



NEBRASKA IRRIGATED FARM
PAXTON, NEBRASKA





NEBRASKA IRRIGATED FARM
PAXTON, NEBRASKA

\$16,750,000 | 4,599± ACRES



LISTING AGENT: MARK JOHNSON

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VALENTINE, NE 69201

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TRUSTED *by* **GENERATIONS,**
for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Nebraska Irrigated Farm is a unique opportunity to own a large, irrigated farm located in Arthur and McPherson counties, northeast of Ogallala or southeast of Arthur, Nebraska. The farm consists of 4,599± deeded acres and offers 21 irrigated center pivot systems covering 2,744± acres supported by the world's second-largest aquifer, the Ogallala Aquifer, which is a highly valued natural resource underlying parts of eight states – and nearly all in Nebraska. No pumping restriction on the farm and crop production provides a strong return to the investor with corn, soybean, and alfalfa production among the best in the area. Twenty-one center-pivot irrigated systems water the irrigated crops. Outstanding grain storage facilities round out the operation.



LOCATION

Nebraska Irrigated Farm is located in Arthur and McPherson Counties, northeast of Ogallala and north of Paxton, Nebraska. From Arthur, the farm is approximately 14 miles east on US Highway 92 and six miles south on a gravel road. From Paxton, the farm is approximately 29 miles north on a county-maintained gravel road. Paxton is located on I-80, approximately 38 miles west of North Platte.



LOCALE

Nebraska Irrigated Farm is located in the renowned Sandhills ranching country and is fortunate to have abundant underground water resources, as well as a consistent climate favoring some of the best grassland in the US and outstanding crop production. Western Nebraska is heavily reliant on cattle and crops, also being an agricultural friendly state.



GENERAL DESCRIPTION

The farm consists of 4,599± acres that include approximately 2,744 pivot irrigated acres. There are about 1,855 acres of grass, of which 200 acres more or less are in pivot corners. Over seven miles of underground water line supplies livestock water to around 1,555 acres of fenced pasture with 20 rubber stock tanks. Common crops in the area include corn, beans, and alfalfa, with corn yields consistently reaching over 200 bushels per acre with proper inputs.

The farm has recently had all pivots updated with 15 new Zimmatic pivots and are powered by mostly Isuzu diesel engines. Each pivot has its own well with most producing nearly 2,000 gallons per minute with no pumping restrictions. A complete summary of each well permit, well production, center pivot make, and field size under each pivot is available. The farm is under a beneficial easement with a swine confinement unit located adjacent to the property. Under this easement and certain terms and conditions, the swine confinement operation agrees to pump and spread the contents of its deep waste lagoons through underground pipe on eight of the 21 pivots. The term of this agreement began in 2002 and lasts for 40 years.



ACREAGE BREAKDOWN

Irrigated Farmland:	2,744± Acres
Native Rangeland:	1,555± Acres
Pivot Corners:	200± Acres
Roads and Buildings:	100± Acres
Total Acres:	4,599± Acres



CLIMATE

Nebraska Irrigated Farm has a growing season of over 130 days and an average annual precipitation of 18-20 inches. Most precipitation falls as rain during the warmer part of the year. Rain is normally heaviest in late spring and early summer. Winter snowfall is frequent, but snow cover usually disappears during the mild periods.



The farm is highlighted by a newly built 66' X 120' insulated shop with living quarters. Also included are four nearly new grain bins with storage capacity of 200,000 bushels. The bins have mechanical sweeps and aerators powered by a large generator. Other improvements include a 40' X 100' Quonset shop, a 100' X 240' silage pit, and a 60-ton scale with new scale house/office. Note 15 pivots were replaced with new 2022 Zimmatic pivots and the remaining six are 2012 and 2013 models.

WATER RESOURCES

Groundwater wells supply water for the property. Nebraska groundwater is regulated and an abundant water source – about as secure as water gets. Water for the wells comes from a high plains aquifer, commonly called the Ogallala Aquifer. It is the largest freshwater aquifer in the continental United States with freshwater saturation levels in the Sandhills ranging up to 1,200 feet. The total volume of water in the aquifer reaches from south central South Dakota to west Texas and is estimated to be approximately 21.8 billion acre-feet, of which approximately 65 acre-feet are located in Nebraska. Nebraska Irrigated Farm is located in the Twin Platte Natural Resource District (TPNRD) and all wells are certified with the NRD. There are 21 wells on the farm producing from 700 to over 2,700 gallons per minute. There are no restrictions on pumping; however, no new well can be drilled and no expansion of irrigated acres is allowed. Information on the Twin Platte can be obtained at www.tpnrd.org.



WILDLIFE RESOURCES

Bucktail Lake is located on the farm and provides excellent wildlife habitat. Wildlife includes waterfowl, whitetail and mule deer, and upland game birds. Nebraska deer tags are over the counter and provide great opportunity for trophy animals. The combination of crops, water, and natural habitat creates a diverse setting for a great population of wildlife on Nebraska Irrigated Farm. The hunting aspect can also add a good income stream to the farm.

MINERAL RIGHTS

Seller will convey all owned mineral rights.



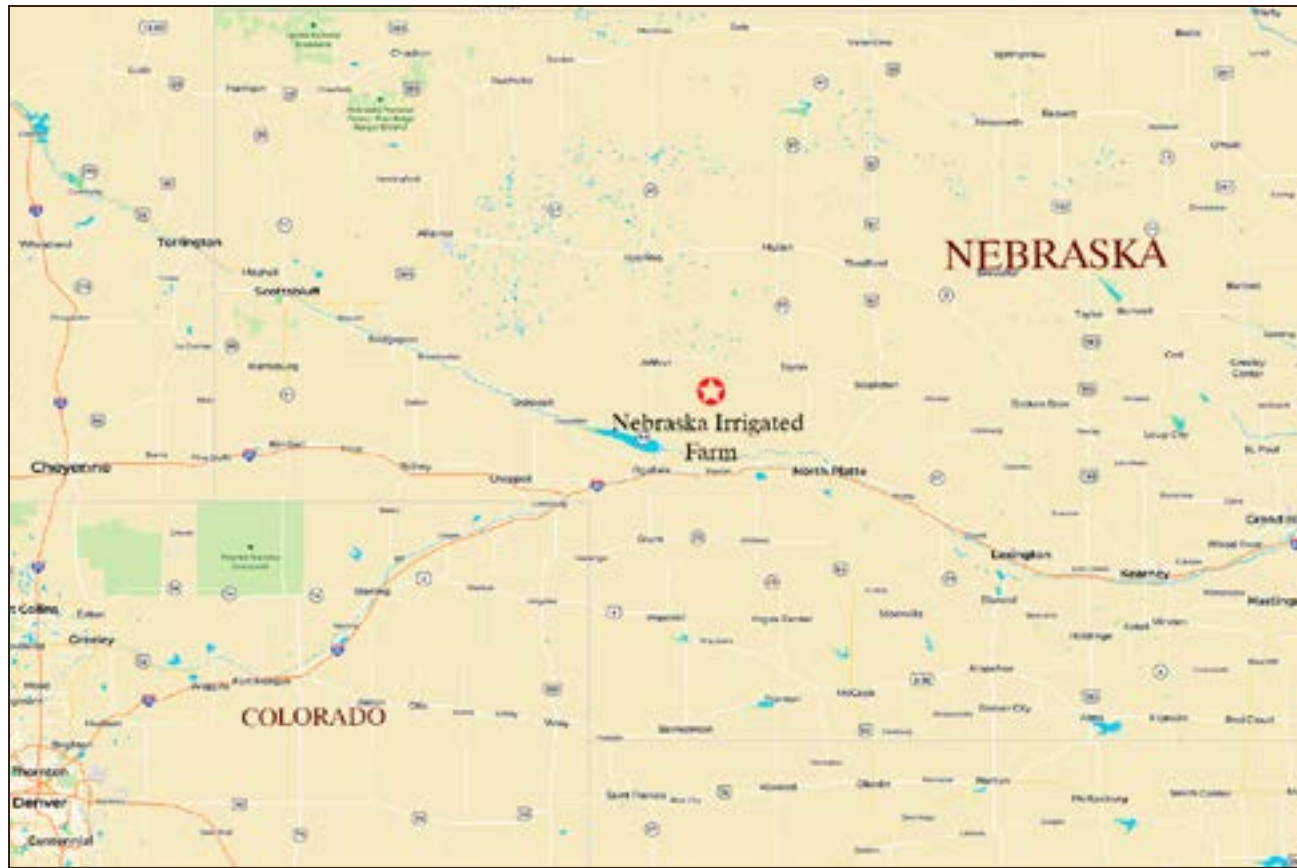
TAXES

Property taxes are estimated at \$68,672 with a Special Assessment tax at \$20,876 based upon previous years.

BROKER'S COMMENTS

Nebraska Irrigated Farm is an extraordinary offering located in a reputation area for crop production. It is rare to find an operation of this size. The farm offers a significant opportunity for the active farmer looking for a farm large enough to maintain a family operation. The farm also represents an opportunity for a large investor to buy high-quality agricultural land in one of America's great farming areas. This is a place to park a significant amount of capital and enjoy the stability and certainty that land is always real wealth.

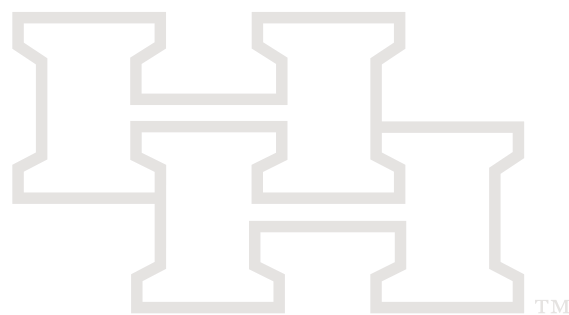




[Click on map above for link to MapRight map of property.](#)

PRICE

\$16,750,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. 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 satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

BROKERAGE DISCLOSURE TO BUYER

Nebraska licensed real estate brokers and their associate brokers and salespersons are required by law to disclose the type of brokerage relationship they have with the buyers, tenants, sellers, or landlords to whom they are providing services in a real estate transaction. The buyers, tenants, sellers, or landlords may be either clients or customers of a licensee. A client of a licensee is a person or entity who has a brokerage relationship with that licensee. A customer of a licensee involved in a real estate transaction is a person or entity who does not have a brokerage relationship with that licensee, and who is not represented by any other licensee.

There are several types of brokerage relationships that are possible, and you, whether a client or a customer, should understand them at the time a licensee begins to provide brokerage services to you in a real estate transaction. They are: 1) Limited Buyer Agency; 2) Limited Tenant Agency; 3) Limited Seller Agency; 4) Limited Landlord Agency; and with written consent 5) Limited Dual Agency. Hall and Hall **does not** offer common law agency.

The licensee who is offering brokerage services to you, or who is providing brokerage services for a particular property, must make certain disclosures regarding his/her brokerage relationship in the transaction. These disclosures must be made at the earliest practicable opportunity during or following the first substantial contact with a buyer, tenant, seller, or landlord who does not have a written agreement for brokerage services with another licensee.

All real estate licensees providing brokerage services to a buyer are the buyer’s limited agent unless:

- 1) The licensee has entered into a written agreement with a seller (a listing agreement) to represent the seller as their limited agent.
- 2) The licensee is providing brokerage services as a subagent of another broker who has an agency relationship with a client.
- 3) The licensee is providing brokerage services under a written consent to limited dual agency.

Agency disclosure information for Buyers and Sellers is on the following page.

Mark Johnson of Hall and Hall are the exclusive agents of the Seller.

Agency Disclosure Information for Buyers and Sellers

Company Hall and Hall Partners, LLP Agent Name _____

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being offered. For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

<p style="text-align: center;">Limited Seller’s Agent</p> <ul style="list-style-type: none"> • Works for the seller • Shall not disclose any confidential information about the seller unless required by law • May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property • Must present all written offers to and from the seller in a timely manner • Must exercise reasonable skill and care for the seller and promote the seller’s interests <p><u>A written agreement is required to create a seller’s agency relationship</u></p>	<p style="text-align: center;">Limited Buyer’s Agent</p> <ul style="list-style-type: none"> • Works for the buyer • Shall not disclose any confidential information about the buyer unless required by law • May be required to disclose to a seller adverse material facts including facts related to buyer’s ability to financially perform the transaction • Must present all written offers to and from the buyer in a timely manner • Must exercise reasonable skill and care for the buyer and promote the buyer’s interests <p><u>A written agreement is not required to create a buyer’s agency relationship</u></p>
<p style="text-align: center;">Limited Dual Agent</p> <ul style="list-style-type: none"> • Works for both the buyer and seller • May not disclose to seller that buyer is willing to pay more than the price offered • May not disclose to buyer that seller is willing to accept less than the asking price • May not disclose the motivating factors of any client • Must exercise reasonable skill and care for both buyer and seller <p><u>A written disclosure and consent to dual agency required for all parties to the transaction</u></p>	<p style="text-align: center;">Customer Only (list of services provided to a customer, if any, on reverse side)</p> <ul style="list-style-type: none"> • Agent does not work for you, agent works for another party or potential party to the transaction as: <input type="checkbox"/> Limited Buyer’s Agent <input type="checkbox"/> Limited Seller’s Agent <input type="checkbox"/> Common-Law Agent (attach addendum) • Agent may disclose confidential information that you provide agent to his or her client • Agent must disclose otherwise undisclosed adverse material facts: - about a property to you as a buyer/customer - about buyer’s ability to financially perform the transaction to you as a seller/customer • Agent may not make substantial misrepresentations
<p style="text-align: center;"><input type="checkbox"/> Common Law Agent for <input type="checkbox"/> Buyer <input type="checkbox"/> Seller (complete and attach Common Law Agency addendum)</p>	

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS. By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

Acknowledgement of Disclosure
(Including Information on back of form)

(Client or Customer Signature)	(Date)	(Client or Customer Signature)	(Date)
(Print Client or Customer Name)		(Print Client or Customer Name)	

Contact Information:

1. Agent(s) name(s) and phone number(s):

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. Init. Init

2. Designated Broker name, name designated broker does business under (if different), and phone number:
Mark Johnson, Hall and Hall Partners, LLP, 402-322-1991

Hall and Hall Partners, LLP offers the following broker agency services:

- Limited Seller Agency**
- Limited Landlord Agency**
- Limited Buyer Agency**
- Limited Tenant Agency**
- Limited Dual Agency (only by written agreement)**

Hall and Hall Partners, LLP, **DOES NOT** offer the following broker agency services:
Common Law Agency

Client or Customer name(s): _____

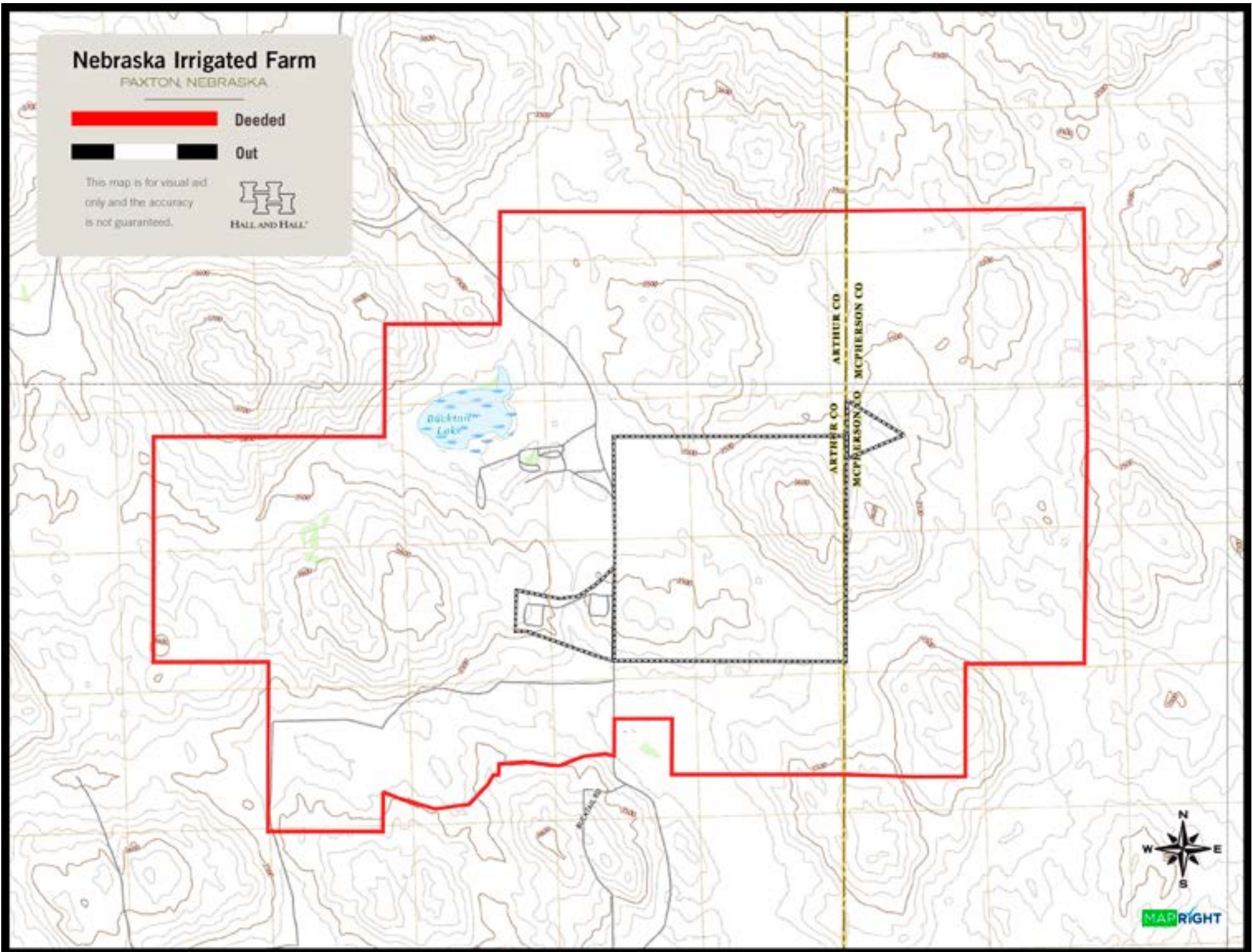
Nebraska Irrigated Farm

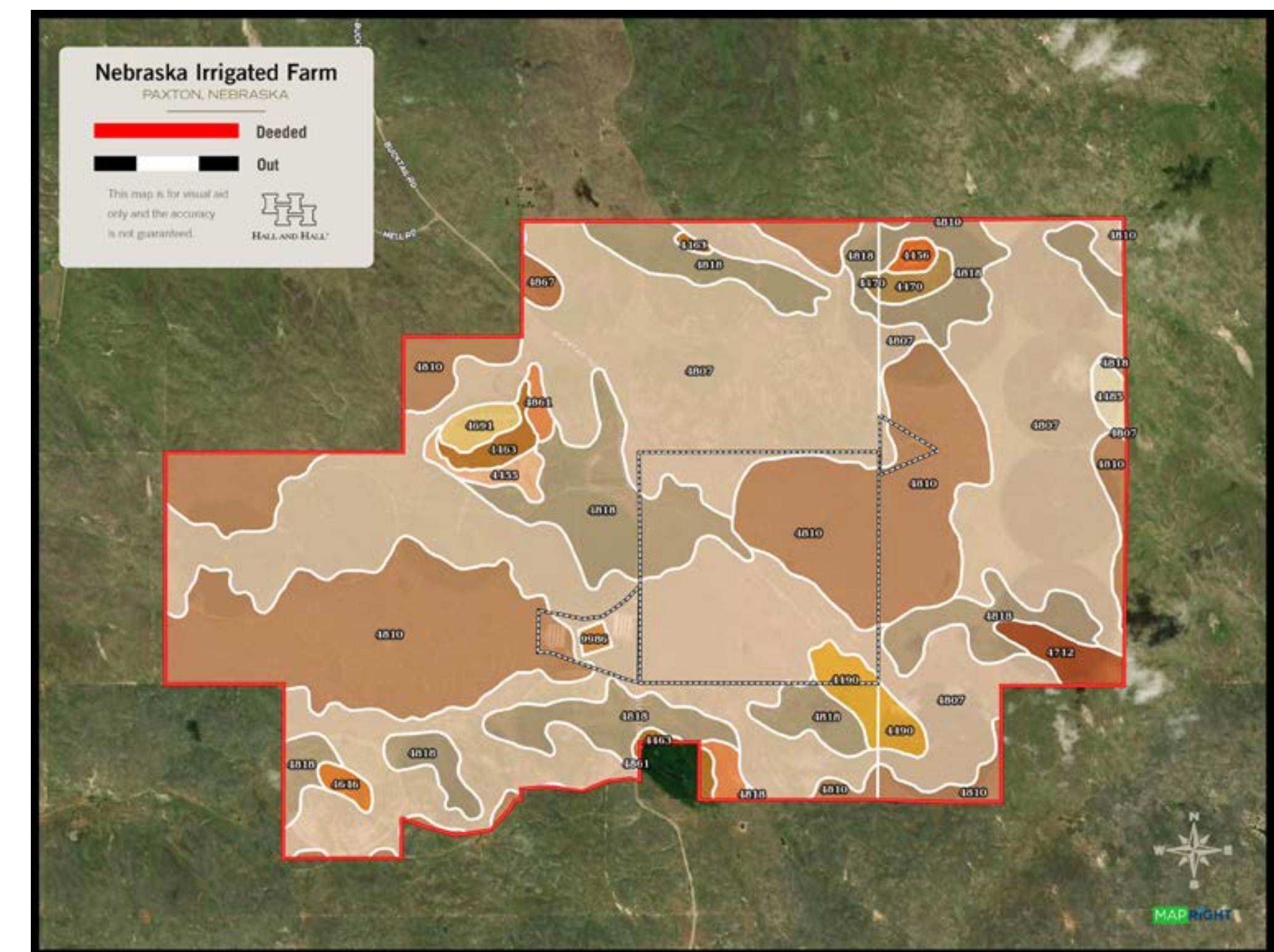
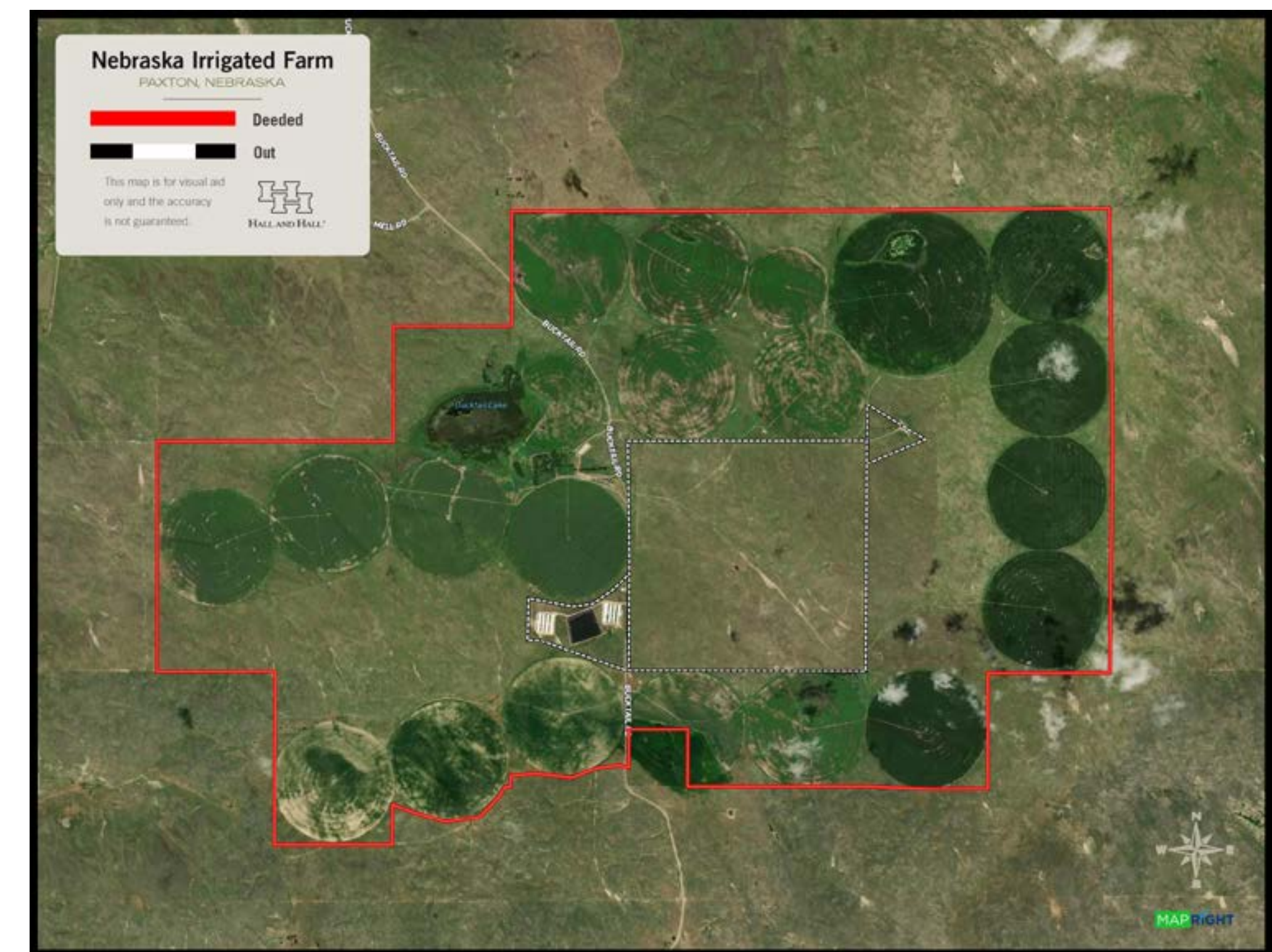
PAXTON, NEBRASKA

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This map is for visual aid
only and the accuracy
is not guaranteed.





Boundary 5398.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	2838.14	52.57	11	16	6e
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	1330.37	24.64	9	13	6e
4818	Valentine loamy fine sand, 3 to 9 percent slopes	848.68	15.72	21	21	6e
4490	Dunday loamy fine sand, 3 to 9 percent slopes	70.27	1.3	0	23	6e
4463	Cullison mucky peat	52.64	0.98	7	7	5w
4712	Nenzel loamy fine sand, 0 to 3 percent slopes	51.5	0.95	58	25	4e
4861	Valentine-Els complex, 0 to 9 percent slopes	36.0	0.67	25	20	6e
4691	Marlake mucky peat	30.19	0.56	6	1	8w
4455	Crowther loam, 0 to 1 percent slopes	29.99	0.56	52	32	5w
4470	Doughboy fine sandy loam, 0 to 3 percent slopes	29.84	0.55	50	47	2e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	21.24	0.39	0	23	4e
4867	Valentine-Libory complex, 0 to 9 percent slopes	19.55	0.36	30	27	6e
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	17.26	0.32	54	24	4e
4456	Crowther mucky peat	14.64	0.27	9	7	5w
9986	Miscellaneous water, sewage lagoon	8.46	0.16	0	-	-
TOTALS		5398.79(*)	100%	12.99	16.38	5.94

(*) 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.

Nebraska Irrigated Farm Pivot Info Table

Pivot #	Reg #	Static Ft	Pumping Ft	Depth Ft	Max Pump GPM	Pivot/Sprinkler GPM	Power Unit Model	Pump Model	Gear Head	Pivot Model	Pivot Length
1	G-060083	27	72	370	2643	800	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '12	8T
2	G-060084	47	93	380	2568	800	Isuzu	Worthington 8" Reworked Sargent	Randolph 100 HP	Valley '13	10T
3	G-060082	81	99	400	1253	800	Cat	Worthington Sargent RW	Randolph 125 HP	Valley 8000 Series '13	10T
4	G-060081	60	122	380	1334	750	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
5	G-063335	40	52	400	1253	850	Cat 5056 6 cyl	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
6	G-060075	33	78	360	2456	800	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '12	8T
7	G-060076	20	69	310	2568	800	Cat	Worthington	Randolph 100 HP	Zimmatic '12	8T
8	G-068065	15	50	320	2902	700	Cat 3116 6 cyl old	Aurora 8"	Randolph 80 HP	Zimmatic '22	8T
9	G-060074	35	58	300	2456	900	2004 Cat 6.6 cyl	Worthington	Randolph 100 HP	Zimmatic '22	8T
10	G-060087	126	151	386	1902	750	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
11	G-068066	40	54	400	1253	900	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
12	G-066442	27	48	366	1000	800	Isuzu 6cyl 5BG1	Sargent 8"	Randolph 80 HP	Zimmatic '22	8T
13	G-060085	62	83	400	2198	800	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
14	G-063360	40	54	400	1253	850	Isuzu	Western Land Roller	Randolph 100 HP	Zimmatic '22	8T
15	G-060086	33	65	380	2798	1500	Cat Diesel 6 cyl	Sargent 8"	Randolph 200 HP	Zimmatic '22	11T
16	G-066425	77	90	392	700	700	Isuzu	Sargent 8"	Randolph 100 HP	Zimmatic '22	5T
17	G-060077	43	84	375	2501	800	Isuzu	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
18	G-066426	109	122	420	1000	800	Cat C6.6cyl	Sargent 8"	Randolph 80 HP	Zimmatic '22	8T
19	G-060078	55	75	420	2608	850	Cummins	Worthington 8"	Randolph 100 HP	Zimmatic '22	8T
20	G-060079	26	77	330	2459	700	Isuzu	Worthington 8"	Randolph 80 HP	Zimmatic '12	8T
21	G-060079	26	77	330	2459	700	Cat 4cyl	Worthington 8" Sargent RW	Randolph 125 HP	Zimmatic '22	7T

Dedicated to Land and Landowners Since 1946