

WESTERN NEBRASKA

Elliott Farms



#1 PROPERTIES

RANCH & RECREATION

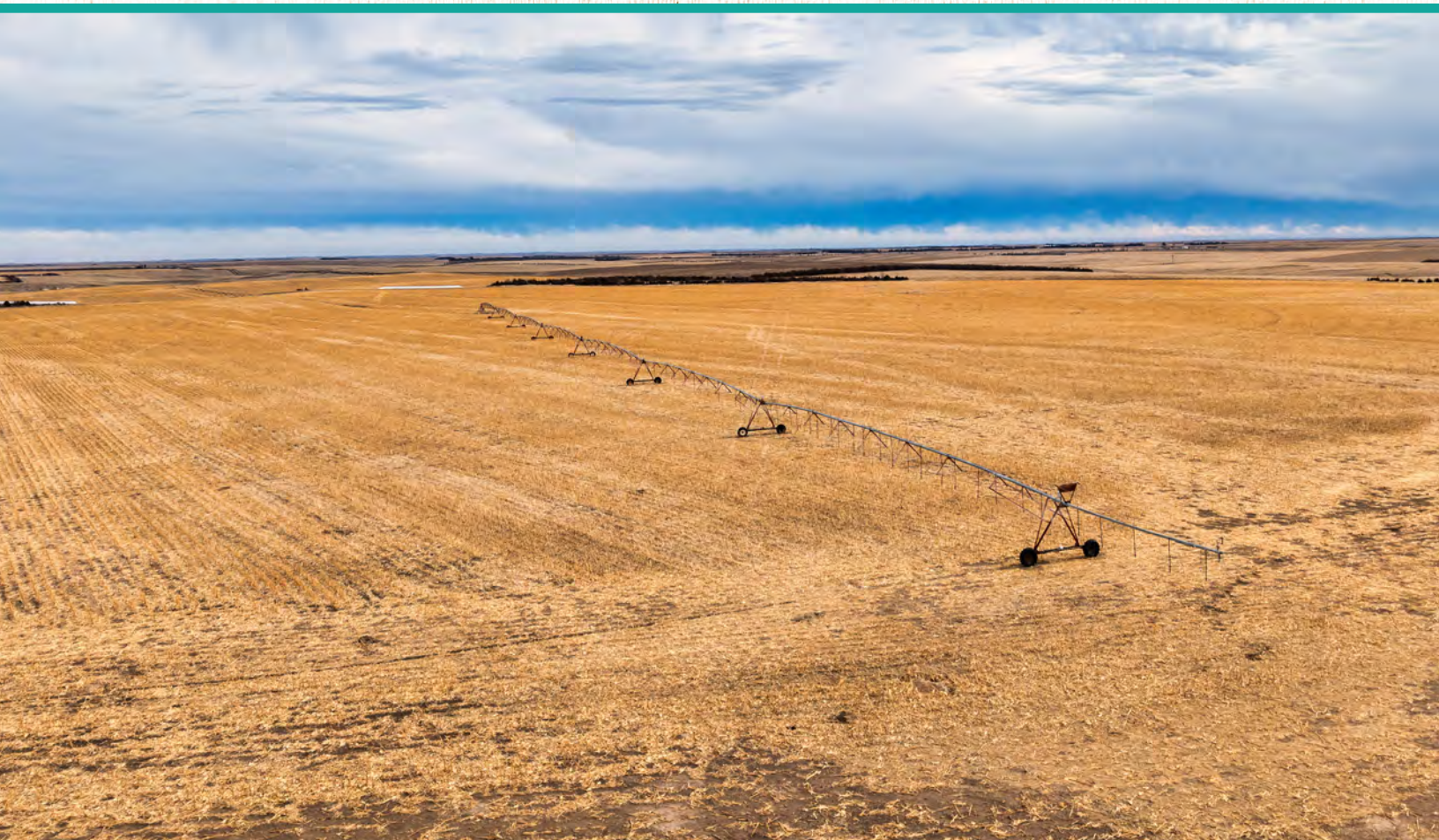
TOTAL ACREAGE 5,360.15± | OFFERED AT \$9,750,000
RANCHANDRECREATION.COM

THE FARM

Elliott Farms is located just minutes from Hemingford, NE, located in the panhandle of Nebraska where the roots of agriculture run deep in the highly productive soil. This farm consists of 9 center pivot systems and multiple parcels of dryland farm ground and has historically produced corn, wheat, beets, and sunflowers. The farm is centrally located close to several markets and feedlots providing stability to the local grain markets. This farm is a generational operation and is being offered in its entirety, with all mineral, water, and air rights conveying upon a fully funded closing. If you are looking to expand a current operation or a very stable long term investment, this offering is certain to satisfy the requirements.

Investing in this farm means investing in a generational operation that has a proven track record of success. The farm has historically produced high yields of quality crops, and with an abundance of water remaining for the allocation period ending 12/31/2024.

For more information or to schedule a showing, please contact Jeff Garrett at 308-672-6334. Don't miss out on this rare opportunity to own a highly productive Nebraska farm in a prime location.



PRICE

\$9,750,000 (NINE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS)

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and Salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

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THE LAND

Total acres 5,360.15± acres
Irrigated acres 1,158.68± adjudicated irrigated acres under 9 center pivots
Dryland farm 4,031.06± acres
Grass acres 170.41± acres

Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the Box Butte County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process



IMPROVEMENTS

The irrigation equipment includes nine Zimmatic center pivots that have all had new sprinkler packages in the last three years. Most of the wells have been rebuilt and serviced recently ensuring a highly efficient and productive operation. There are 3 Chief bins located on parcel #13. Two bins are 15,500 bu bins and the third is an 18,500 bu bin, all three bins have air, and two have drying floors. There are 5 active irrigation wells on the property and 5 stock wells that can be utilized to water cattle grazing crop residue after harvest.

PRODUCTION INFORMATION

Irrigated farms in the area routinely produce 200 bu corn, 100 bu wheat, and 40 bu beans.

Dryland farm ground in the area has historically produced average yields as follows: Corn 77 bu/ac, Wheat 45-50 bu/ac, and Sunflowers 1100-1200 lb/ac.

Buyers are urged to consult their own experts and any appropriate agencies regarding the soil types, crops suitable for the area, and expected yields of those crops. The Sellers and #1 Properties Ranch & Recreation make no warranties or guarantees on expected yields from the subject property.

CRP (CONSERVATION RESERVE PROGRAM)

CRP acres 427.69± acres
Annual Payment \$18,813.00

All CRP acreage is comprised of tree rows and/or part of the dryland/grass acres that are unfavorable to farm. Maps are available upon request.

2023 TAXES
\$60,528.70





WATER

This farm is within the Upper Niobrara White Irrigation District, which is headquartered out of Chadron Nebraska. The farm is allocated 65-acre inches per five-year allocation period with a maximum carry forward of 32.5" from the previous allocation period. The current allocation period runs from Jan 1, 2020-Dec 31, 2024.

There is ample allocation remaining for the remainder of the current allocation period. Elliott Farms sits on top of the Ogallala Aquifer, which provides a significant advantage for irrigation and water management. The Ogallala Aquifer is a massive underground reservoir that spans across several states, including Nebraska. This aquifer is one of the largest sources of fresh water in the world and is a vital resource for agriculture operations in the region. It ensures a reliable source of water, which is essential for crop production, and provides a competitive advantage in the agriculture industry. With access to this abundant source of water, the farm has the potential to produce high yields of quality crops for years to come.

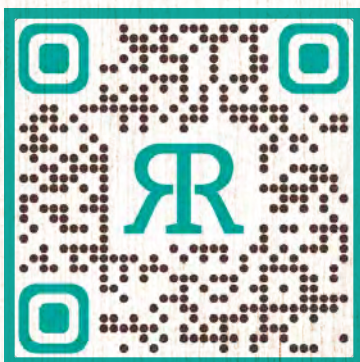
Any and all permitted and adjudicated water rights associated with the property, which the Sellers own, shall be transferred to the Buyer upon a fully funded closing.

Parcel	Field Name	Legal	Lot	Certified acres	Allocation remaining
11	E. Roberts	20-27-50	SW 1/4	257.8	33 acre inches
12	W. Roberts	19-27-50	SE 1/4		
14	W. Miller	19-27-51	NE 1/4	256	62.8 acre inches
15	E. Miller	20-27-51	NW 1/4		
16	Klempke	20-27-51	SE 1/4	128	53.2 acre inches
22	Kye Pivots	2-26-51	S 1/2	255	68.2 acre inches
25	Rosenberger	35-27-50	SW 1/4	258	61.5 acre inches
26	Price	2-26-50	W 1/2		



MINERAL RIGHTS

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



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.

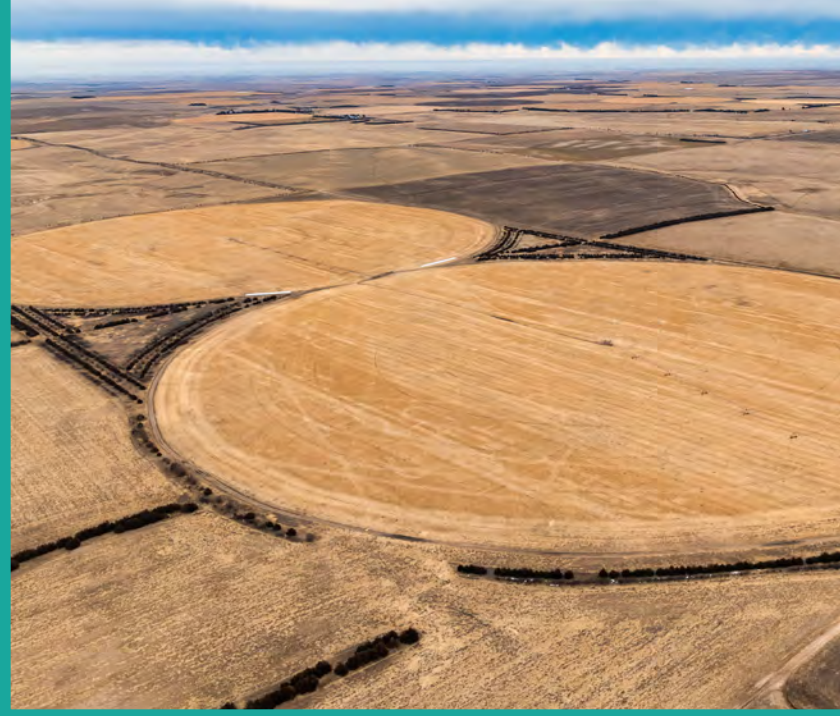
Seller reserves the right to complete a 1031 exchange per IRS code.

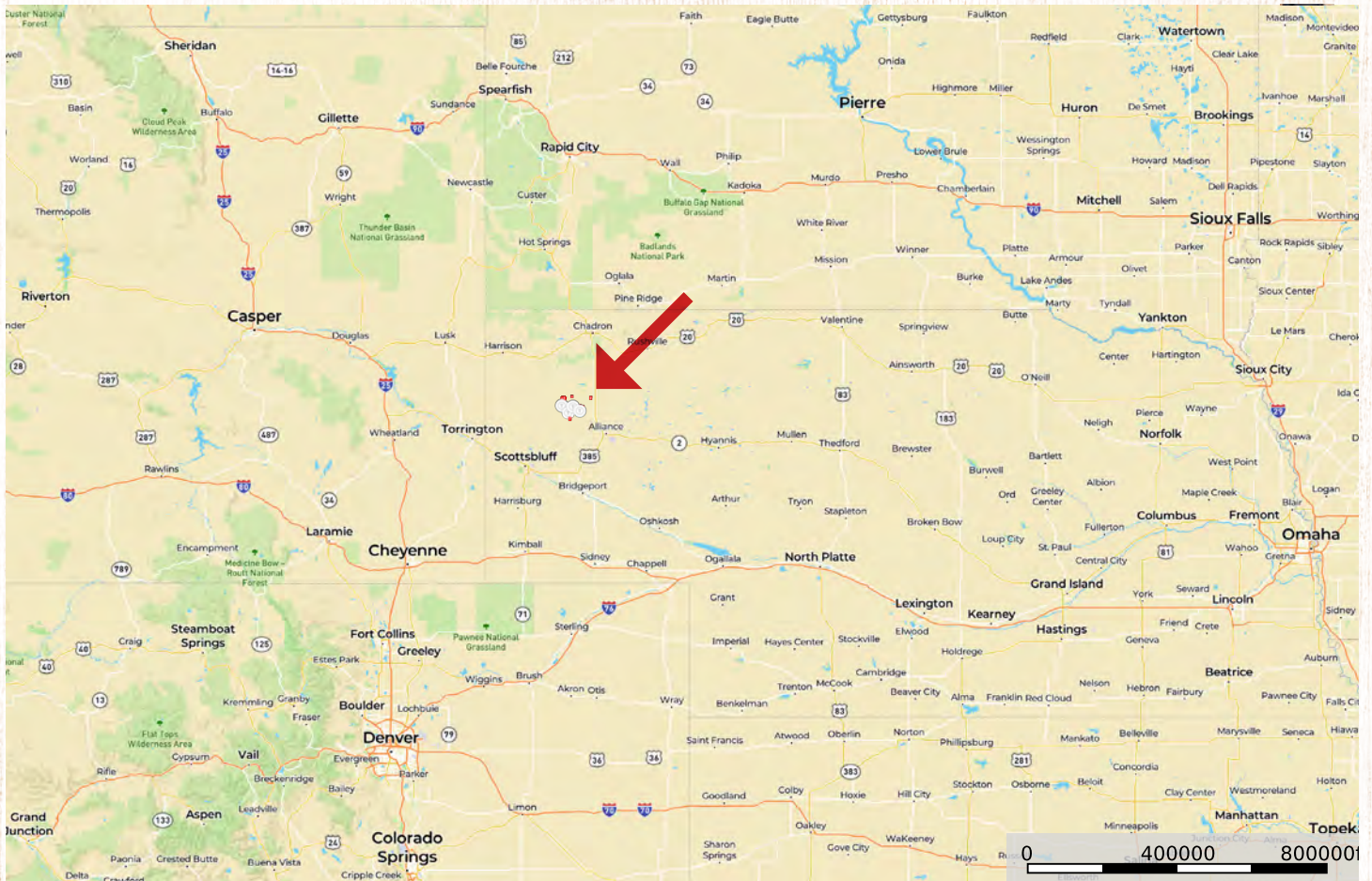
WEATHER & SOIL QUALITY

Box Butte County, Nebraska is known for its excellent soil quality and favorable climate for agriculture. The soil in this area is rich in nutrients and has a high water-holding capacity, making it ideal for growing a wide range of crops. The most common soil types in Box Butte County are silt loams, which are well-draining and highly productive.

In addition to the exceptional soil quality, the weather in Box Butte County is also favorable for farming. The average annual rainfall is 16 inches, providing a consistent source of water for crops. The area also receives an average of 229 sunny days per year, allowing for ample sunlight and optimal growing conditions. During the winter months, the area receives an average of 38 inches of snowfall, which can be beneficial for crops. Snow acts as a natural insulator, protecting crops from extreme cold and helping to retain moisture in the soil.

Overall, the favorable weather and exceptional soil quality in Box Butte County make it an ideal location for agriculture. This, combined with the highly productive farm being offered for sale, presents a unique opportunity for those looking to invest in the agriculture industry.





LOCATION

Hemingford, NE is a charming town with a population of 767, and the farm is centrally located close to several markets and feedlots. This proximity ensures that the local grain markets remain stable, providing a reliable source of income for the farm's new owners.

The town is located just off of Highway 385, which runs north-south through the state and provides easy access to major cities such as Denver, CO and Rapid City, SD. This location makes it easy to transport crops to local and regional markets, as well as feedlots and other agricultural operations in the area.

REGIONAL AIRPORTS

1. Western Nebraska Regional Airport (BFF) - Located in Scottsbluff, Nebraska, approximately 40 miles west of Hemingford
2. Rapid City Regional Airport (RAP) - Located in Rapid City, South Dakota, approximately 90 miles north of Hemingford.
3. Cheyenne Regional Airport (CYS) - Located in Cheyenne, Wyoming, approximately 170 miles southwest of Hemingford.
4. Denver International Airport (DEN) - Located in Denver, Colorado, approximately 200 miles south of Hemingford.

All four airports provide easy access to major cities and transportation hubs, making it convenient to transport goods and travel for business or personal reasons.

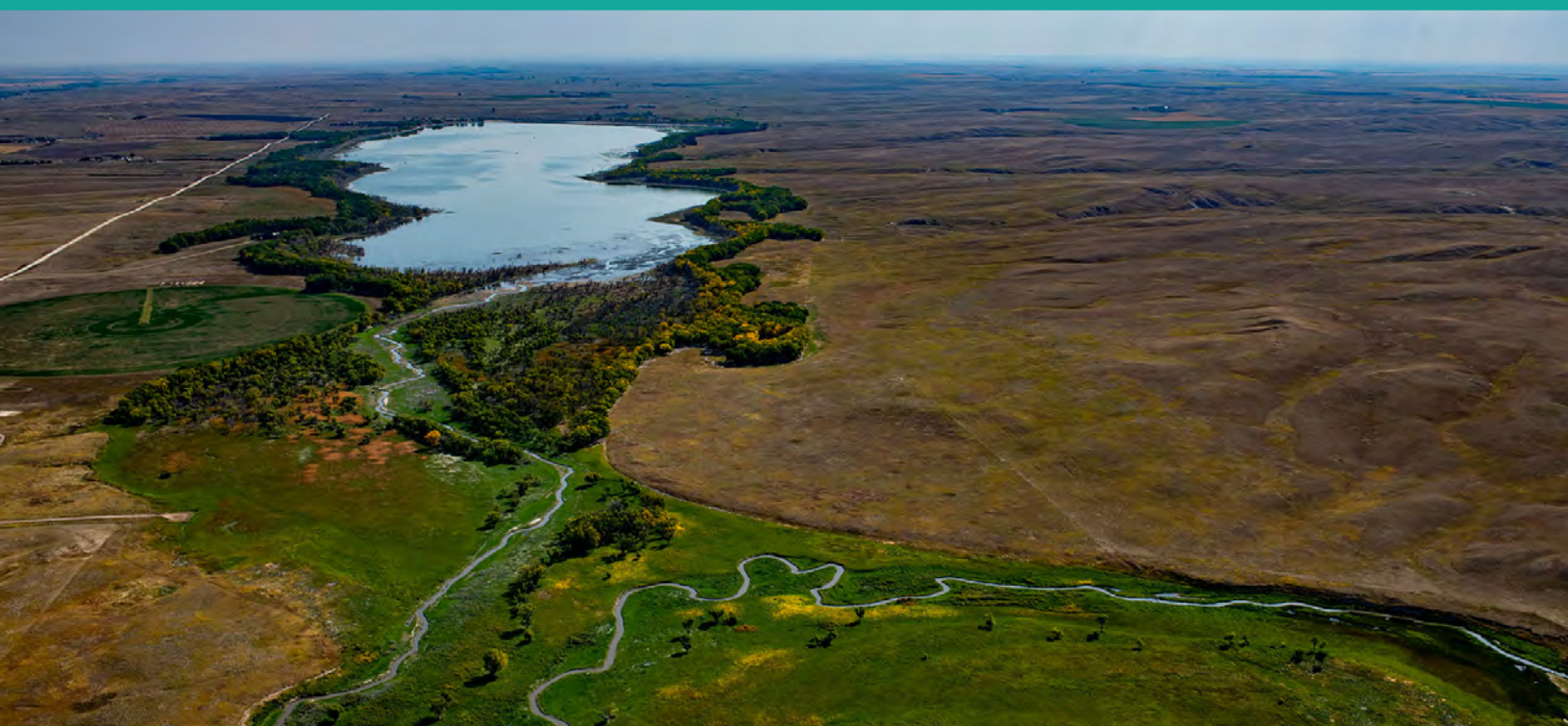
RECREATIONAL RESOURCES

Box Butte County, Nebraska is known for its diverse wildlife and is a popular destination for hunting and outdoor recreation. The area is home to a variety of game species, including white-tailed deer, mule deer, pronghorn antelope, and wild turkey. Additionally, there are several species of upland game birds, including pheasants, quail, and grouse.

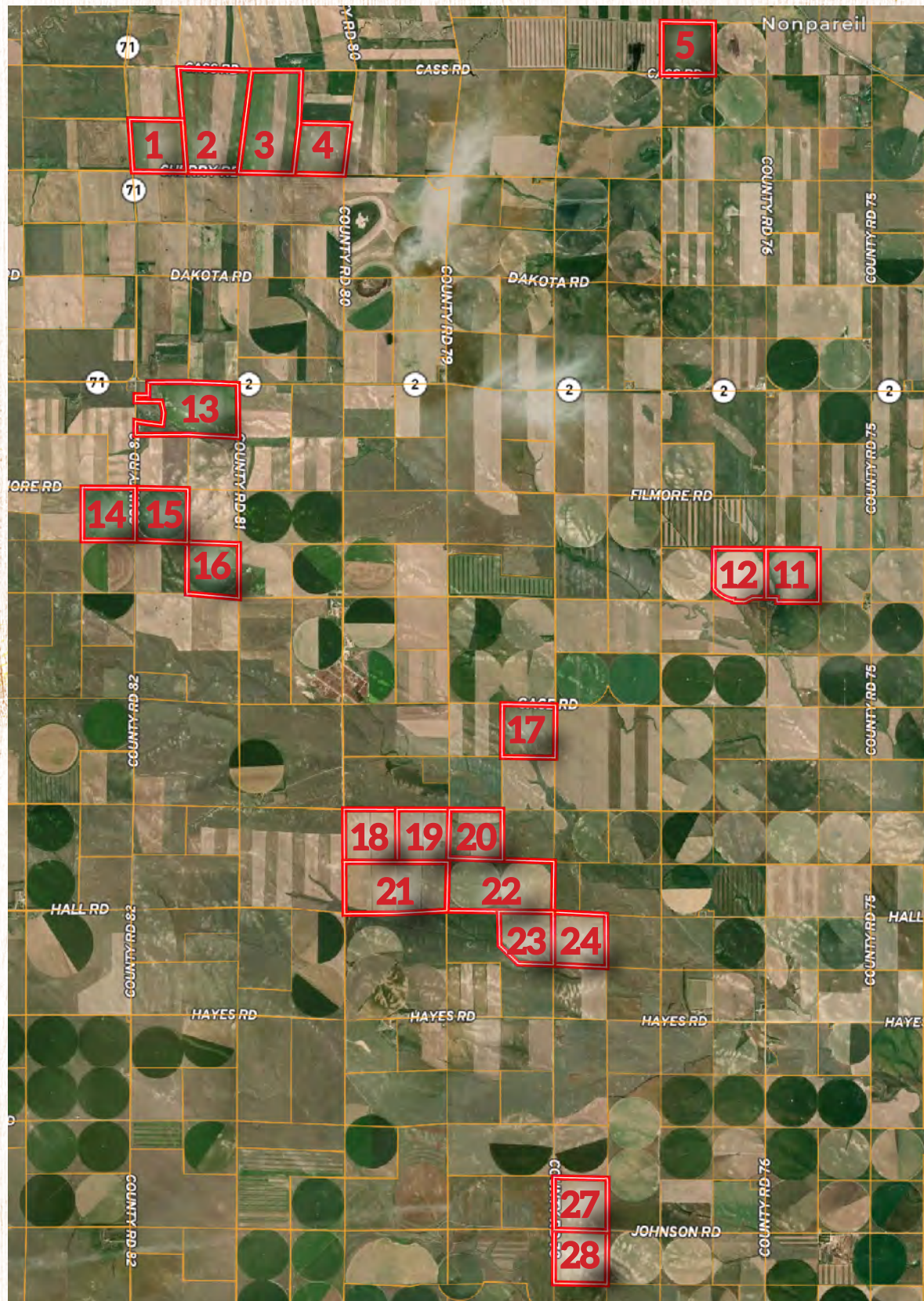
The farm being offered for sale provides an excellent opportunity for hunting enthusiasts and outdoor recreationists. With the abundance of wildlife in the area, the property could be utilized as a hunting lease, providing an additional income stream for the new owner.

The property is also located near several state parks and wildlife management areas, providing even more opportunities for outdoor enthusiasts.

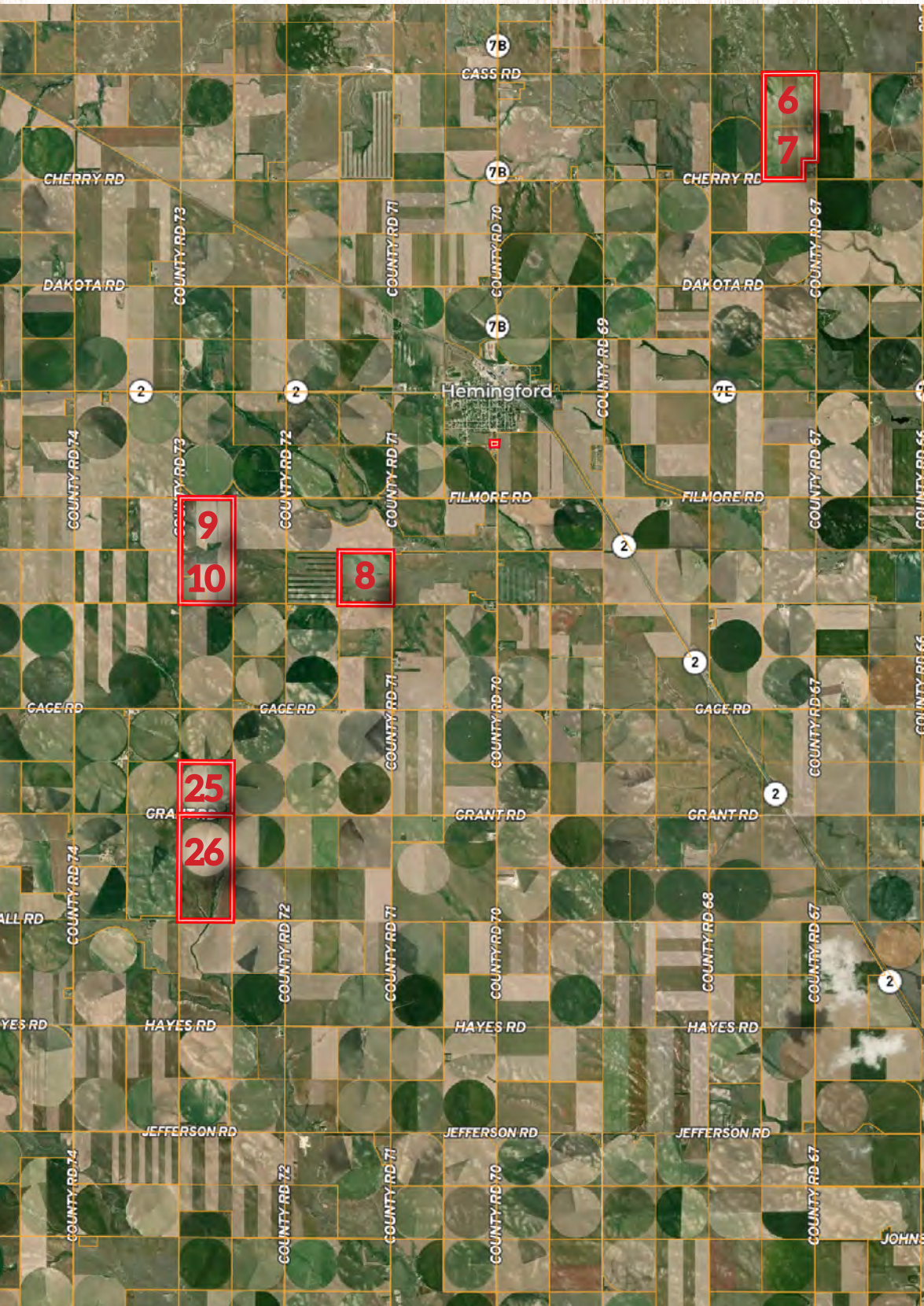
All of these state parks and recreational areas provide opportunities for outdoor recreation and enjoyment of the natural beauty of the region. The farm being offered for sale is ideally situated to take advantage of these nearby attractions and provides a unique opportunity for those looking to invest in the agriculture industry in Nebraska while also enjoying the many recreational opportunities available in the area.



PROPERTY DETAIL



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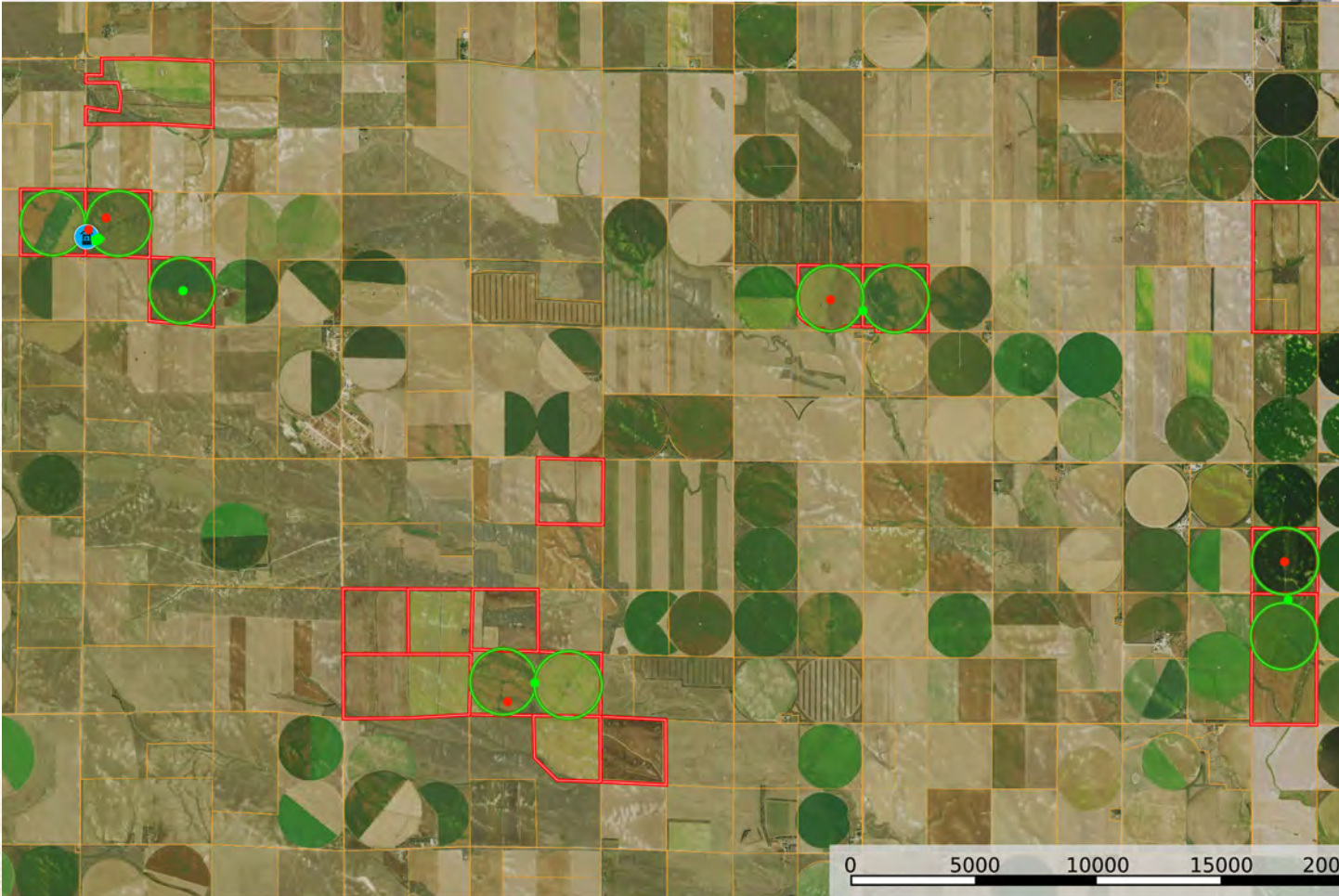


WELLS

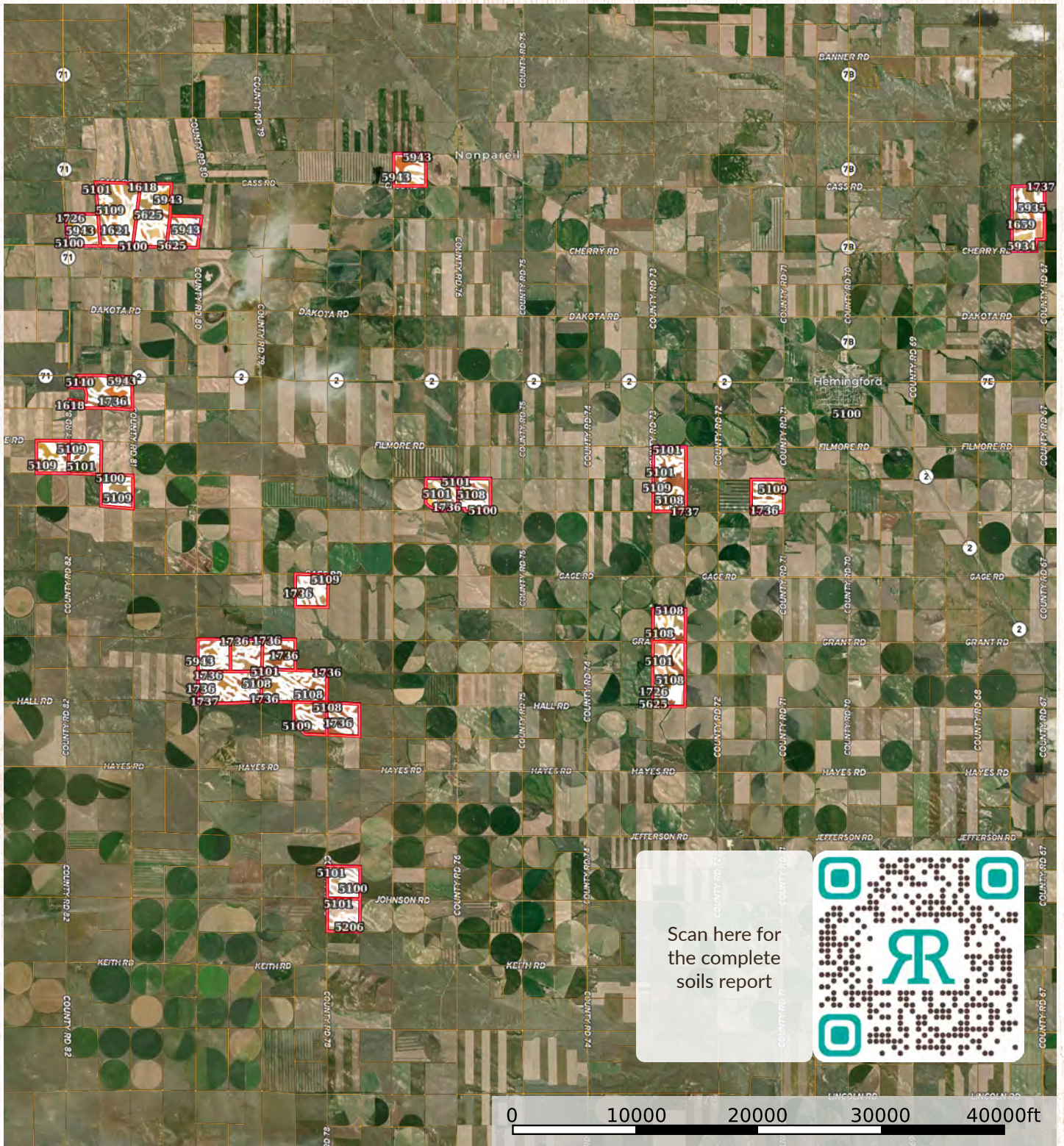
Ott & Sons
Ogallala, ND +/-

Green= Active irrigation wells

Red= retired wells used for stock water



SOILS



Scan here for
the complete
soils report



JEFF GARRETT [308.672.6334](tel:308.672.6334)

ranchandrecreation.com

[f /jeffgarrettranchandrecreation](https://www.facebook.com/jeffgarrettranchandrecreation)

6106 YELLOWSTONE RD
CHEYENNE, WYOMING



Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers. He and his wife own a cattle operation east of Cheyenne, where they raise their four children: Macie, Tripp, Wade, and Bridger. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed-yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!



RANCH & RECREATION



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.