971,000  
Land in farms and ranches, 2018 – 45,000,000 acres (18,210,854 ha)
- 5th Soybean exports, 2018 – \$1,218,700,000  
Alfalfa hay production, 2019 – 3,610,000 tons (3,274,992,000 kg)  
Harvested acres of principal crops, 2019 – 18,777,000 acres (7,510,800 ha)  
Cash receipts from all crops, 2018 – \$9,203,503,000
- 6th Agricultural exports, 2018 – \$6,802,300,000  
All hogs and pigs on farms, Dec. 1, 2019 – 3,750,000 head  
Commercial hog slaughter, 2019 – 8,013,200 head  
All hay production, 2019 – 6,085,000 tons (5,520,312,000 kg)  
Grain sorghum production, 2019 – 12,090,000 bushels (307,086,000 kg)
- 7th Sugar beet production, 2019 – 1,069,000 tons (9,796,800 kg)  
Sunflower production, 2019 – 44,850,000 lbs. (20,182,500 kg)  
Pork exports, 2018 – \$246,800,000
- 8th Winter wheat production, 2019 – 55,290,000 bushels (1,503,888,000 kg)

## Nebraska Ag Facts

- Cash receipts from farm marketings contributed more than \$21 billion to Nebraska's economy in 2018 and 5.7% of the U.S. total.
- Nebraska's 10 leading commodities (in order of value) for 2018 cash receipts are cattle and calves, corn, soybeans, hogs, wheat, dairy products (milk), misc. crops, hay, chicken eggs, and potatoes.
- Every dollar in agricultural exports generates \$1.28 in economic activities such as transportation, financing, warehousing and production. Nebraska's \$6.8 billion in agricultural exports in 2018 translate into \$8.7 billion in additional economic activity.
- Nebraska's top five agricultural exports in 2018 were corn, beef and veal, soybeans, feeds and fodders, and processed grain products.
- Nebraska had 45,900 farms and ranches during 2018; the average operation consisted of 980 acres (397 ha).
- In 2018, Nebraska ranked second in ethanol production capacity, with 25 operating plants having production capacity of more than 2.6 billion gallons.
- Livestock or poultry operations were found on 48% of Nebraska farms.
- The top five counties ranked by agricultural sales in 2017 were Cuming, Custer, Lincoln, Dawson and Platte.
- In 2016, Nebraska was 13th nationally in certified organic cropland acres (81,583) (33,015 ha.) and ranked 12th in certified organic pasture acres (25,788) (10,436 ha).
- 1 in 4 jobs in Nebraska are related to agriculture.
- The average age of a Nebraska principal operator was 56.4 in 2017.
- From east to west, Nebraska experiences a 4,584-foot elevation difference, and the average annual precipitation decreases by one inch every 25 miles, allowing Nebraska to have a diverse agricultural industry from one side of the state to the other.

## Nebraska's Natural Resources

- Nebraska's farms and ranches utilize 45 million acres (18,210,854 ha), 92% of the state's total land area.
- Nebraska is fortunate to have aquifers below it. If poured over the surface of the state, the water in those aquifers would have a depth of 37.9 feet (11.6 meters).
- Nearly 80,000 miles of rivers and streams add to Nebraska's bountiful natural resources.
- There are 22 million acres (8,915,803 ha) of rangeland and pastureland in Nebraska, half of which are in the Sandhills.

Sources: USDA NASS, USDA ERS, USDA FAS, Global Ag Trade System  
Nebraska Department of Agriculture - phone 402-471-2341

## 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](http://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.

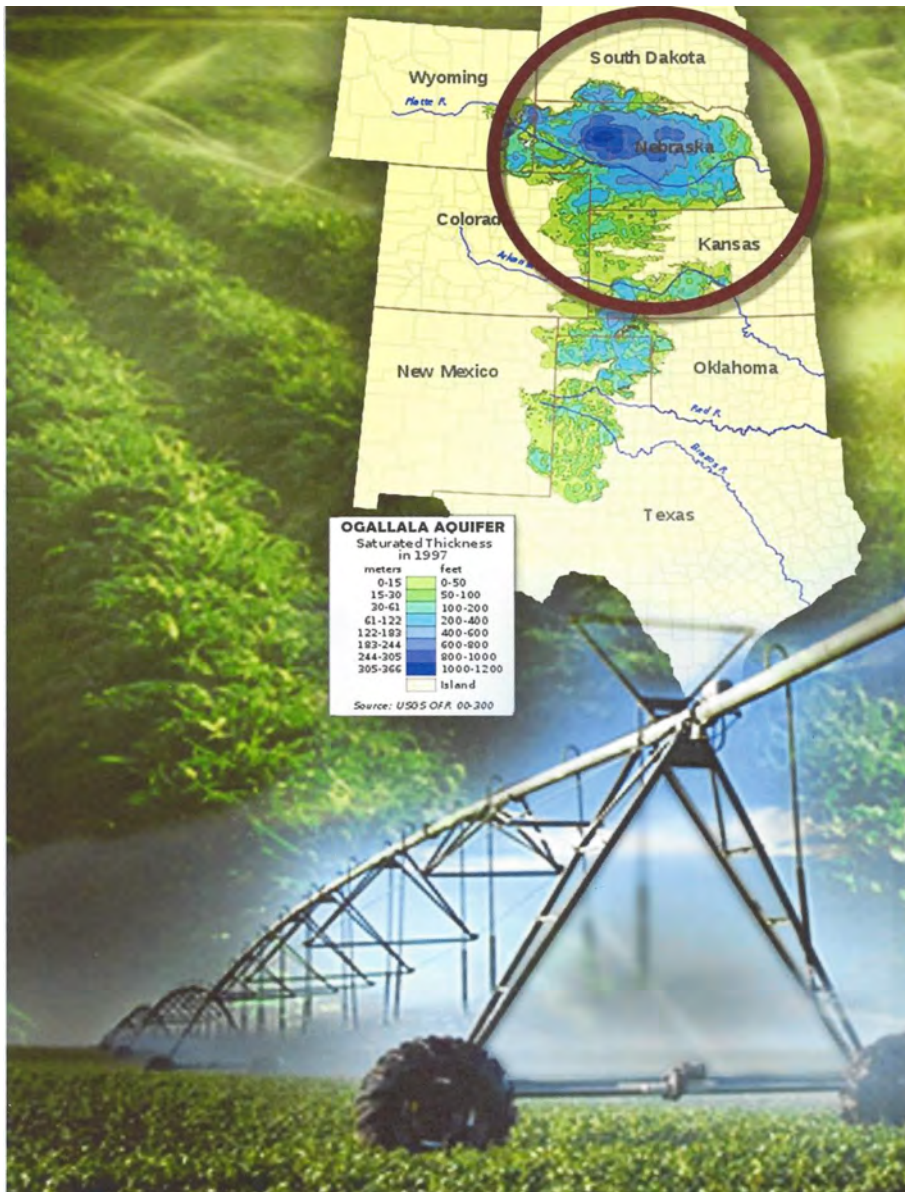
Approximately 720 species of plants are estimated to be growing without cultivation in the Sandhills with 670 of them identified as native species while approximately 50 were introduced from elsewhere (mainly Europe and Asia). The vegetation in the Sandhills is unique, not because it consists of many 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.

## NEBRASKA'S AMAZING WATER RESOURCES



### **INVEST IN WATER - INVEST IN NEBRASKA**

- ◆ **#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.**



# 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**

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More listings, information and brochures available: [www.UCAgTeamland.com](http://www.UCAgTeamland.com)

