



WHITE RIVER RANCH

6,781.89+/- DEEDED ACRES IN DAWES COUNTY, NE



Price Reduction - \$8,300,000.00

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415 W 4TH AVE., PO BOX 1098, HOLDREGE, NE 68949 | 866-995-8067

PROPERTY OVERVIEW



White River Ranch is a highly productive cattle ranch located in the panhandle of Nebraska. It is an all-continuous ranch that consists of 6,781.89 +/- deeded acres in Dawes County and is comprised of some of the greatest hardland pasture in the area- where the native grasses are known for putting the pounds on your livestock.



White River Ranch is an extremely well-managed property that has several miles of new fence, two excellent sets of cattle working facilities, highly productive hay meadows, and excellent US Highway 385 access.



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PROPERTY OVERVIEW



The Gorr Reservoir, an underground water system feeding several tanks, and multiple holding ponds spread throughout the ranch provide an abundance of water sources for livestock. The property also has the White River running through the southeastern portion of the property, providing great winter protection. Volunteer cedar trees, thistles, and other noxious weeds have been well-maintained, making this a very clean ranch.



RANCH DETAILS



Along Highway 385 sits the main headquarters that includes a 1,104 sq. ft. 2 bed, 1 bath home built in 1914, multiple outbuildings, and well-established trees for privacy.

Across the road from the headquarters sits a 1,680 sq. ft. 3 bed 2 bath home with some recent updates done to the interior.



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RANCH DETAILS



For the past several years, the ranch has been utilized as a yearling operation generally running anywhere from 1,500 – 3,000 head of yearlings, depending on a wet or dry summer. For a year-round operation, the White River Ranch is capable of running 600 cow/calf pair and all supporting livestock, with the ability to produce enough feed to get an operator through the winter months.



The property has the power to produce 2,500 bales of hay on an average year when utilizing the 87.88 +/- irrigated acres and 776.32 +/- acres of dryland and sub-irrigated meadows - all of which are mostly planted to an alfalfa/grass hay mix.



RANCH DETAILS



The Gorr Reservoir, Willow Creek, and the well-known White River all make a presence on the property. Many mule deer, whitetail deer, turkey, and antelope tend to travel the creek bottoms, graze the sub-irrigated meadows, and roam the several thousand acres of open prairie this ranch has to offer.



For the waterfowl and upland bird hunters, the recreational opportunities are almost never-ending! Several ducks, geese, pheasant, doves, and many other species tend to travel the river and creeks and jump from pond to pond.



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RANCH DETAILS



With the lack of high-quality ranches available in today's land market, this property won't last long so take advantage of it while you can!



CURRENT LEASES

Deer Hunting Lease

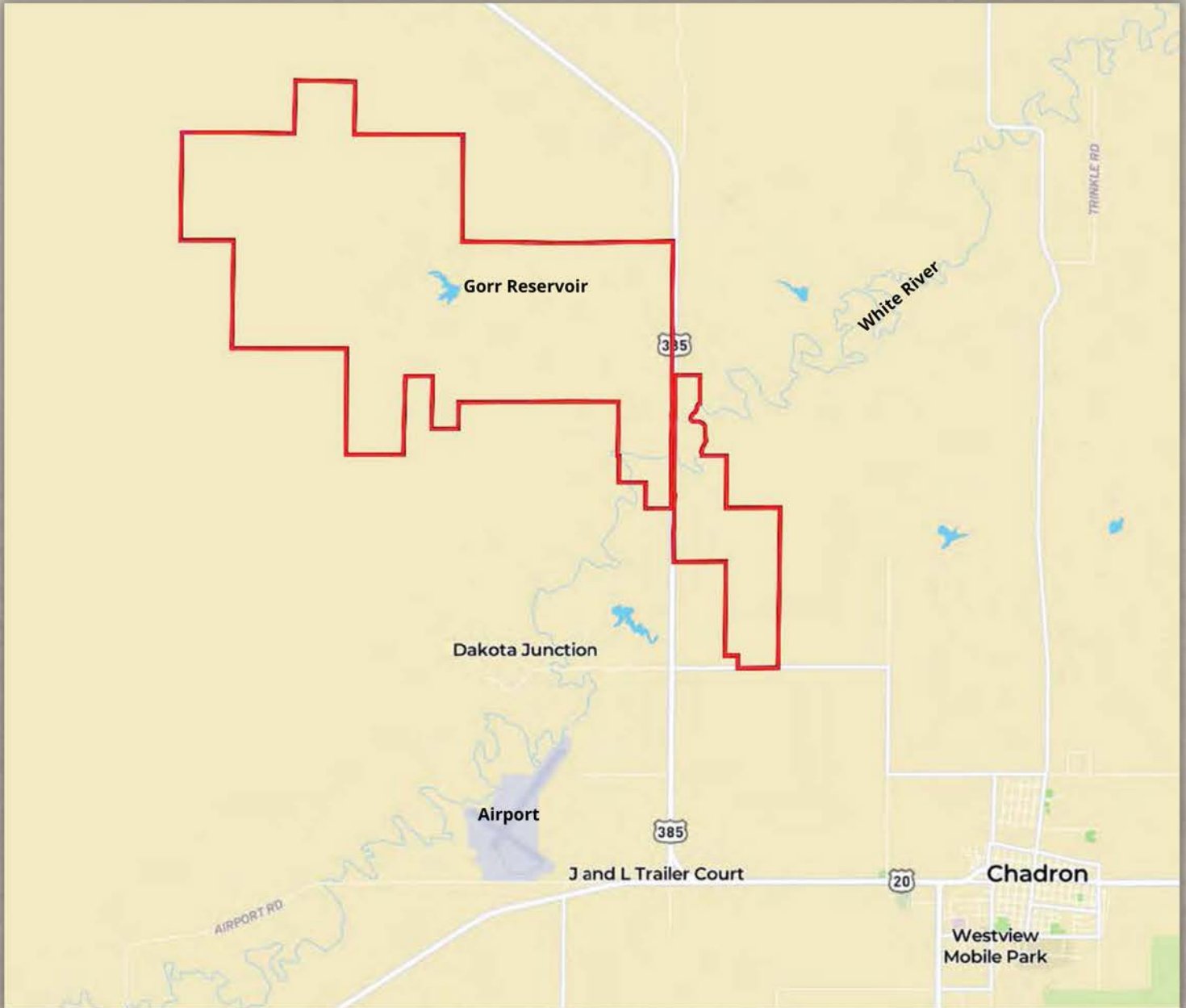
Expires December 31st, 2022



This ranch is being offered with the intention of the Sellers to complete a successful 1031 exchange.

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LOCATION



White River Ranch is located only a few miles outside of Chadron, NE, which provides all of your much-needed essentials and much more. The property is also close to several national forests, reservoirs, and airports. Chadron State Park and Fort Robinson State Park are both within a 25-mile drive from the White River Ranch. For a quick weekend get-a-way with the family, Angostura Reservoir in South Dakota is 40-miles away.

From Chadron, NE- Head west on US Highway 20 for two miles. Turn right and head north on US Highway 385 for four miles. The property will be on both sides of the road.

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ABOUT CHADRON

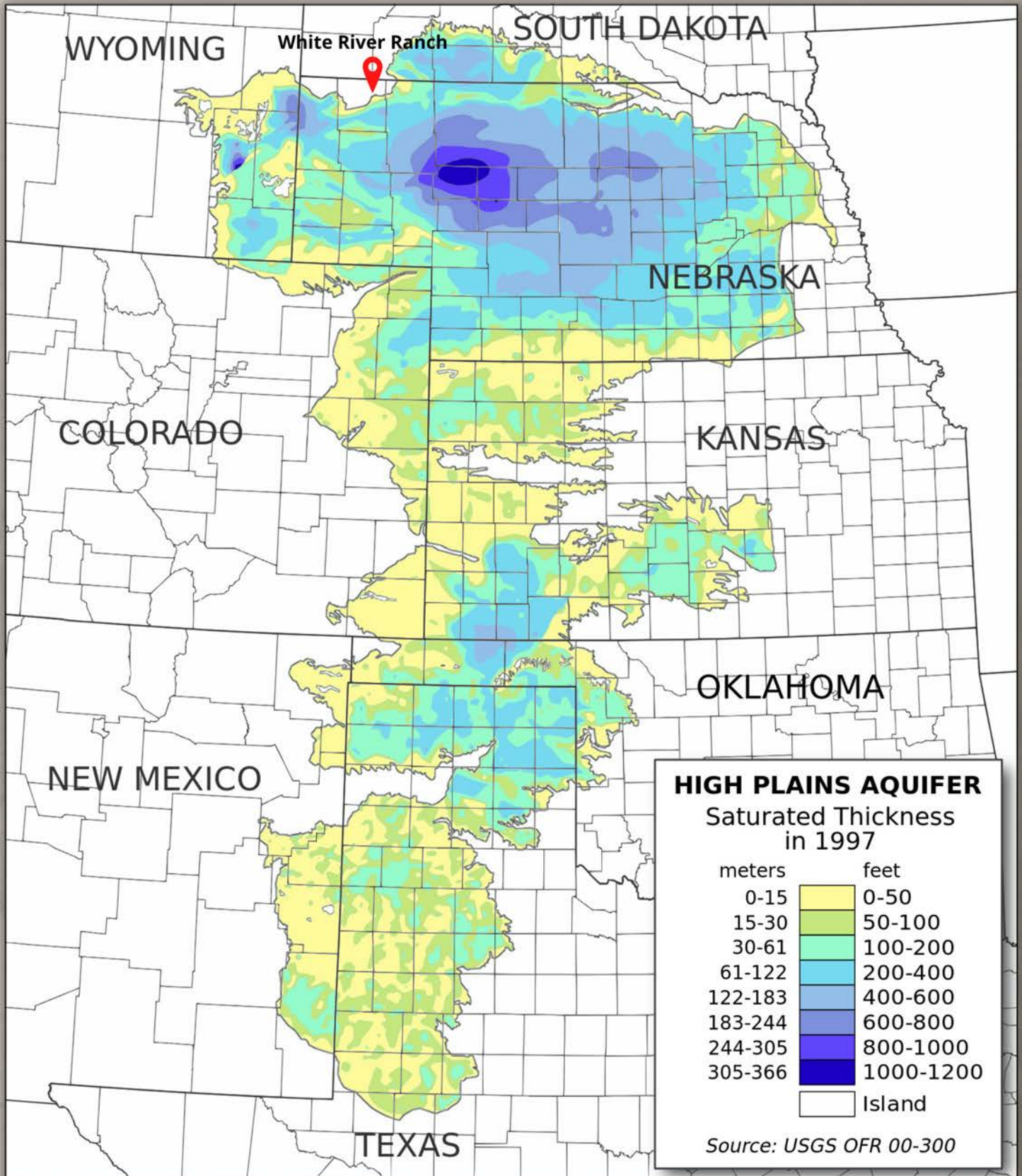


Chadron is the county seat of Daws County and is located in the northwestern panhandle of Nebraska. Served by U.S. Highways 20 and 385, Chadron is 110 miles south of Rapid City, South Dakota; 300 miles northeast of Denver, Colorado; and 450 miles northwest of Omaha, Nebraska.

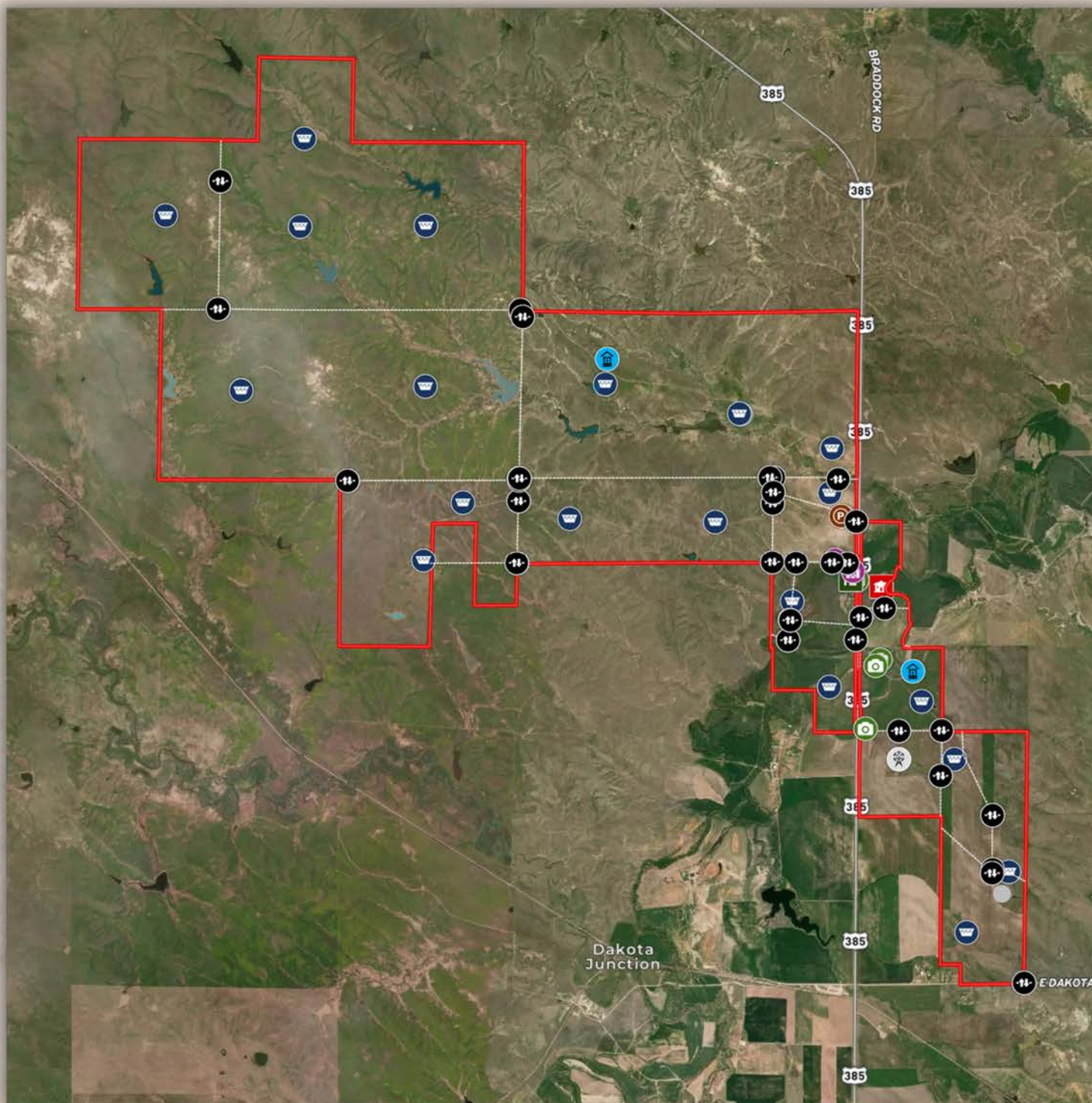
Chadron is a welcoming community and home to Chadron State College with a population of approximately 5,851. Chadron features one of the three state colleges, beautiful city parks, a recently designated Commercial Historic District, four public schools (one primary, one intermediate, one middle, and one high school), modern medical facilities, excellent housing opportunities, and low taxes. Chadron Municipal Airport, which serves Boutique Air, offers direct flights to and from Denver, Colorado.

The climate is generally moderate with an average rainfall of 18 inches and an average snowfall of 48 inches annually. With breathtaking scenic views, there is a wide range of recreational opportunities with Chadron State Park and Pine Ridge Recreation Area within a short driving distance.

OGALLALA AQUIFER

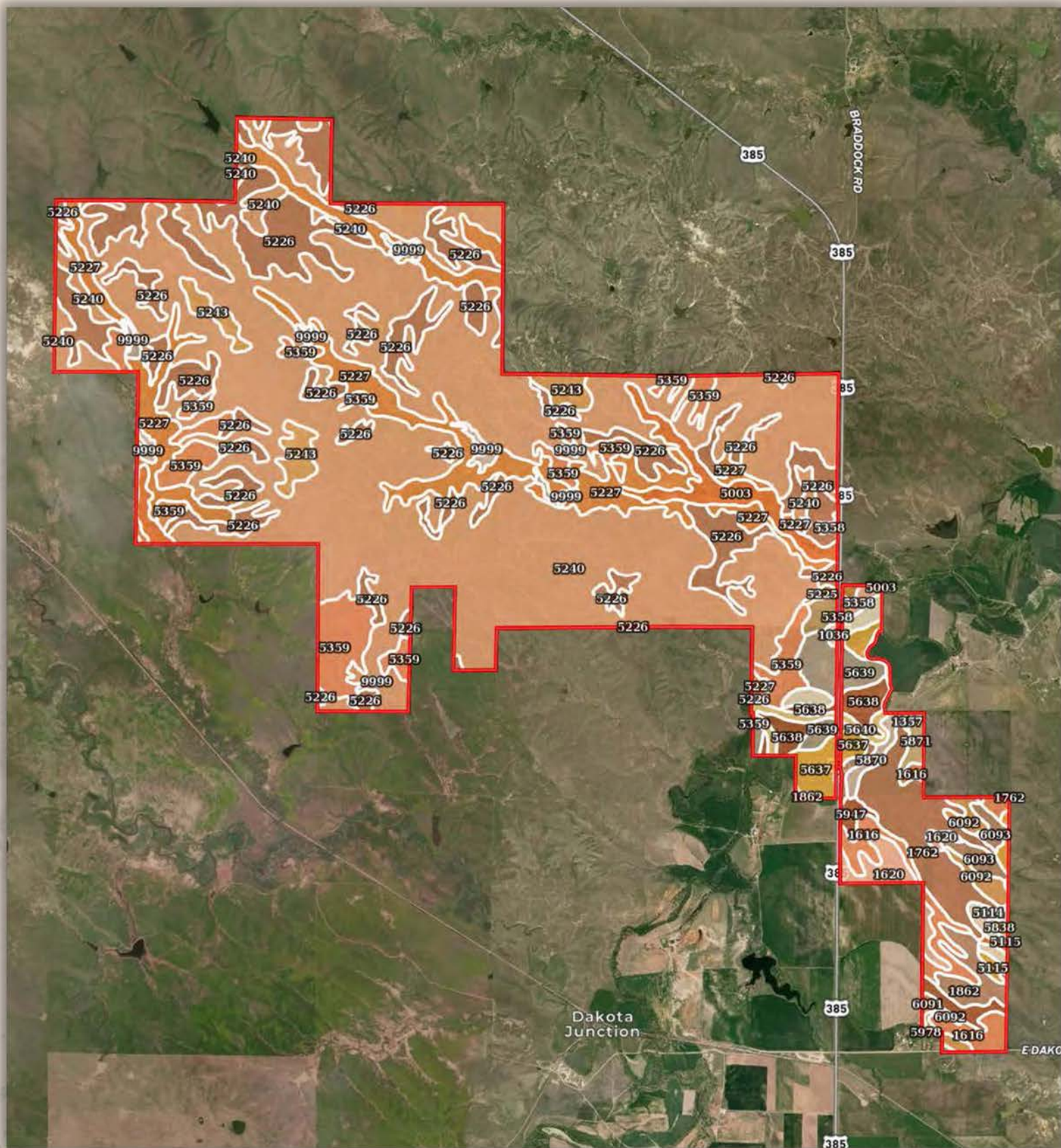


AERIAL MAP



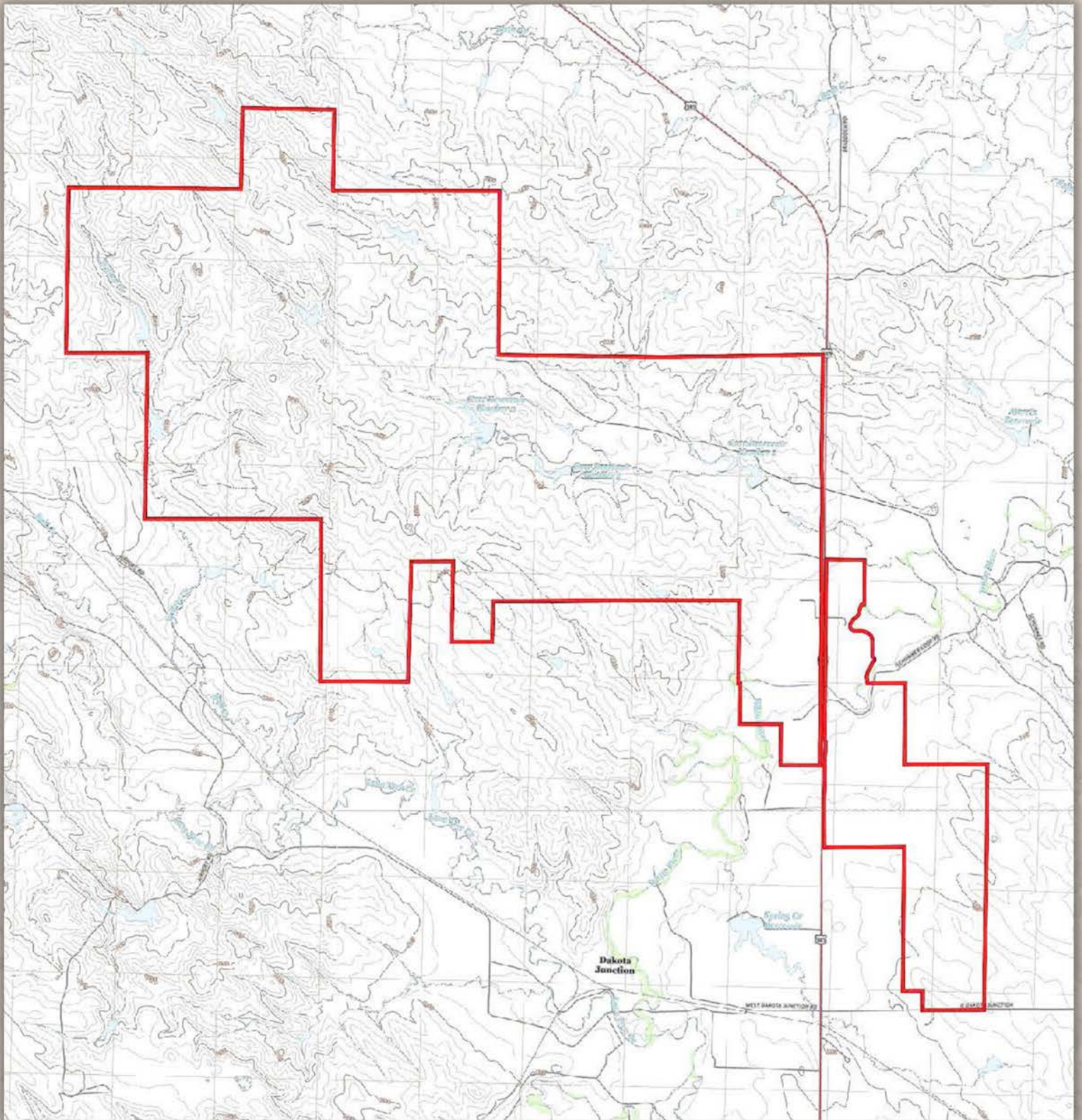
	Plane		Windmill		Main House		Well Pipeline holding Tanks		Water Storage Tank		Gate		Pens		Barns		Shed / Shack		Foreman's House
	Grain bins		Picture		Fence		Pond		Boundary										

SOILS MAP



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TOPOGRAPHY MAP



LEGAL DESCRIPTIONS

Township 33 North – Range 49 West of the 6th P.M.

Section 2: NE $\frac{1}{4}$, PT. SE $\frac{1}{4}$ (307.96 Acres)

Township 34 North – Range 49 West of the 6th P.M.

Section 7: SE $\frac{1}{4}$ (175.63 +/- Acres)

Section 17: All (650.91 +/- Acres)

Section 18: All (706.62 +/- Acres)

Section 19: All (697.41 +/- Acres)

Section 20: All (672.15 +/- Acres)

Section 21: All (633.39 +/- Acres)

Section 22: All (618.74 +/- Acres)

Section 26: W $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ (115.06 +/- Acres)

Section 27: N $\frac{1}{2}$, SE $\frac{1}{4}$ (478.70 +/- Acres)

Section 28: N $\frac{1}{2}$ (320.54 +/- Acres)

Section 29: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ (502.23 +/- Acres)

Section 34: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ (116.17 +/- Acres)

Section 35: S $\frac{1}{2}$, NW $\frac{1}{4}$ (470.31 +/- Acres)

Township 34 – Range 50 West of the 6th P.M.

Section 13: E $\frac{1}{2}$ (315.77 +/- Acres)

Property Taxes – \$45,848.24



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13 | WHITE RIVER RANCH



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