

WESTERN NEBRASKA

Sand Canyon Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 3,529.69± | OFFERED AT \$7,000,500
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THE RANCH

Sand Canyon Ranch, consist of approx. 3,529.69+/- deeded acres West of the Mirage Flats, South of Hay Springs, Nebraska. This working cattle ranch sustains a year-round cow/calf operation, with feedlot pens to background just under 950 head of cattle. The 513.19+/- irrigated acres consisting of 3 center pivots, offering a great opportunity to produce ample forage for cattle year-round on the ranch. Established shelter belts on both sides of the main headquarters, makes this a great setup for calving.

A well maintained gravel road leads to the ranch headquarters. The road splits the two main pivots, with a stackyard as well as a silage yard, both are individually fenced, siting West of the ranch headquarters. The headquarters offer a beautiful 3,360 sq ft home with a 625 sq ft heated attached garage, 40x60 insulated shop, calving barn and vet shed for working cattle. Accompanying the headquarters are eight feedlot pens set up for backgrounding just under 950 head of cattle with excellent working facilities and dual loadout chutes for semi's and ground load trailers.

Sitting on good hard grass, the owner rates the carrying capacity at 300 head of cow/calf pairs year-round, with wetter years offering a higher carrying capacity. Along with the native pastures, the current owners have used the three center pivots for forage crops over the last seven years providing winter forage. The ranch is well watered throughout all pastures with seven tanks on pipelines and wells with submersible pumps. Cross fencing is in excellent shape with majority of it new four wire barb wire. Pepper Creek and the Niobrara River meet on the south side of the ranch with just under a mile of the Niobrara River running through the Southeast corner enhancing the beauty of this ranch.



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LOCATION

From Hay Springs Nebraska, go South on NE-87 S for 12 miles, then go West onto Pepper Creek Rd for 6.3 miles, the entrance to the ranch is on the South side of Pepper Creek Rd.

From Chadron, Nebraska, go South on US-385 S/Gold Rush Byway/Heartland Express for 20 miles, turn East onto Old Dunlap Rd and go 3.2 miles. Go East onto Pepper Creek Rd for 5.9 miles and the entrance to the ranch is on the South side of Pepper Creek Rd.

Sand Canyon Ranch is conveniently located 37 miles from Chadron Municipal Airport and 43 miles from the Alliance Municipal Airport which both offer daily flights to Denver International Airport.

Hay Springs, NE ~21mi

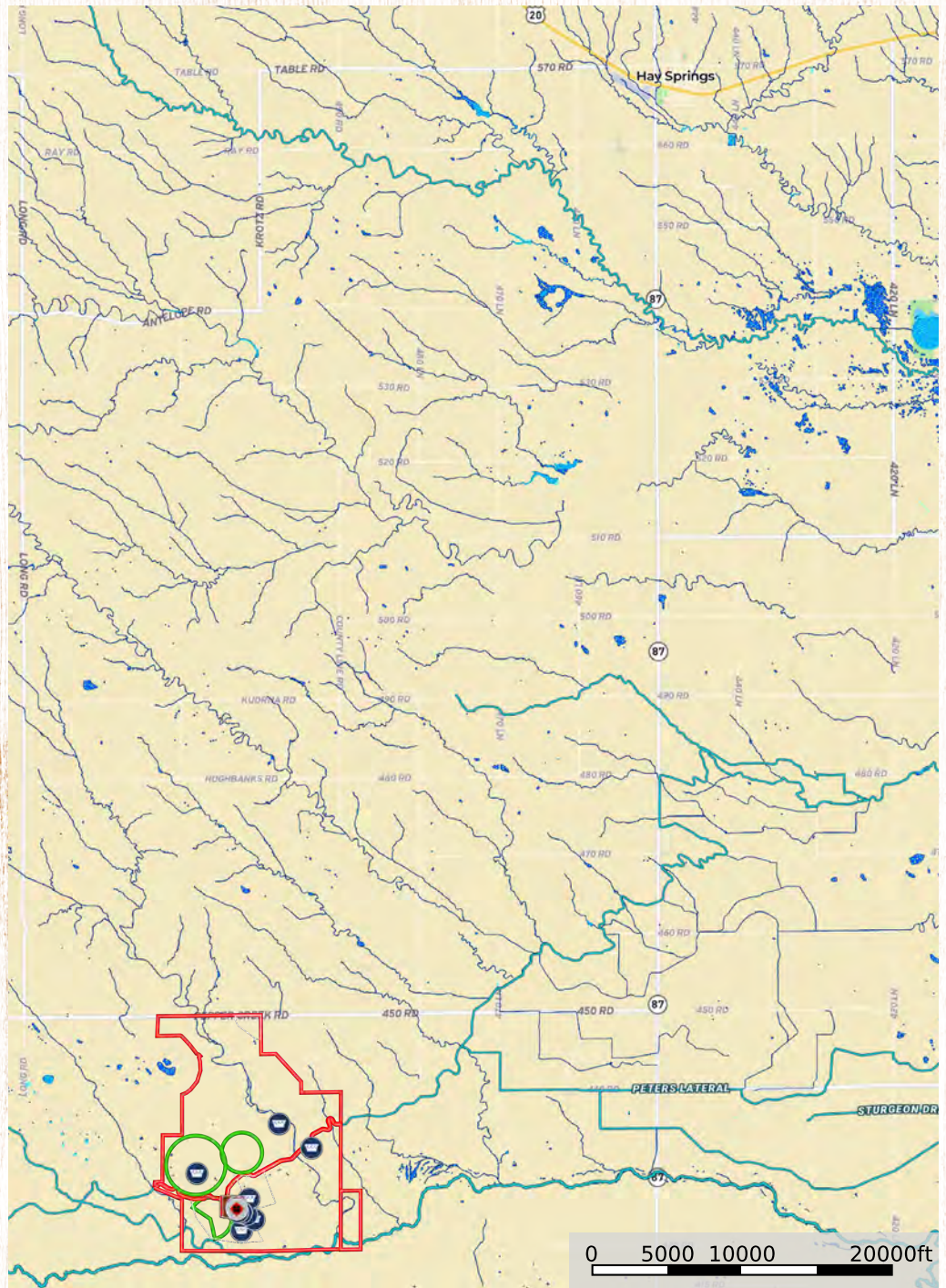
Chadron, NE ~34mi

Alliance, NE ~43mi

Scottsbluff, NE ~90mi

Rapid City, SD ~134mi

Denver, CO ~290mi



THE LAND

Total Deeded acreage: 3,529.69+/- acres

Grass Acres=2,905.43+/- acres

Irrigated (Pivot) Acres=513.19+/- acres

Dryland Acres=83.75+/- acres

Acreage counts are believed to be accurate but have not been verified by a professional survey

WATER RIGHTS

548.17 acres of certified water rights under the Upper Niobrara-White Natural Resource District with no allocations.

RANCH DETAILS

- House built in 2008 - 3,360sqft 625 sqft garage.
 - 5 bedrooms | 3 bathrooms
(2 bedrooms have no egress windows)
- Equipment building - 40x60-concrete, floor drain, hydraulic overhead door, insulated and heated.
- Calving barn - 29x40
- Feedlot pens to background 950 head
- Cross fences - New, mainly 4 wires with some 3 wires
- Perimeter fence is in usable condition for a cow/calve operation
- New fence around all pivots
- Ranch is cross fenced into four pastures of various sizes
- Only a short run of permanent cement fence line J bunk, all others mobile

UTILITIES

Ground source heat pump for the house, propane tank owned-stovetop oven, hot water heater and backup generator. All irrigation wells, 3 phase electric.



CARRYING CAPACITY

Owner rated at 300 cow/calf pairs year around. On wetter years the ranch has had a much higher carrying capacity. *Carrying capacity can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.

LIVESTOCK MARKETS

Nebraska, also known as "The Beef State", has been home to some of the best operations and highest producing operations for generations. The ideal climate, quality of available forages and abundance of open spaces have kept Nebraska at the top of the list, producing \$12.1 Billion in annual impact with approximately 20,000 beef cow operations in the state. Due to the amount and quality of cattle produced in the area, the owners of the Sand Canyon Ranch have several options available to market their livestock.

Rushville Livestock Market (Nebraska) 33 ~mi

Gordon Livestock Market (Nebraska) 48 ~mi

Crawford Livestock Market (Nebraska) 56~mi

Sugar Valley Stockyards (Gering, NE) 93~mi

CLIMATE & ELEVATION

Hay Springs, NE has a temperate climate with warm summers and cool winters. Average temperatures range from a high of approximately 85 degrees Fahrenheit in the summer months to a low of about 16 degrees Fahrenheit in the winter months. Hay Springs, Nebraska gets 18 inches of rain, on average, per year., mostly from June to August, and gets around 110 days of sunshine each year. Snowfall is consistent, averaging around 32 inches of snow each season. Hay Springs experiences all four seasons throughout the year, giving it an enjoyable variety of weather conditions throughout the year.





RANCH DETAILS

No windmills - Seven tanks on pipelines with submersibles on wells.

PIVOTS:

- 7 Tower Valley-131 acres
- 13 Tower Zimmatic-284 acres
- Reinke 7 Tower wiper-91 acres

All planted for forage the last 7 years.

2023 CROPS

- Valley-All Alfalfa-North Half 10 years, South Half 3rd year
- Zimmatic-East half-oats and peas, west half-straight peas
- Reinke-first crop oats and peas, second crop millet hay

No allocation on pivots

DRYLAND

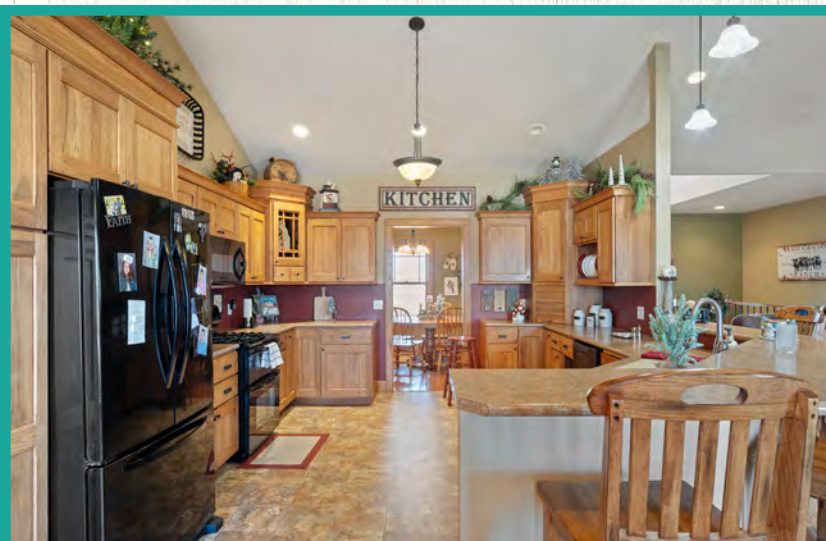
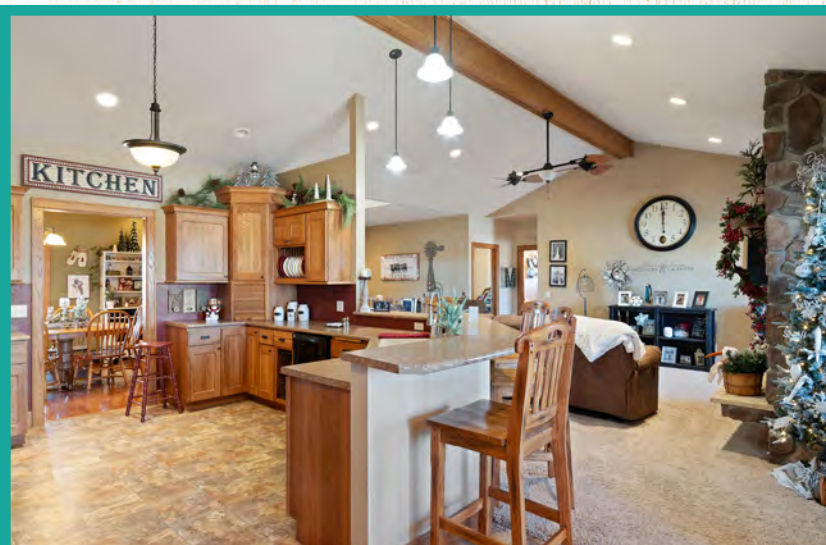
- 35 acres of mature alfalfa in the Northeast corner
- The other 45 acres has been planted back to grass
- Mirage Flatts Canal runs through the ranch, but the ranch does not have any water rights and does not use on the ranch
- 300 cow/calf carrying capacity
- Tenant has grass leased through November 1st, 2024
- Owner farms the pivots and dryland
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IRRIGATION EQUIPMENT:

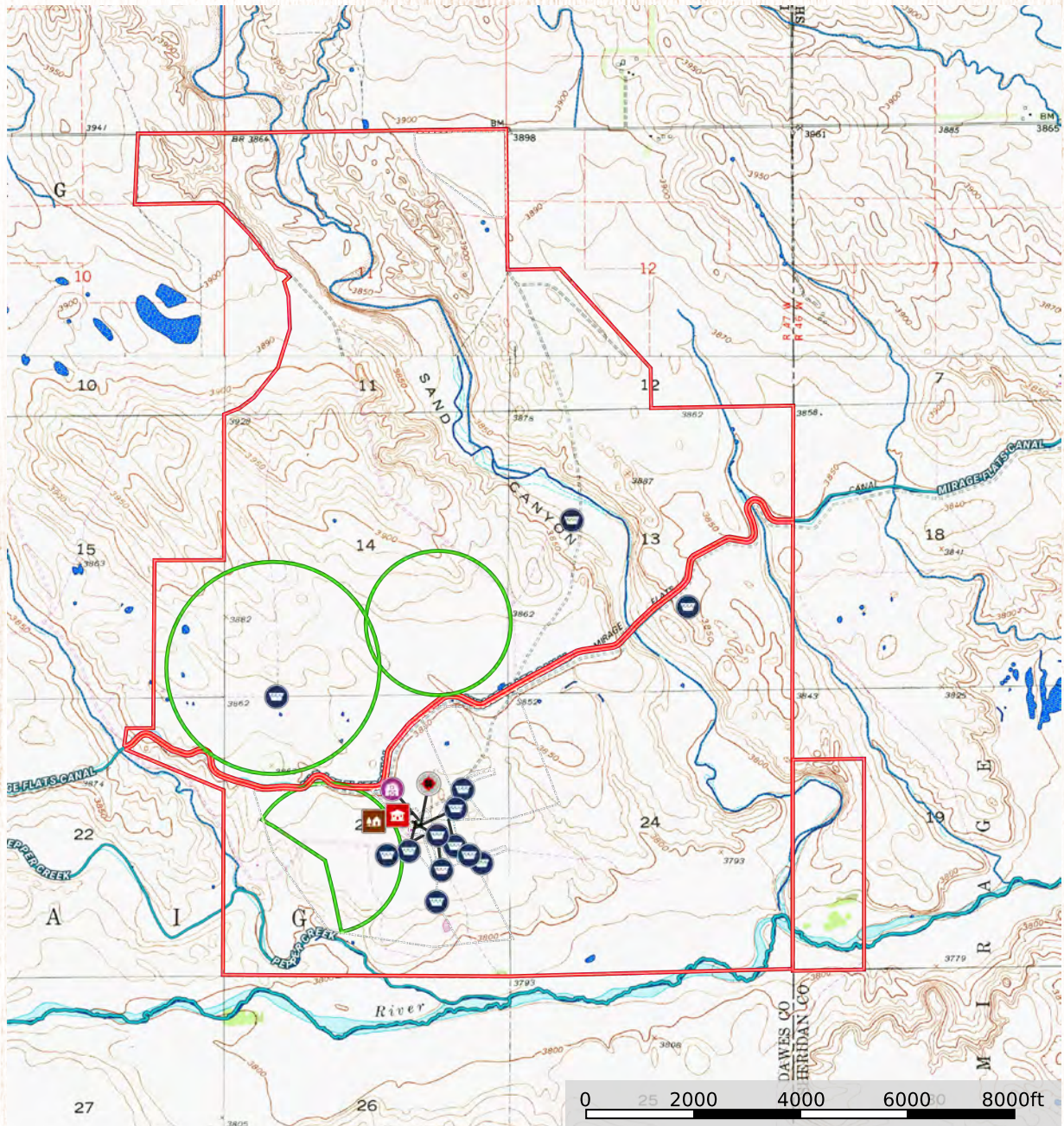
- 1994 Electric Valley 7 tower pivot. Nozzle for 850 GPM @ 45 PSI.
- 1985 Electric Zimmatic 13 tower pivot with new CenterPoint and control box. Nozzle 1,450 GPM @ 80 PSI.
- 2008 Electric Reinke 8 tower pivot. Nozzle for 550 GPM @ 44 PSI.

SOILS:

- Valley Pivot-55% Class II Soils=Keith silt loam, 0 to 3 % slopes and Duroc very fine sandy loam, 1 to 3 % slopes.
- Zimmatic Pivot-47.43% Class IV Soils=Sarben fine sandy loam, 6 to 9 % slopes
- Reinke Wiper Pivot-73.67% Class II Soils=Tripp silt loam, 0 to 1 % slopes and Alliance silt loam, 1 to 3 % slopes



TOPOGRAPHY



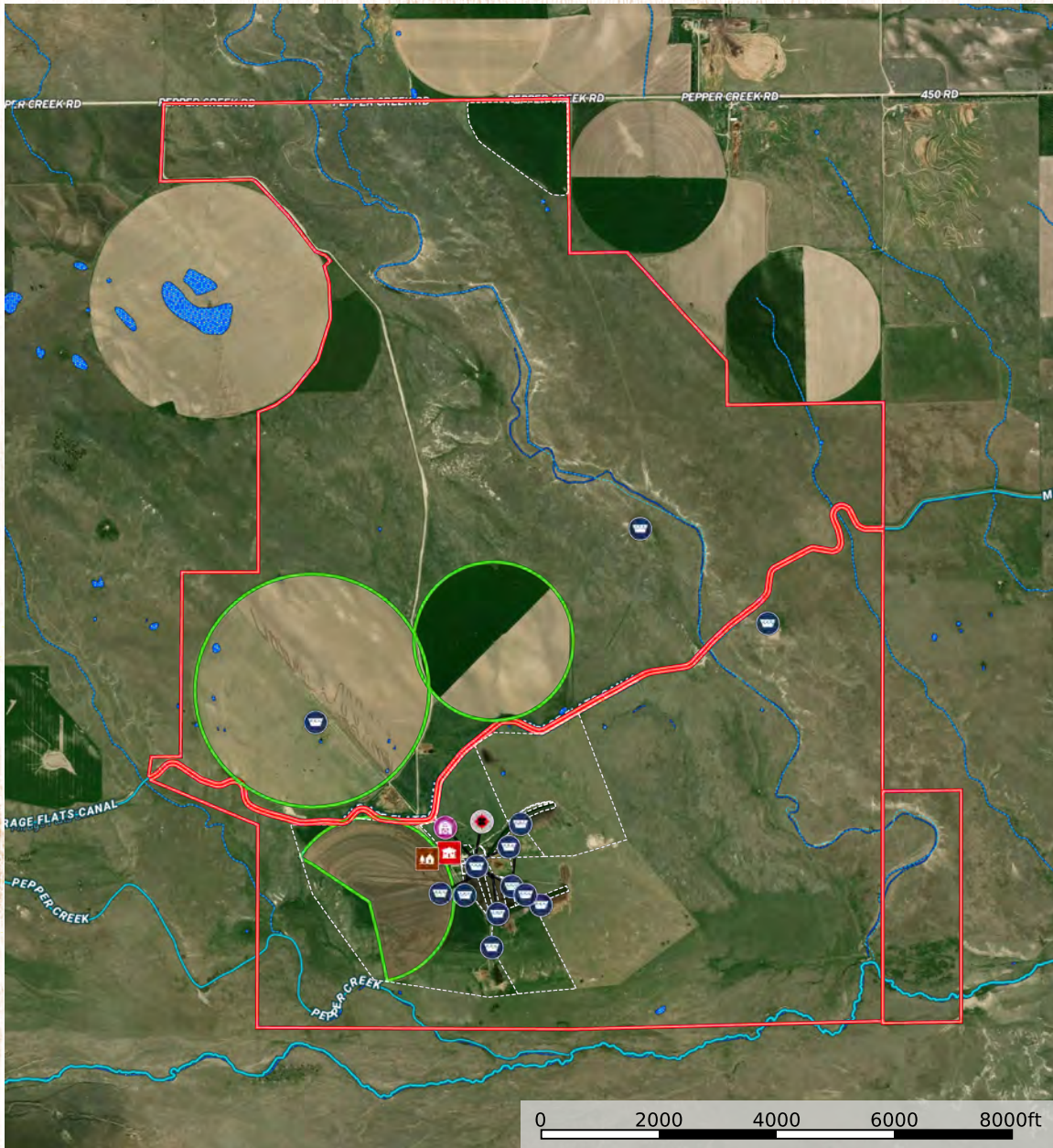
CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorneys' fees.

Seller reserves the right to complete a 1031 exchange per IRS code.

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AERIAL BOUNDARY



FENCES & BOUNDARY

The fences are in good/usable condition for a cow-calf operation. Fencing consists of wood and metal posts with a range of 4-strand barbwire.

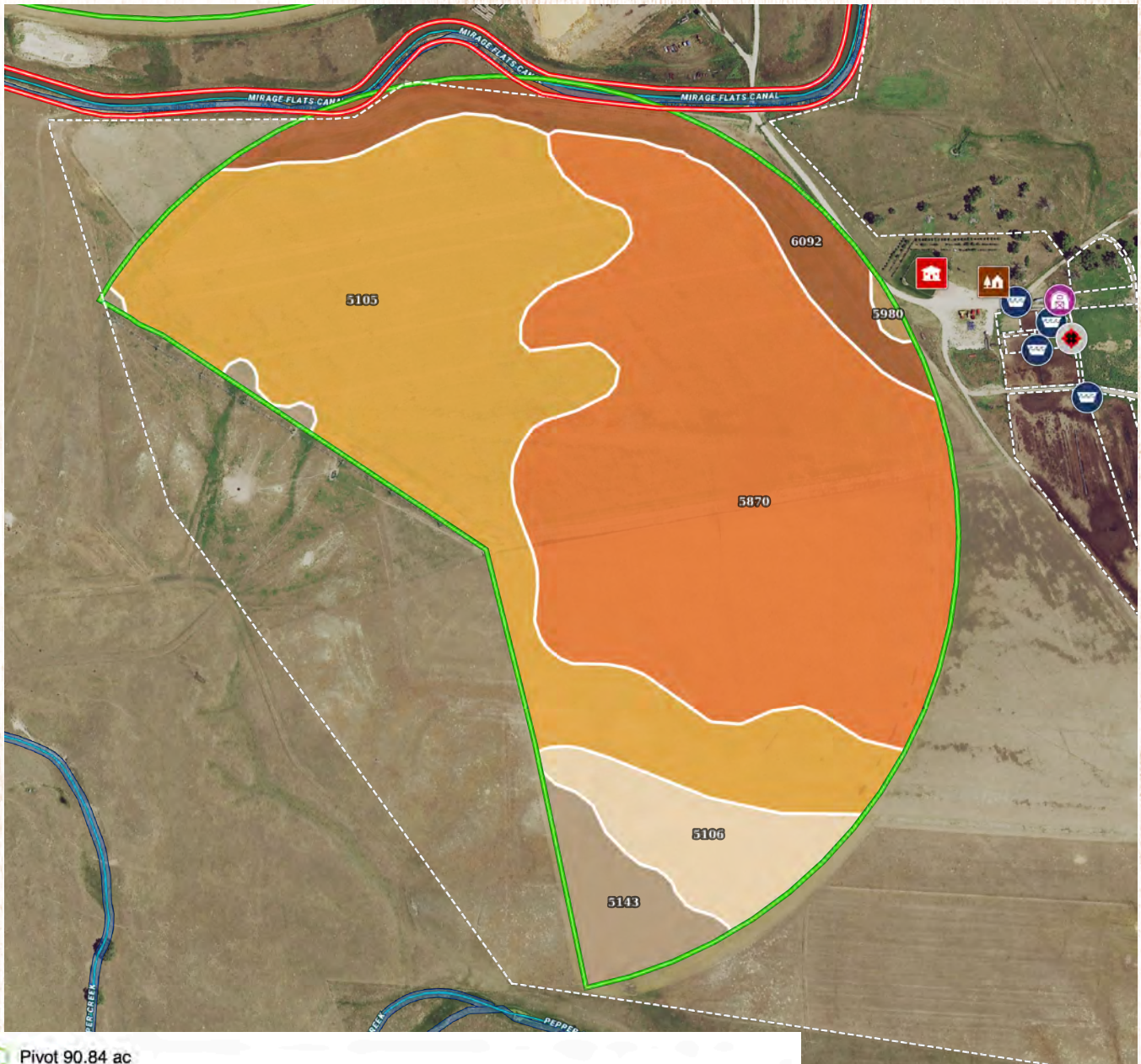
The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

MINERAL RIGHTS

Currently there are no energy developments on the ranch.

Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.

91± ACRE REINKE PIVOT SOILS MAP



Pivot 90.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5870	Tripp silt loam, 0 to 1 percent slopes	38.79	42.7	0	46	2c
5105	Alliance silt loam, 1 to 3 percent slopes	34.8	38.31	0	47	2e
8082	Sarben fine sandy loam, 6 to 9 percent slopes	7.54	8.3	0	34	4e
5106	Alliance silt loam, 3 to 9 percent slopes	5.34	5.88	0	46	3e
5143	Busher-Tassel loamy very fine sands, 6 to 30 percent slopes	4.08	4.49	0	17	6e
5980	Jayem loamy very fine sand, 6 to 9 percent slopes	0.29	0.32	0	23	4e
TOTALS		90.84(*)	100%	-	44.01	2.41

0 200 400 600 800ft

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

131± ACRE VALLEY PIVOT SOILS MAP

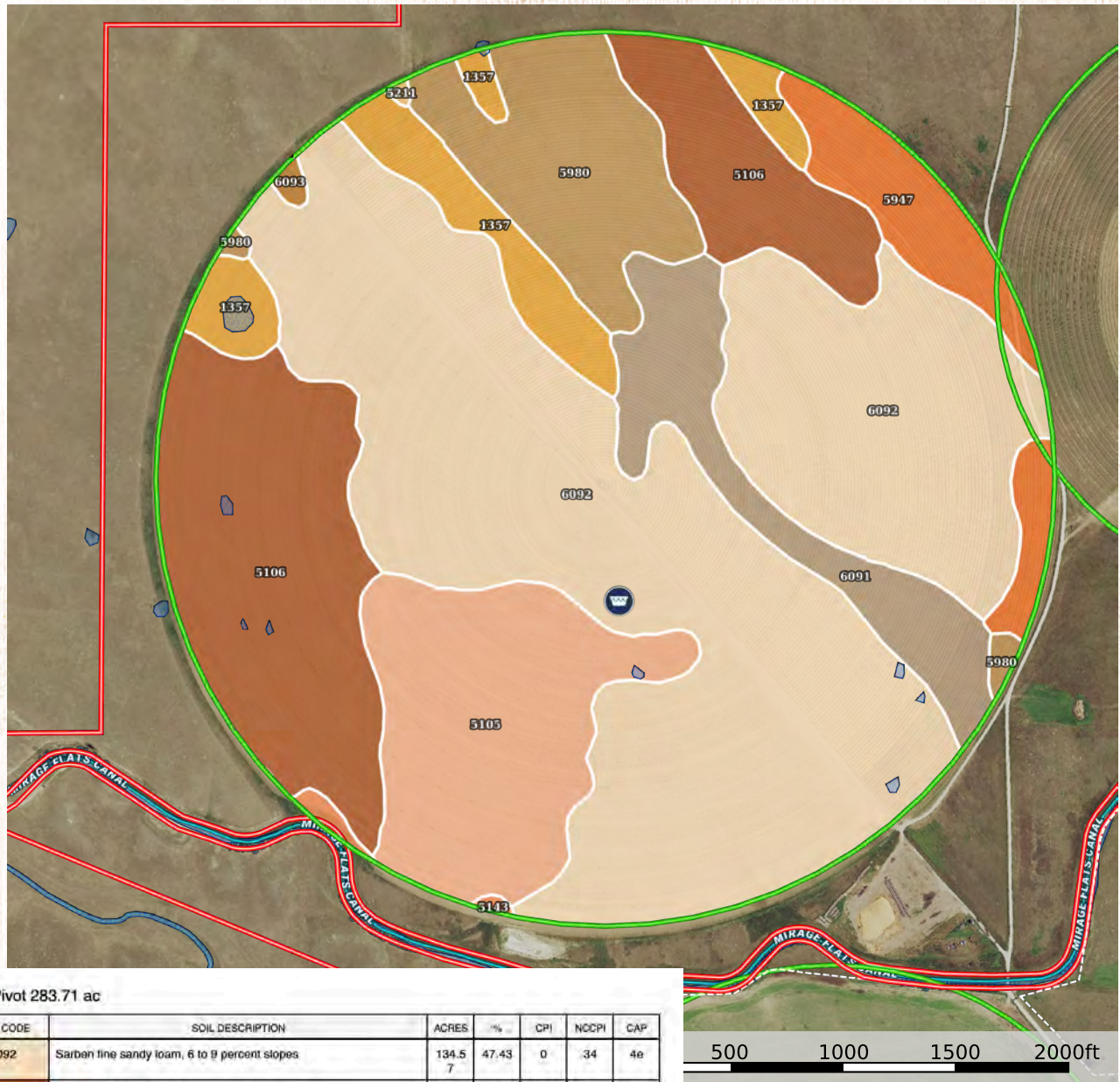


I Pivot 131.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1620	Keith silt loam, 0 to 3 percent slopes	48.51	35.44	92	56	2c
5107	Alliance silt loam, 3 to 9 percent slopes, eroded	25.7	19.58	0	39	3e
5947	Duroc very fine sandy loam, 1 to 3 percent slopes	25.64	19.54	0	39	2e
5200	Ogjala loam, 9 to 30 percent slopes	16.28	12.4	21	28	6e
5106	Alliance silt loam, 3 to 9 percent slopes	11.15	8.5	0	46	3e
5152	Canyon loam, 3 to 30 percent slopes	3.67	2.8	5	10	6e
6092	Sarben fine sandy loam, 8 to 9 percent slopes	2.16	1.65	0	34	4e
5123	Busher loamy very fine sand, 1 to 6 percent slopes	0.14	0.11	0	31	3e
TOTALS		131.2	100%	35.35	43.36	2.92

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284± ACRE ZIMMACTIC PIVOT SOILS MAP



10 Pivot 283.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6092	Sarben fine sandy loam, 6 to 9 percent slopes	134.57	47.43	0	34	4e
5106	Alliance silt loam, 3 to 9 percent slopes	49.99	17.62	0	46	3e
5105	Alliance silt loam, 1 to 3 percent slopes	30.91	10.89	0	47	2e
5980	Jayem loamy very fine sand, 6 to 9 percent slopes	21.48	7.56	0	23	4e
6091	Sarben fine sandy loam, 1 to 6 percent slopes	17.58	6.19	0	35	3e
1357	Bridget silt loam, 3 to 5 percent slopes	14.53	5.12	0	44	3e
5947	Duroc very fine sandy loam, 1 to 3 percent slopes	12.99	4.58	0	39	2e
5143	Busher-Tassel loamy very fine sands, 6 to 30 percent slopes	0.98	0.35	0	17	6e
6093	Sarben fine sandy loam, 9 to 30 percent slopes	0.52	0.18	0	26	6e
5211	Ogjala-Canyon loams, 9 to 25 percent slopes	0.2	0.07	39	29	6e
TOTALS		283.71	100%	0.03	37.42	3.41

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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6106 YELLOWSTONE RD
CHEYENNE, WYOMING



Tommy Wiles grew up in Gordon, Nebraska on a farm/ranch, putting up hay for his father as a kid throughout the summers in western Nebraska. As time went on, he began working for a well drilling business and has seen a vast majority of the Sandhills and western Nebraska, bouncing through pastures working on windmills and drilling water wells. Before real estate, Tommy worked with farmers in western Nebraska where he ran his own Precision Ag Business working with farmers on water management. "Real estate was always something I wanted to get into, and now that I'm here, I love helping people purchase their dreams and guide them on one of the biggest decisions of their life. I enjoy meeting and talking to new people every day and finding exactly what they are looking for." Tommy currently lives in Chadron with his fiancé and three children. In his spare time, he loves to spend time with his family and friends, golfing, skiing, and camping at the lake.


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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.