



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch & Recreational Properties.

*Proudly Presents*



***DEGANHART RANCH***  
***Harrison, Sioux County, Nebraska***

*Within five minutes of Harrison, Nebraska, this contiguous, well-maintained grass ranch is known for its excellent gains on livestock.*

## INTRODUCTION

The Deganhart Ranch is rich in history. Pride of ownership is shown throughout the ranch which is being offered for sale for the second time during the history of the ranch.

## LOCATION AND ACCESS

The Deganhart Ranch is located approximately five miles west of Harrison, Nebraska. The ranch is easily accessed by traveling west on US Highway 20 for five miles, turning south onto a private road for approximately one mile where one arrives at the ranch headquarters. The Deganhart Ranch has approximately one mile of highway frontage.

The Deganhart Ranch is only five minutes from Harrison, Nebraska which is the county seat of Sioux County. Harrison is located in the far west-central part of Nebraska, approximately 10 miles from the intersection of the Nebraska and South Dakota state lines.

Several towns and cities in the four-state area are in close proximity to and easily accessed from the ranch:

Harrison, Nebraska	5 miles west (population 279)
Lusk, Wyoming	25 miles west (population 1,500)
Crawford, Nebraska	32 miles east (population
Chadron, Nebraska	55 miles east (population
Scottsbluff, Nebraska	72 miles south (population 14,732)
Torrington, Wyoming	88 miles southwest (population 5,651)
Casper, Wyoming	135 miles west (population 46,801)
Cheyenne, Wyoming	173 miles southwest (population 50,000)
Rapid City, South Dakota	152 miles northeast (population 60,262)
Deadwood, South Dakota	164 miles northeast (population 1,312)
Denver, Colorado	275 miles south (population 701,621)





## SIZE

**2,812.55± Contiguous Deeded Acres**

## DESCRIPTION OF THE LAND, ELEVATION AND CLIMATE

The 2,812± deeded acres of the Deganhart Ranch are located in the heart of cattle country. The ranch is known for fantastic gains on cattle that graze on its hard grass plains, and the rich soils allow for an abundance of native grasses that cover the rolling pastureland.

The predominant grasses are Western wheat grass, needle and thread, blue gramma, prairie sand reed and thread leaf sedge; all of which are high in protein content.

The acreage is contiguous and is fenced into approximately 11 separate pastures with 14 water sources, 13 of which are on the pipeline. The cross fences are four strands of barb wire as are the perimeter fences, all of which are in good to excellent condition.

The elevation of the ranch is approximately 4,000 ft. above sea level. The average precipitation is between 14 and 16 inches per year according to the 30-year average provided by the Natural Resource Conservation Service (NRCS).



## FARM PARTICIPATION PROGRAM

Approximately 2,720 acres of the Deganhart Ranch are enrolled in the Grasslands Conservation Reserve Program (CRP) which generates an annual income of approximately \$30,600. This CRP contract will expire in 2038. This program allows the landowners to conscientiously graze livestock, either their own cattle or lease grazing rights, on the ranch within set parameters during the term of the CRP contract.

The USDA (United State Department of Agriculture) website states the following regarding this program:

*The Grassland Conservation Reserve Program (CRP) is part of the CRP program, a federally funded voluntary program that contracts with agricultural producers so that environmentally sensitive agricultural land is not farmed or ranched, but instead used for conservation benefits. FSA provides participants with rental payments and cost-share assistance. Contract duration is 10 or 15 years. Grassland CRP helps landowners and operators protect grassland, including rangeland, pastureland, and certain other lands, while maintaining the areas as grazing lands.*

For more information about this program as well as other USDA programs, please visit the USDA website at <https://www.fsa.usda.gov/programs-and-services/>.





## WATER RIGHTS

Water is provided by seven wells: two electric submersible pumps and five windmills. There are approximately 14 stock tanks strategically located throughout the ranch so cattle do not have to travel far for water. One of the submersible pumps feeds the pipeline to 13 of the stock water locations. The second submersible pump provides water to the two residences located at the ranch headquarters as well as to a stock tank in the corrals, barn, and loafing shed.

For information regarding permitted and adjudicated water rights available on the Deganhart Ranch, one may contact the Department of Natural Resources at 402-471-2363 or visit their website at <http://dnr.ne.gov/website/MainPage.aspx>.



## REAL ESTATE TAXES

The real estate taxes for 2024 are approximately \$13,273.

## MINERAL RIGHTS

Fifty percent (50%) of any and all mineral rights owned by the Seller, if any, will transfer to the buyer at day of closing. The remaining mineral rights owned by Seller will be retained by Seller.

## CARRYING CAPACITY

The carrying capacity of the historic Deganhart Ranch is owner-rated 400 head of yearling cattle grazing during the summer for 4-1/2 to five months.

*NOTE: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*



## UTILITIES

Power – Niobrara Electric Association

Gas – Propane

Sewer – Septic Tanks

Water – Private Wells

Phone – CenturyLink and/or cellular phone service



## IMPROVEMENTS

There are two residences on the Deganhart Ranch as well as several outbuildings.



### **RESIDENCES:**

1. The primary residence, built in 2017, features an open floor plan with a total of 4,510 sq. ft. of living area and a 900 sq. ft. two-car attached garage. Utilities include a 95% efficient forced air heating and cooling system, a tankless water heater, and a 22-kilowatt Genrac backup generator. The main floor has a large kitchen with a walk-in pantry, living room fireplace (gas), two bedrooms and two bathrooms. The lower level includes a craft room, family room, 2 bedrooms, 1 bathroom, and ample storage space.











2. The second residence has 1, 440 sq. ft. of living area with forced-air heating.





## OUTBUILDINGS:

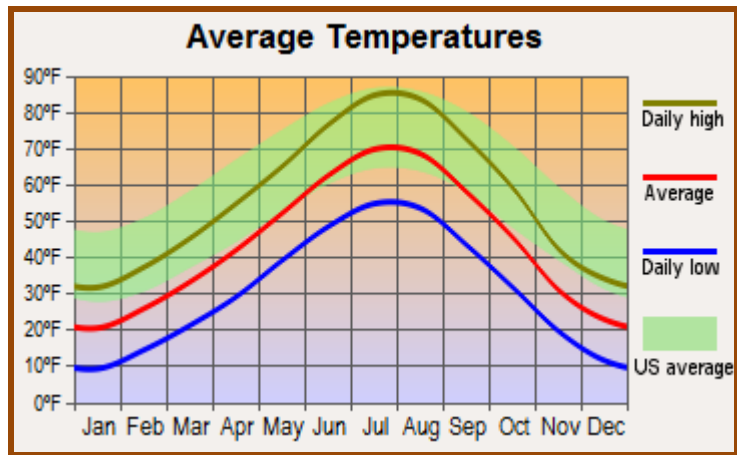
- 2,400 sq. ft. insulated metal farm implement building with concrete floor and electricity
- 1,728 sq. ft. MD Barnmaster metal barn with concrete floor, four stalls, tack room, electricity, and water
- 450 sq. ft. metal loafing shed with dirt floor along with a stock tank
- Set of working corrals with squeeze chute, round crowd pen system and loading chute





## CLIMATE

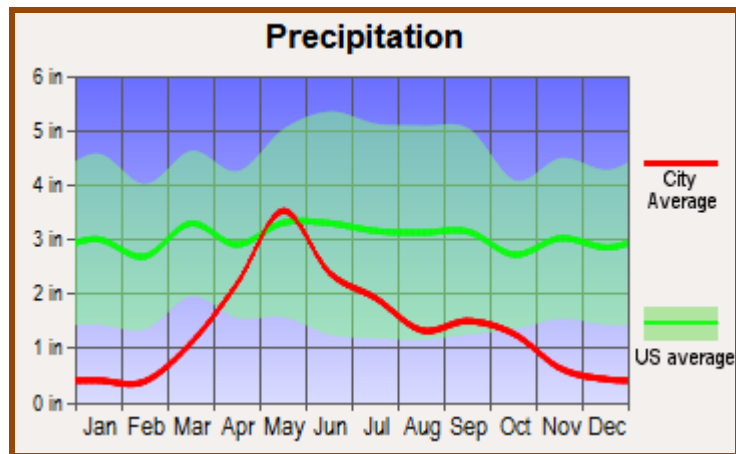
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Harrison, Nebraska area is approximately 17.52 inches including 56.3 inches of snow fall. The average high temperature in January is 35 degrees, while the low is 12 degrees. The average high temperature in July is 85 degrees, while the low is 56 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).



## STATE OF NEBRASKA

Nebraska is a state that lies in both the Great Plains and the Midwestern United States. Its state capital is Lincoln and its largest city is Omaha, which is on the Missouri River. Nebraska is a state that prides itself on "The Good Life" living environment.

The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California



Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

The climate has wide variations between winter and summer temperatures, and violent thunderstorms can be commonplace. The state is ideal for cattle-grazing and is a major producer of beef, as well as pork, corn, and soybeans.

The largest ancestry group claimed by Nebraskans is German American. The state also has the largest per capita population of Czech Americans among U.S. states.

Nebraska has a progressive income tax. Nebraska has a state sales and use tax of 5.5%. Some Nebraska cities assess a city sale and use tax, in 0.5% increments, up to a maximum of 1.5%. All real property within the state of Nebraska is taxable unless specifically exempted by statute. Since 1992, only depreciable personal property is subject to tax and all other personal property is exempt from tax. Inheritance tax is collected at the county level.

## RECREATIONAL RESOURCES

The Deganhart Ranch offers excellent hunting opportunities for trophy mule deer, whitetail deer, antelope, sharp-tail grouse and other upland game bird species.

## AIRPORT INFORMATION

Chadron, Nebraska, Scottsbluff, Nebraska, and Rapid City, South Dakota all have airports which make both commercial and private air travel in the area very convenient. The following is information on each of these airports:

**Chadron, Nebraska:** The Chadron Airport is located four miles west of the city. Additional information and data:

- Hard Surface Runway is 100' X 6,001'
- Field Elevation 3,297
- ILS GPS VOR Approaches
- Fuel Available: AVGAS JET
- For more information, visit [www.acukwik.com/airportinfo/KCDR](http://www.acukwik.com/airportinfo/KCDR)

**Scottsbluff, Nebraska:** Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair, and flight training. For more information, please visit [www.flyscottsbluff.com](http://www.flyscottsbluff.com). Complete aeronautical information for the Western Nebraska Regional Airport can be found at [www.airnav.com/airport/KBFF](http://www.airnav.com/airport/KBFF).

**Rapid City, South Dakota:** The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit [www.rcgov.org/Airport/pages](http://www.rcgov.org/Airport/pages).





## COMMUNITY AMENITIES

Sioux County is home to several notable attractions including the Agate Fossil Beds National Monument, the Cheyenne Outbreak Historical Monument, and the War Bonnet Battlefield. In addition, Sioux and Dawes Counties are home to Fort Robinson, western Nebraska's premier state park. According to the State of Nebraska website, this historical outpost served from the days of the Indian wars until after World War II. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the surrender and eventual death of the famous Sioux war chief, Crazy Horse. Over the years, the fort served as the Red Cloud Indian Agency, as a cavalry remount station, K-9 training center, POW camp, and a beef research station. Currently the park and its many well-preserved attractions serve as the region's largest tourist attraction.

Harrison, Nebraska, located approximately five miles east of the ranch, has a population of 279, and is the county seat of Sioux County. Harrison offers residents all the amenities of a traditional rural Nebraska town. It has an excellent K-12 school system with a low student/teacher ratio, bank, retail stores, several churches, two restaurants, government offices, town library, and the county fairgrounds. For more information about the area, visit: <http://www.city-data.com/city/Harrison-Nebraska.html>.

The city of Crawford, population 1,150, is located in Dawes County, and was established in 1886 as a result of the Fremont-Elkhorn Railroad's westward push. Like many western railroad towns, Crawford had a rough and rowdy beginning. Modern day Crawford, also known as "The Garden beyond the Sandhills", is now a peaceful city with a western flare. Crawford is also known as the big game capital of Nebraska and has become a destination for not only hunters but nature lovers and historians alike. In addition to the numerous hiking, biking, and horseback trails, the Pine Ridge of Nebraska offers several lakes, streams, and rivers which provide a multitude of boating, fishing, and camping opportunities. For the historian, this fossil-rich area is known for its two world-class bone beds.

Chadron, Nebraska, population 5,851, is the county seat of Dawes County and home to Chadron State College. This historic city features several amenities including schools, shopping, medical facilities, banks, restaurants, golf course, several museums, libraries, Mari Sandoz High Plains Heritage Center, and much more.

Located in and around Chadron are several historical sites:

- Chadron State Park, Nebraska's oldest state park
- Toadstool Park which is known for its unusual geological formations
- the Hudson-Meng Bison Kill, a modern archeological excavation in progress
- Agate Fossil Beds National Park, a 3,00-acre National Monument located on the Niobrara River

Chadron hosts annual events such as Fur Trader Days held every July and the Dawes County Fair usually held the last week of July into the first week of August each year.

Several cities within a 150-mile radius of the property have two-year or four-year colleges including Chadron State College in Chadron, Nebraska; Black Hills State College in Spearfish, South Dakota; Eastern Wyoming College in Torrington, Wyoming; and Western Community College in Scottsbluff, Nebraska.





## OFFERING PRICE

**\$3,050,000**

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by Seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



## CONDITIONS OF SALE

- I. All offers shall be:
  - A. in writing;
  - B. accompanied by an earnest money deposit check in the minimum amount of \$150,000 (One Hundred Fifty Thousand Dollars); and
  - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the listing broker's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

## FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location for the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to 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.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



---

Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice.

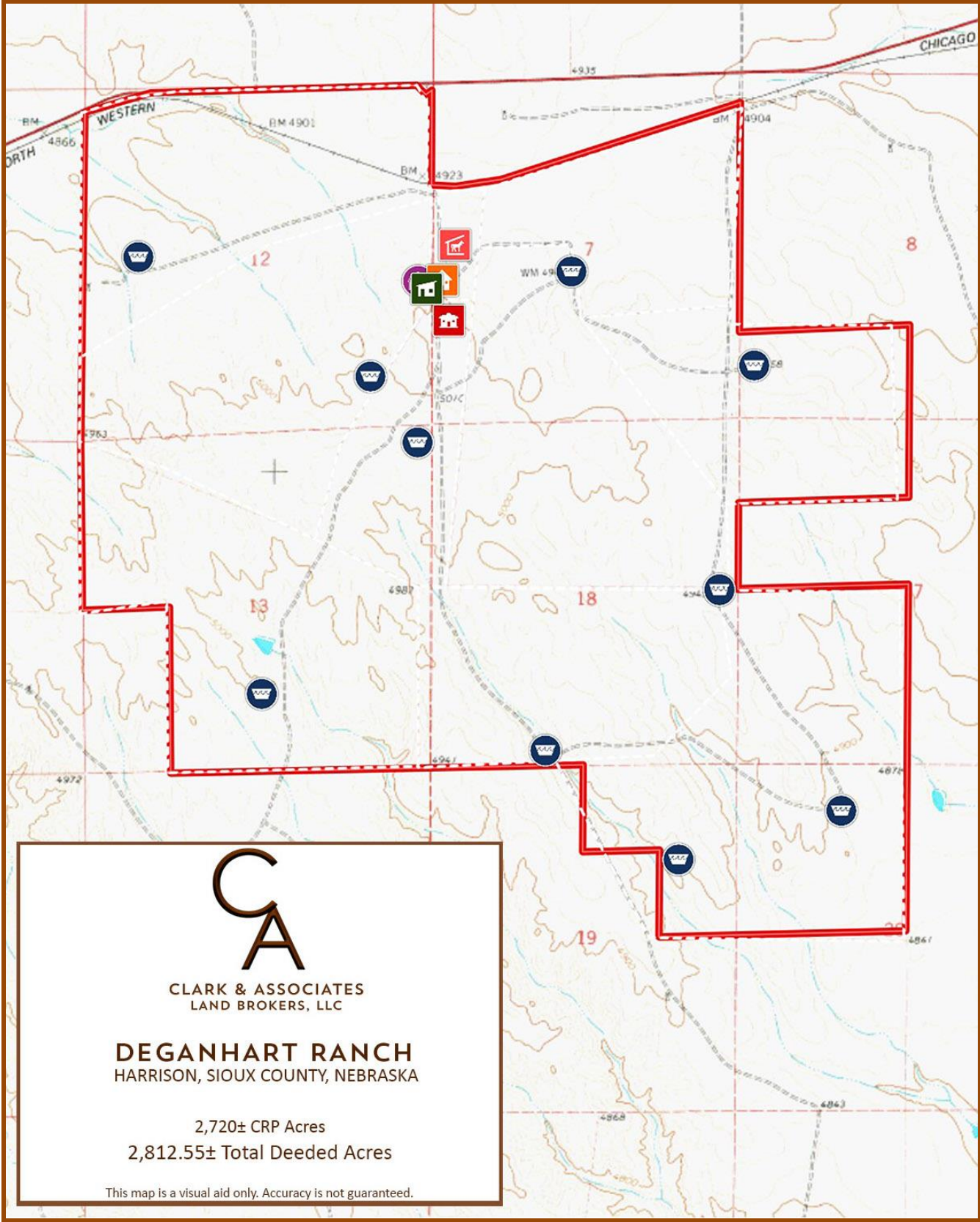
**Notice to Buyers:** Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review, and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

---



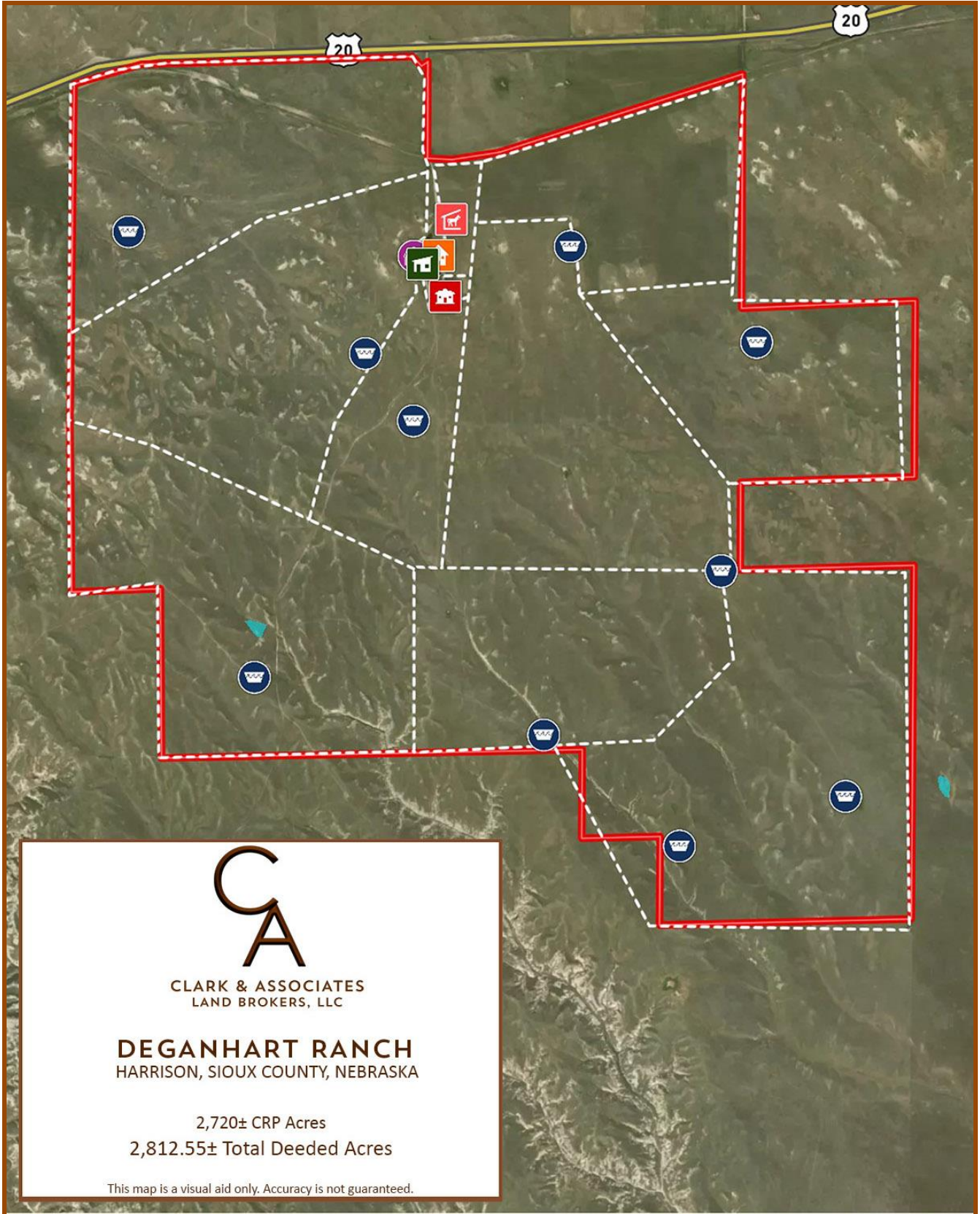


DEGANHART RANCH TOPO MAP





DEGANHART RANCH ORTHO MAP



For additional information or to schedule a showing, please contact:



**Cory Clark**  
Broker, REALTOR®

Cell: (307) 351-9556

*clark@clarklandbrokers.com*

Licensed in WY, CO, MT, ND, NE & SD

---

**Clark & Associates Land Brokers, LLC**  
Specializing in Farm, Ranch, Recreational & Auction Properties

---

**Lusk, WY Office**

736 South Main Street • PO Box 47  
Lusk, WY 82225

**Cory G. Clark - Broker / Owner**

(307) 351-9556 ~ [clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)  
Licensed in WY, MT, SD, ND, NE & CO

**Cheyenne, WY Office**

2092 Road 220  
Cheyenne, WY 82009

**Mark McNamee - Associate Broker/Auctioneer/Owner**

(307) 760-9510 ~ [mcnamee@clarklandbrokers.com](mailto:mcnamee@clarklandbrokers.com)  
Licensed in WY, MT, SD & NE

**Billings/Miles City, MT Offices**

6806 Alexander Road  
Billings, MT 59105

**Denver Gilbert - Associate Broker / Owner**

(406) 697-3961 ~ [denver@clarklandbrokers.com](mailto:denver@clarklandbrokers.com)  
Licensed in WY, MT, SD & ND

**Belle Fourche, SD Office**

907 Ziebach Street, Lot 804 • PO Box 307  
Belle Fourche, SD 57717

**Ronald L. Ensz - Associate Broker**

(605) 210-0337 ~ [ensz@rushmore.com](mailto:ensz@rushmore.com)  
Licensed in SD, WY & MT

**Torrington, WY Office**

6465 CR 39  
Torrington, WY 82240

**Michael McNamee - Associate Broker**

(307) 534-5156 ~ [mcnameeauction@gmail.com](mailto:mcnameeauction@gmail.com)  
Licensed in WY & NE

**Wheatland, WY Office**

4398 Palmer Canyon Road  
Wheatland, WY 82201

**Jon Keil – Associate Broker**

(307) 331-2833 ~ [jon@keil.land](mailto:jon@keil.land)  
Licensed in WY & CO

**Dayton, WY Office**

157 Tongue Canyon Road • PO Box 358  
Dayton, WY 82836

**Matt Johnson – Associate Broker**

(307) 751-4951 ~ [matt@clarklandbrokers.com](mailto:matt@clarklandbrokers.com)  
Licensed in WY



**Agency Disclosure  
Common Law Agency Addendum  
(Attach to Agency Disclosure)**

Company: Clark & Assoc. Land Brokers, LLC    Agent Name \_\_\_\_\_

**Common Law Agent**

*The duties and obligations of an agent under a common law agency agreement exceed the duties and obligations of a limited agent as described in the agency disclosure document and in Nebraska Statutes, Neb. Rev. Stat. § 76-2401 through 76-2430. For example, a licensee who is authorized by the principal to bind the principal to terms or conditions in a real estate transaction would be a common law agent. **A buyer, tenant, seller, or landlord and the real estate broker must enter into this type of agency through a written agreement which specifies the agent's duties and responsibilities**, including the duty of confidentiality and the terms of compensation. An agreement such as this will be subject to the common law requirements of agency applicable to real estate licensees.*

**If Agency relationship offered is Customer Only**, and agent is acting as a common law agent for another party to the transaction please check the appropriate box below:

Agent will act as—

- Common Law Agent for the Buyer
- Common Law Agent for the Seller
- Common Law Agent for the Tenant
- Common Law Agent for the Landlord

I acknowledge that this addendum page and the additional information on common law agency has been presented to me (us):

\_\_\_\_\_  
(Client or Customer Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Client or Customer Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Client or Customer Name)

\_\_\_\_\_  
(Print Client or Customer Name)

*Nebraska Real Estate Commission/Agency Disclosure CLA Addendum*