



# Tipton Family Ranch Garden County, Nebraska 1,903.81 $\pm$ Acres 625.52 $\pm$ Acre Lease



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## PROPERTY INFORMATION

**Offered At:** \$3,650,000.00

**Total Acres:** 1,903.81 +/- acres along with an additional  
625.52 +/- acre school section lease

**Ranch Information:** The Tipton family has been in the registered Hereford business for 48 years. They raise some of the best Hereford bulls in the cattle industry, along with high-quality award-winning beef on their Sandhill's ranch operation, located north of Lewellen, NE. The family has attended several stock shows and county fairs throughout the years and won several awards and trophies with their home-raised cattle herd.

**Directions:** From Lewellen, NE- Go east on Hwy 92 for 0.8 miles until you reach road 203. Then head north for 5 miles and turn east onto road 56. Travel east on Road 56 for 2.5 miles and turn left onto Road 209. Travel north on Road 209 for 2 miles and turn right onto Road 60. Travel east for 2 miles and turn left onto Road 213. Travel north for 3 miles and then turn right on to Road 66. Travel east for 0.8 miles and then turn left onto Road 215. Travel north for 2 miles and the property will be on the west side of the road.

**Well Information:** Registration# G-043380, drilled 1969, 450 gpm, 19' static level, 58' pumping level, 235' Well Depth.  
Registration# G-118454, drilled 1969, 1400 gpm, 22' static level, 63' pumping level, 225' Well Depth  
Registration# G-118455, drilled 1969, 1480 gpm, 22' static level, 58' pumping level, 223' Well Depth  
Registration# G-118456, drilled 1976, 31' static level, 57' pumping level, 250' Well Depth.  
Registration# G-062516, drilled 1979, 620 gpm, 30' static level, 70' pumping level, 200' Well Depth

# PROPERTY INFORMATION

**Real Estate Taxes:** \$16,741.22

**Legal Descriptions:** Parcel ID: 350021953  
Legal: W  $\frac{1}{2}$  NW  $\frac{1}{4}$  1-17-41 79.15 Acres

Parcel ID: 350021961  
Legal: E  $\frac{1}{2}$  NE  $\frac{1}{4}$  2-17-41 78.88 Acres

Parcel ID: 350028230  
Legal: W  $\frac{1}{2}$  SW  $\frac{1}{4}$  25-18-41 78.29 Acres

Parcel ID: 350028249  
Legal: S  $\frac{1}{2}$  N  $\frac{1}{2}$  N  $\frac{1}{2}$  - S  $\frac{1}{2}$  N  $\frac{1}{2}$  - S  $\frac{1}{2}$  26-18-41  
554.07 Acres

Parcel ID: 350028273  
Legal: SE  $\frac{1}{4}$  Less 22 RDS W Side - S  $\frac{1}{2}$  NE  $\frac{1}{4}$  Less 22  
RDS W Side 27-18-41 206.95 Acres

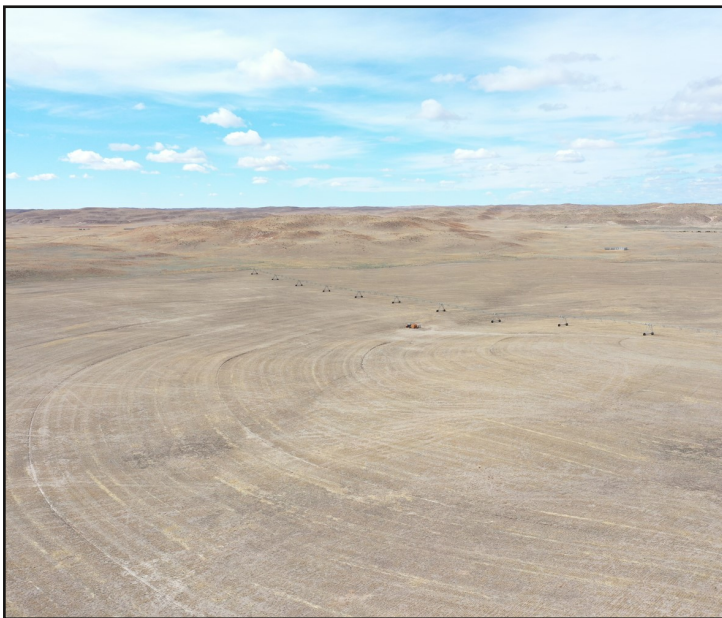
Parcel ID: 350028419  
Legal: E 137  $\frac{1}{2}$  A in NE  $\frac{1}{4}$  - E 137  $\frac{1}{2}$  A in SE  $\frac{1}{4}$   
34-18-41 280.80 Acres

Parcel ID: 350028427  
Legal: All 35-18-41 625.67 acres



# PROPERTY INFORMATION

The property is cross fenced into 14 separate pastures set up for ease of rotation, which are watered by submersible water systems and windmills. There is a good mix of warm season and cool season grasses and have submersible stock wells at each pivot site. Included in the ranch are five registered irrigation wells with 554.6 certified irrigated acres, in which 448 acres are watered under their four irrigation systems that have three phase electricity and diesel motors. One well has been capped but is still in working condition. All wells are set to pump 1,500 GPM. This property sits above the Ogallala Aquifer.



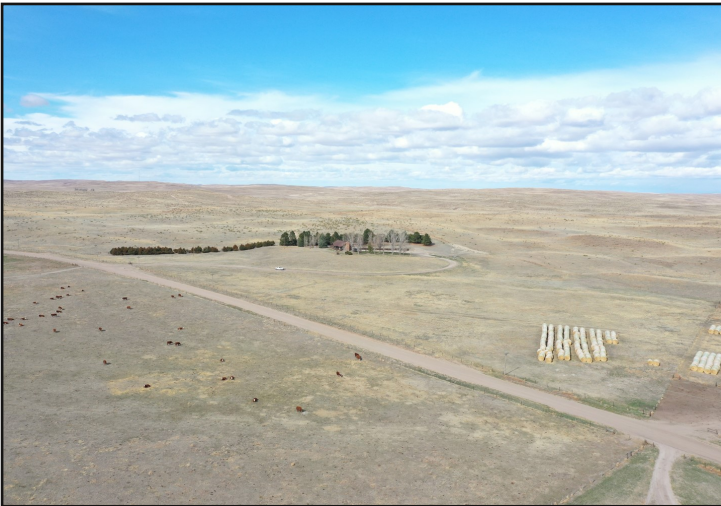
## 3 HOMES

There are 3 homes on the property. There is the main residence, along with the remaining two homes that are used for hired help. All the homes are located a short distance from the feedlot facility.

**Main Residence:** The main residence consists of a 4,192 sq. ft. updated home with a 708 sq. ft. attached two car garage. This well maintained home has 6 bedrooms and 3 bathrooms with an open living room, rock wall with wood stove insert, open loft, new roof, and outdoor dog kennels. Outdoors is well landscaped with lots of trees, bushes, flower beds, and a garden.

**House #2:** 3 bedroom home with a new addition, porch, deck, and roof

**House #3:** 4 bedroom home with a new addition, porch, deck, and roof

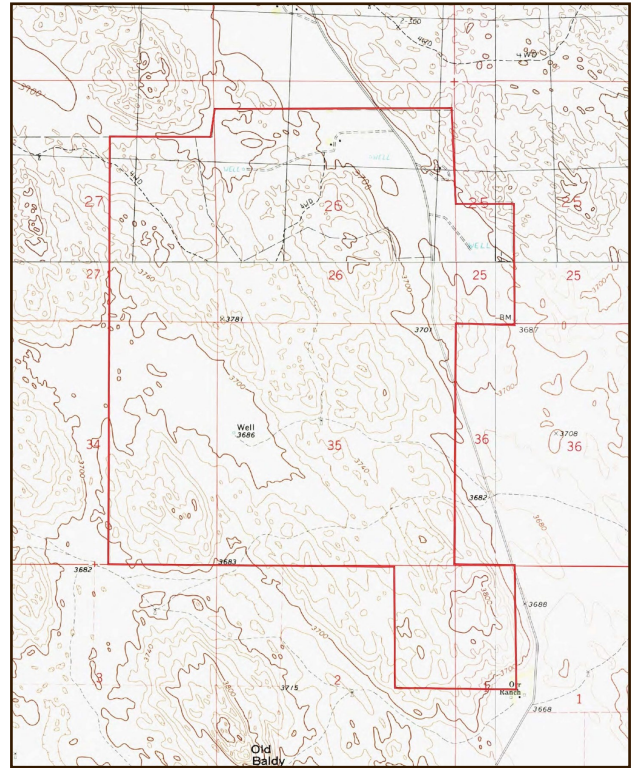


# PROPERTY INFORMATION

There is a 4,000 head feedlot that is split up into 15 feeding pens that hold anywhere from 45-500 head at a time. Lots of alleys and holding pens for ease of handling cattle, along with new, adjustable curve alley and hydraulic chute that are set up on a concrete slab. Additional improvements include: concrete feed bunks on concrete aprons, established tree line windbreak for protection, certified cattle and semi scales, 370 x 170 ft. roping arena, 60 x 72 ft. metal building with concrete floor, and good gravel road access.



# PROPERTY MAPS



Boundary 1921.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	755.2	39.3	6e
4791	Valentine fine sand, 3 to 9 percent slopes	336.6	17.48	6e
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	708.3	41.55	6e
4643	Ipaga fine sand, calcareous, 0 to 3 percent slopes	24.5	1.27	6e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	7.7	0.4	4e
TOTALS		1921.5	100%	5.99

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

## PROPERTY MAPS

