



BOZLE CREEK RANCH
CRAWFORD, NEBRASKA





BOZLE CREEK RANCH
CRAWFORD, NEBRASKA

\$14,780,000 | 10,021± ACRES



LISTING AGENT: MARK JOHNSON

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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 | MANAGEMENT



EXECUTIVE SUMMARY

The Bozle Creek Ranch is situated in the storied and historical Pine Ridge area of northwest Nebraska. The ranch starts on the valley floor with rich agricultural fields intertwined with a wooded creek bottom leading up to the pine-covered ridges with views of the legendary Red Cloud Buttes. The ranch is home to a variety of wildlife, including trophy-quality elk. Not only is the ranch an outdoor enthusiast's dream, but it is also a viable working cattle ranch sustaining a year-round cow/calf operation.



LOCATION

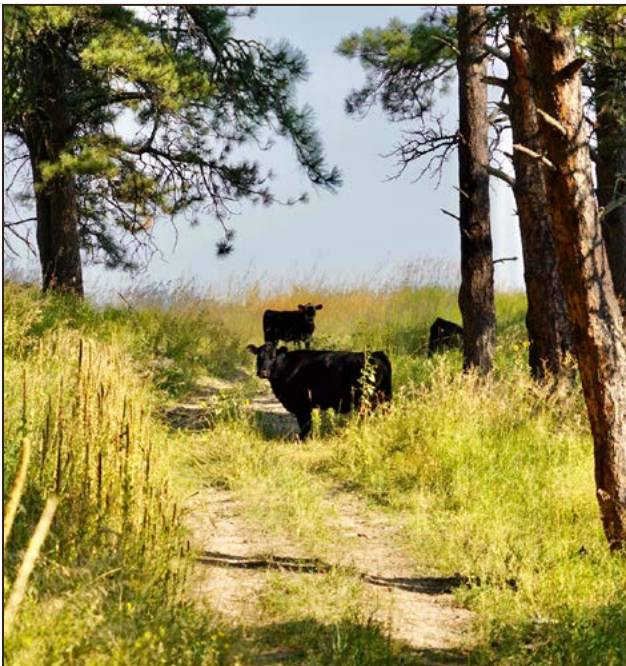
The ranch is located just three miles south of Crawford on the Scenic and Historic Pine Ridge area of northwest Nebraska. The ranch is accessible on Highway 71 and has a County Road that traverses through and around the perimeter of the ranch for easy access. Fort Robinson State Park and Legend of the Buttes Golf Course are within eyeshot of the ranch, and commercial air service is only 23 miles away. Chadron is less than 30 miles east of the ranch, offering all major amenities, and home to Chadron State College.





LOCALE

Northwest Nebraska is predominantly an agricultural landscape but is highly influenced by its rich cultural history, scenic views, and abundant recreational opportunities. It is a rural area but highlighted with the major amenities of commercial air service just minutes away, along with Fort Robinson State Park and Crawford. Crawford offers basic amenities, including a golf course, grocery store, bank, gas stations, and schools. Thirty minutes away is the town of Chadron, which offers all major amenities along with a state college. The ranch also borders the Nebraska National Forest, which offers endless opportunities for hiking, biking, riding, hunting, or scenic drives. It is truly a Western scenic ranch feeling with major amenities just a fingertip away.



FORT ROBINSON STATE PARK



Credit: Nebraskaland Magazine/Nebraska Game and Parks Commission

At 22,000 acres, this is the largest state park in Nebraska. Formerly an active military post, Fort Robinson State Park is now a popular destination for outdoor, recreational enthusiasts and history buffs. The park offers some of the most beautiful scenery in the West, and visitors can enjoy learning about Old West history, hiking and biking, camping, great lodging, and sights of buffalo and Longhorn cattle herds. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the death of the famed Sioux Chief Crazy Horse. Over the years, the fort served the Red Cloud Indian Agency as a cavalry remount station, K-9 dog training center, POW camp, and beef research station. It was established as a state park in 1962.

Get acquainted with the park by taking a ride in a horse-drawn wagon or enjoying the open air on horseback. If you're feeling more adventurous, tour the buttes in an open-top Jeep. On the popular Fort Robinson Express, visitors can experience the way pioneers and settlers traveled a century ago—by stagecoach. In the afternoon, guests can enjoy a cool swim indoors in the Lindeken Pool, which also has an outdoor wading pool and sundeck. Fishing is available at Soldier Creek or in any of the open ponds. Nebraska history is well-preserved in the many historic or reconstructed buildings at the Fort—the 1887 Adobe Officers' Quarters, 1906 Blacksmith Shop, POW Camp, and Cheyenne Outbreak Barracks. Evening activities include rodeo games, special shows at the Post Playhouse, and the Chuckwagon Buffalo Stew Cookout with campfire sing-alongs. The Fort Robinson Inn serves breakfast, lunch, and dinner daily during the summer season.

<https://outdoornebraska.gov/location/fort-robinson/>



LEGEND BUTTES GOLF COURSE

Legend Buttes Golf Course is a 9-hole course located on the west side of the City on Highway 20 between Fort Robinson and Crawford at the base of the picturesque "Red Cloud Buttes." Designed by Mr. Weiss, it was opened in 1992. The course features 3,178 yards of golf for a par of 36, with the White River meandering through the course. The course is open from April 1st to October 1st, with additional play as the weather permits.

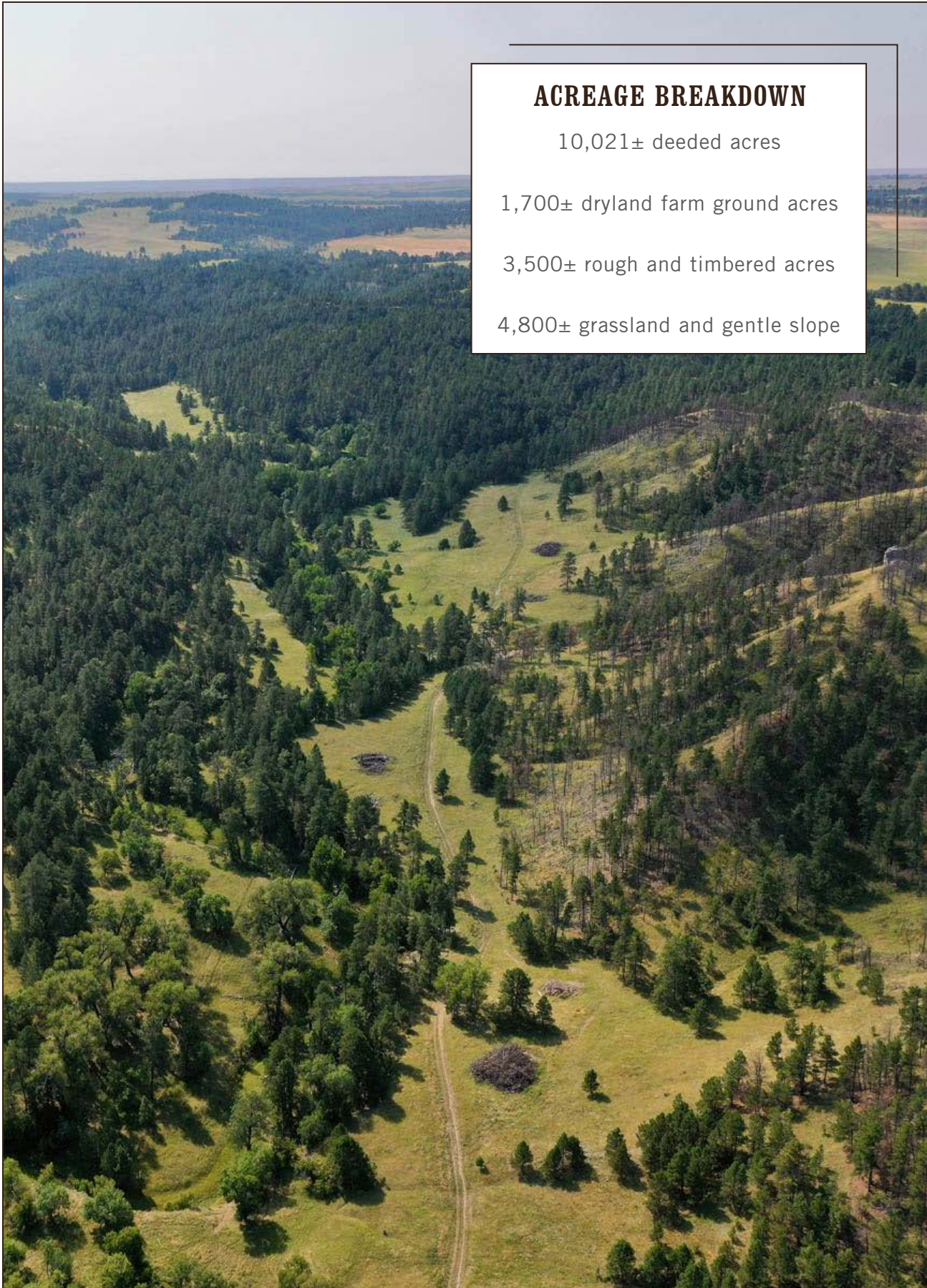
https://crawfordnebraska.net/residents/recreation/legend_buttes_golf_course.php





GENERAL DESCRIPTION

The ranch has high-timbered ridges that stand out from a distance as you approach the ranch. It is a highly diverse topography ranging from deep timbered canyons with rock outcroppings protruding from the landscape to an elevation drop of 700 feet to the low-lying creek valleys. The timbered canyons give way to the open rolling plains and gentle dryland cropland. The ridges and rough topography are primarily covered with ponderosa pine with deep lush bottoms with mostly deciduous tree canopy and numerous springs and live water. Bozle Creek meanders through the heart of the property, providing water for livestock and wildlife. A part of the ranch was affected by a wildfire two years ago, which has helped diversify the landscape. Beneficial rainfall has healed the fire scar, with wildlife returning and even favoring the burn area. With the burn, it has created an open rough country in balance with the heavily timbered topography to create a wildlife sanctuary.



ACREAGE BREAKDOWN

10,021± deeded acres

1,700± dryland farm ground acres

3,500± rough and timbered acres

4,800± grassland and gentle slope

IMPROVEMENTS



BUILDING	DIMENSIONS		YEAR BUILT
Livestock Barn	3,200 sq. ft.	80'X40'X13'	1994
Shop/Office	13,000 sq. ft.	130'X100'X18'	2019
Calving Barn	3,360 sq. ft.	70'X48'X16'	2016

265' of concrete feed bunk and apron, along with pens

Full set of pipe cattle working facilities

Extensive water pipeline and solar wells







CLIMATE AVERAGES & ELEVATION

RAINFALL: 17.9 INCHES

SNOWFALL: 52.4 INCHES

PRECIPITATION: 75.8 DAYS

SUNNY: 224 DAYS

AVERAGE JULY HIGH: 87.8°

AVERAGE JANUARY LOW: 14.4°

COMFORT INDEX: 7

UV INDEX: 4.6

ELEVATION: 3,678 FEET

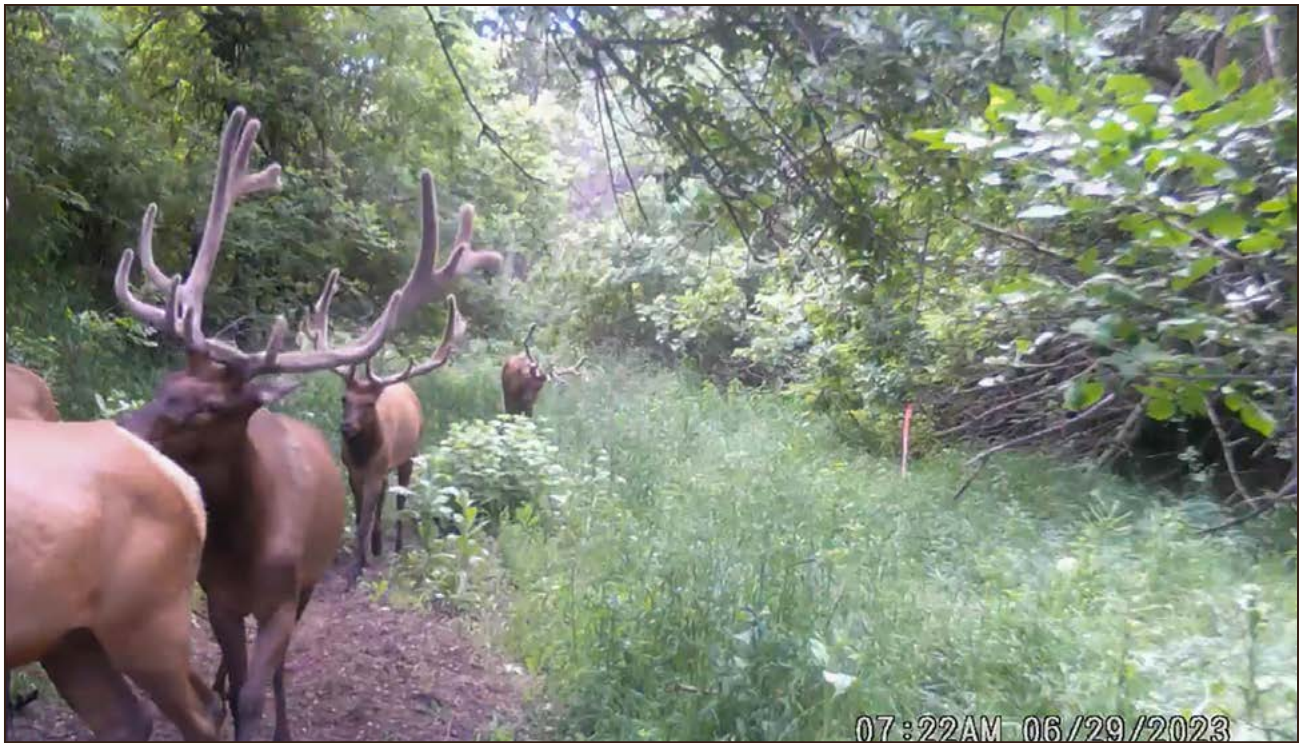




GENERAL OPERATIONS

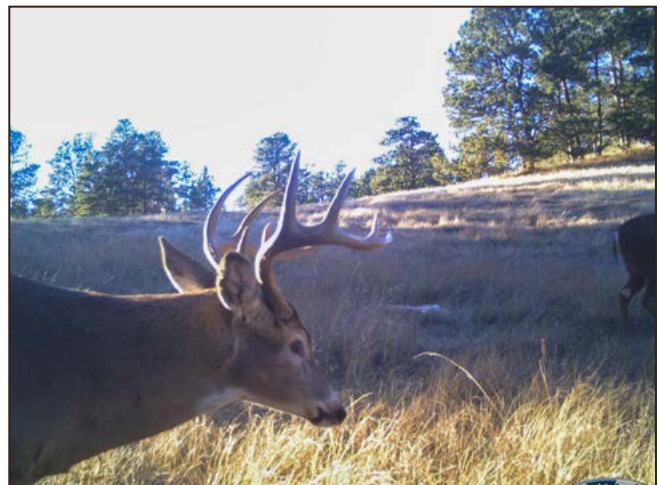
The operational side of the ranch is a balanced and self-sustaining Cow/Calf year-round livestock operation. The canyons and rangeland provide summer grazing, and the dryland crop ground is used primarily for livestock hay production. The dry farmland also provides the opportunity for a farming operational entity as well. The facilities are top-notch for livestock operation, including newer steel pipe corrals and barns. The ranch is set up for a spring calving season with plenty of livestock shelter and pen space in livestock buildings for newborn calves. The ranch is unique in the aspect of high-quality recreational/wildlife habitat, but it is also able to sustain a successful livestock operation.





WILDLIFE RESOURCES

Fall is a special time on the ranch, with a resident herd of elk calling it home. The vibrant bugles of the bulls echo throughout the canyons and timber. The state record bull, exceeding 430", was killed just a short distance from the ranch, and elk antler sheds pushing 400" have been found on the ranch. Elk hunting pressure has been very limited, allowing for trophy-quality bulls. The ranch is also home to an abundant population of whitetail and mule deer. The diverse habitat, from the high-timbered ridges falling off to the creek bottoms and farm fields, creates a prime habitat for all wildlife. The ranch was also visited by Bighorn sheep from the nearby Red Cloud Buttes. Also calling it home are a diversity of birds, including turkeys and grouse. Let's not forget to mention the pronghorn antelope on the valley floors. The wildlife is endless, and the ranch is surely a wildlife treasure of northwest Nebraska.



WATER RESOURCES

The ranch is highlighted by Bozle Creek, which meanders through the heart of the ranch. It provides excellent wildlife habitat and livestock water. There are also numerous springs located throughout the ranch, enhancing the habitat. Livestock water is supplied by a vast pipeline system along with numerous windmills and solar wells. The tanks are dispersed throughout the ranch, providing centrally located water sources. The buildings have their own separate submersible wells that provide good-quality potable water.





RECREATIONAL CONSIDERATIONS

The ranch has an extensive network of trails, whether for horseback riding or ATV. They have been maintained and are more miles than a person could travel in a weekend getaway. They start at the valley floors and meander up to the high ridges, allowing for excellent wildlife and scenic views. Also, the area provides excellent entertainment, with Fort Robinson nearby. The Fort offers trail rides, camping, fishing, hiking, lodging, indoor swimming, and a full-service restaurant. The Fort also is steeped in local and Native American history, all on display at the museum. The post-playhouse has developed a reputation throughout the region as a destination for quality, entertaining theater as well. There is not much in the way of recreation that the ranch does not offer, but all is found within just minutes from the ranch.



HISTORY



The ranch and surrounding area have a deep connection to the Wild West history of the plains, including many Native American conflicts. Nearby Fort Robinson was operated as a fort from the early days of the Old West until after World War II. Many original buildings survive and remain in use at the park today, and others have been reconstructed. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the death of the famed Sioux Chief Crazy Horse. Over the years, the fort served the Red Cloud Indian Agency as a cavalry remount station, K-9 dog training center, POW camp, and beef research station. It was established as a state park in 1962. The ranch contains several old homesites, from just remnants to standing log cabins. They create a meaningful and unparalleled knowledge of the ranch's past and homesteaders' struggles.

WATER & MINERAL RIGHTS

All seller-owned water and mineral rights will transfer to the buyer.



TAXES

Taxes are estimated at \$41,361 based upon previous years.



BROKER COMMENTS

Bozle Creek Ranch is truly a recreational gem with a strong income-producing livestock aspect. The Pine Ridge area of northwest Nebraska is a hidden gem offering recreational opportunities abound. This is your chance to have a trophy elk/deer ranch in Nebraska and is the only way for nonresidents to secure a bull elk permit in the state. Not only does the ranch have it all, but the area offers much more.

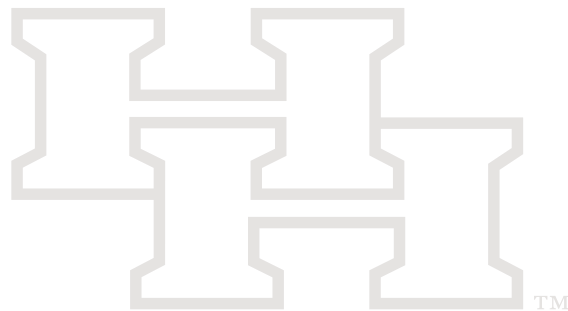




Click on map above for link to MapRight map of property.

PRICE

\$14,780,000



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

[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>
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<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: <ul style="list-style-type: none"> - 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
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Common Law Agent for **Buyer** **Seller** (complete and attach Common Law Agency addendum)

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)

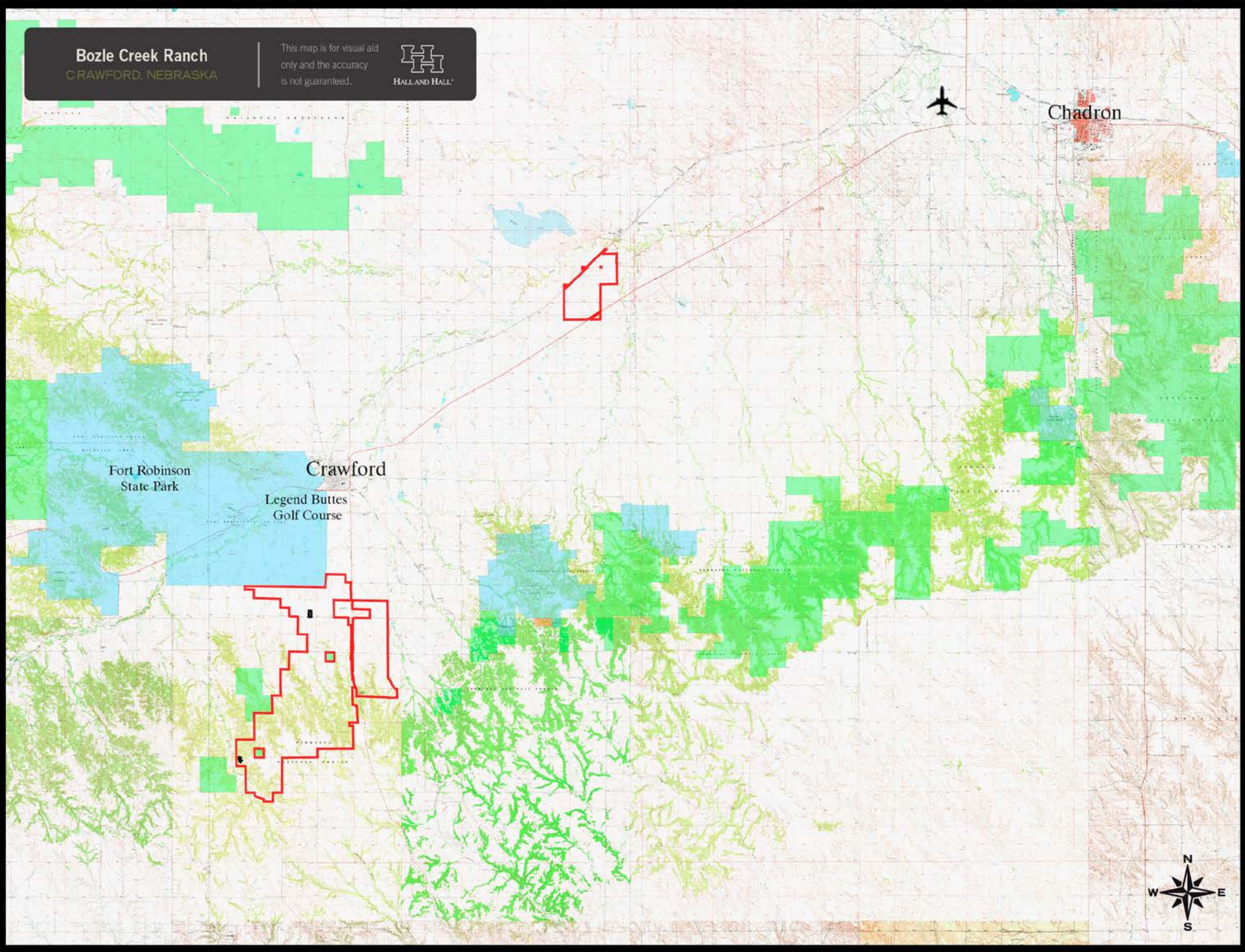
Hall and Hall Partners, LLP, **DOES NOT** offer the following broker agency services:

Common Law Agency

Client or Customer name(s): _____

Bozle Creek Ranch
CRAWFORD, NEBRASKA

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



Fort Robinson
State Park

Crawford

Legend Buttes
Golf Course

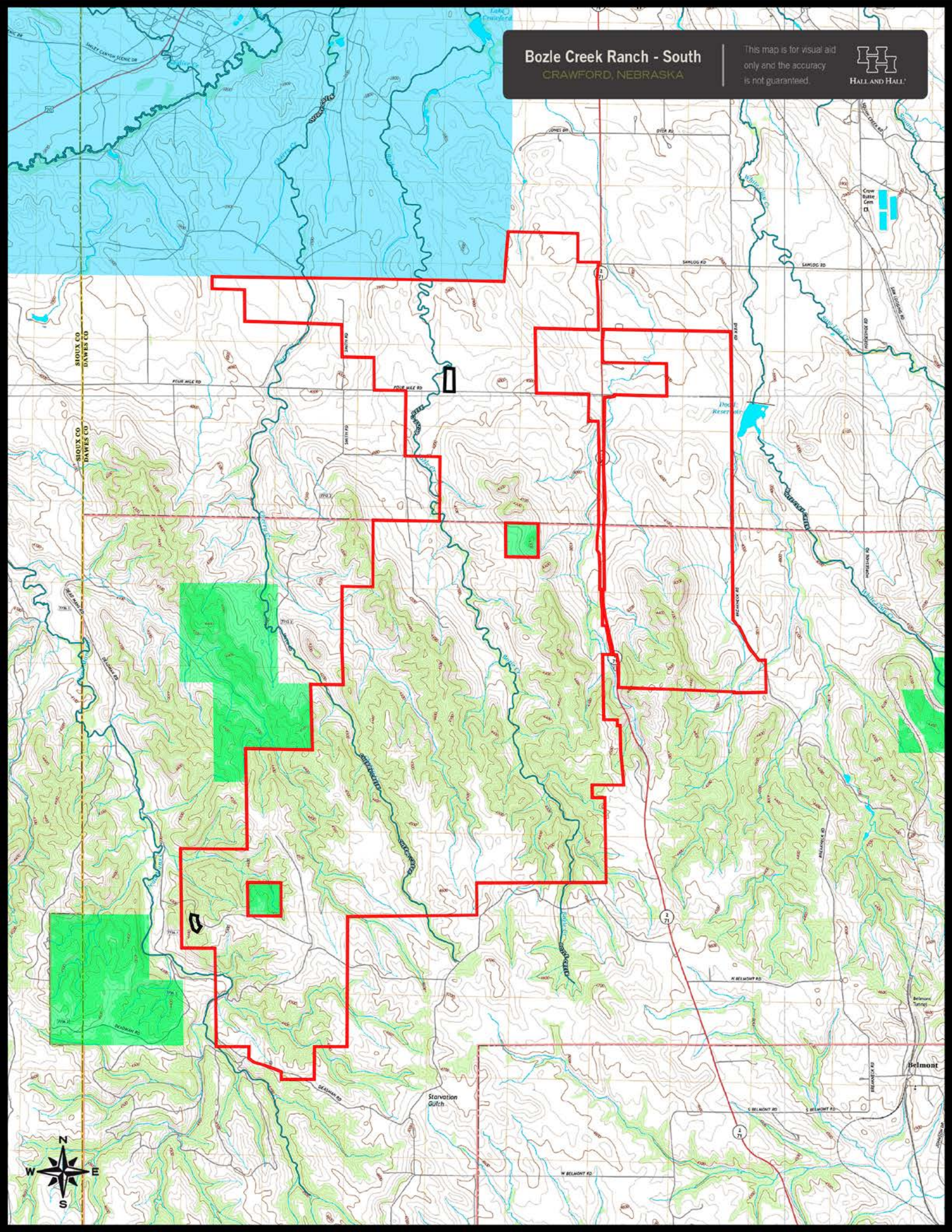
Chadron



Bozle Creek Ranch - South

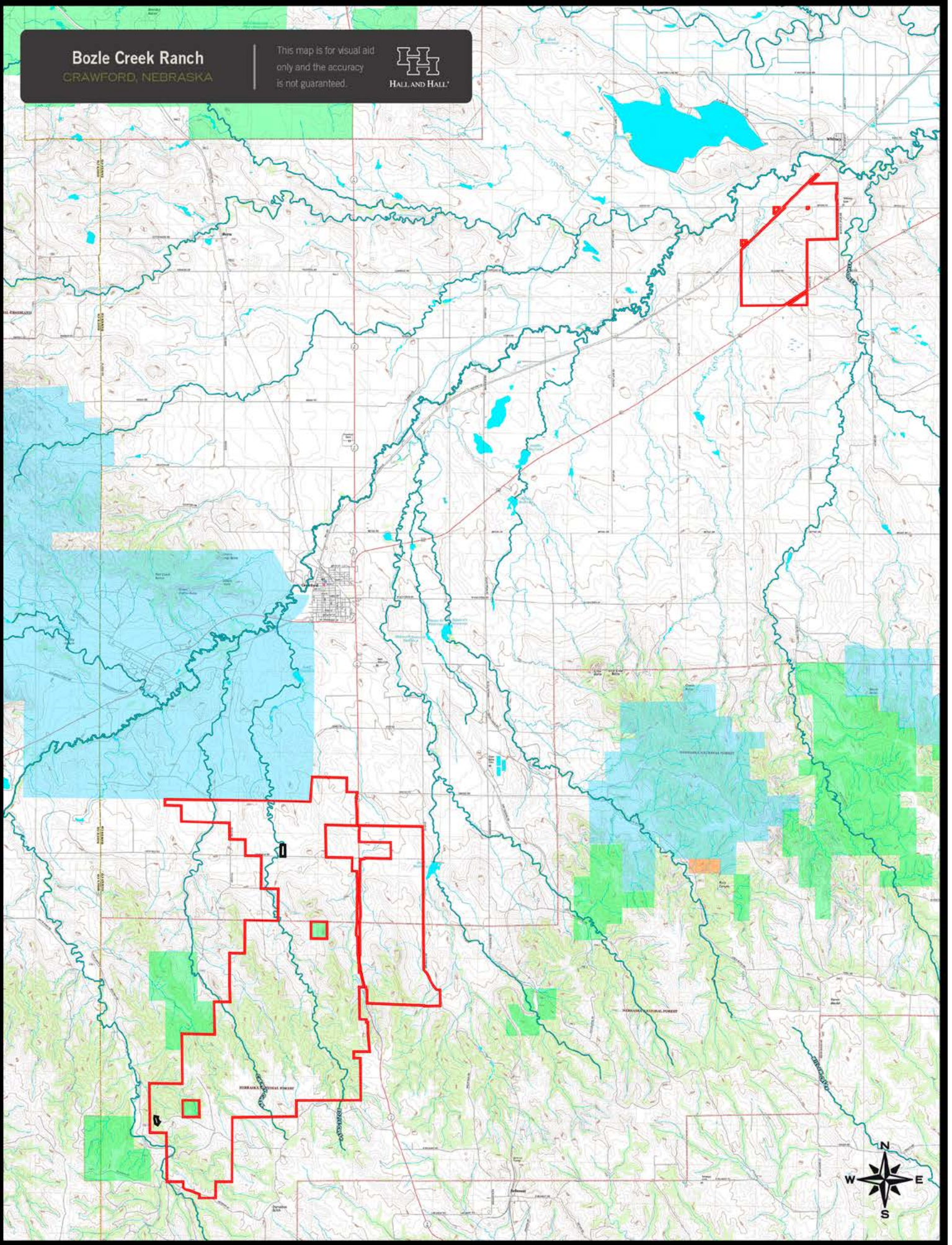
CRAWFORD, NEBRASKA

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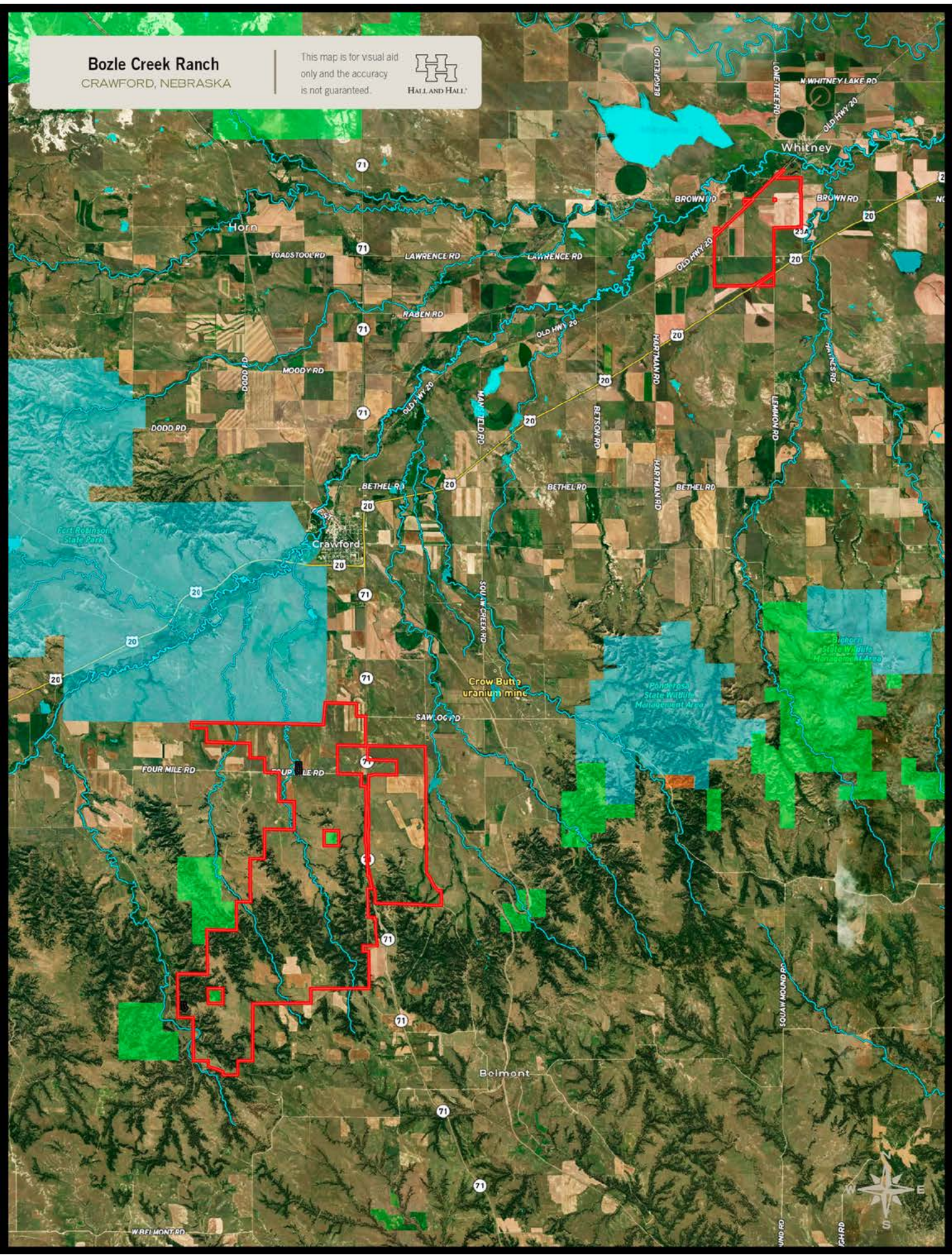
Bozle Creek Ranch
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Bozle Creek Ranch
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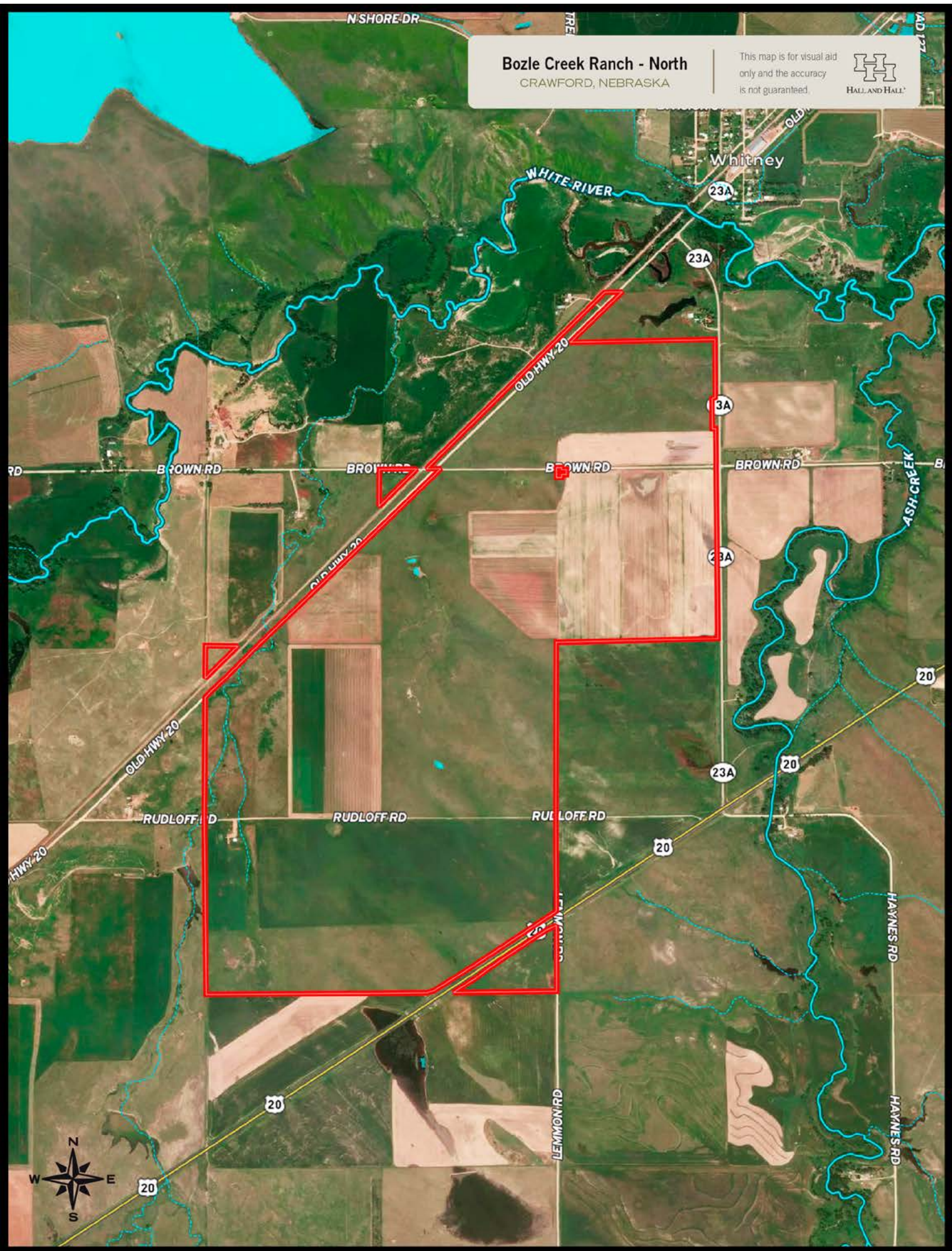
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Bozle Creek Ranch - North

CRAWFORD, NEBRASKA

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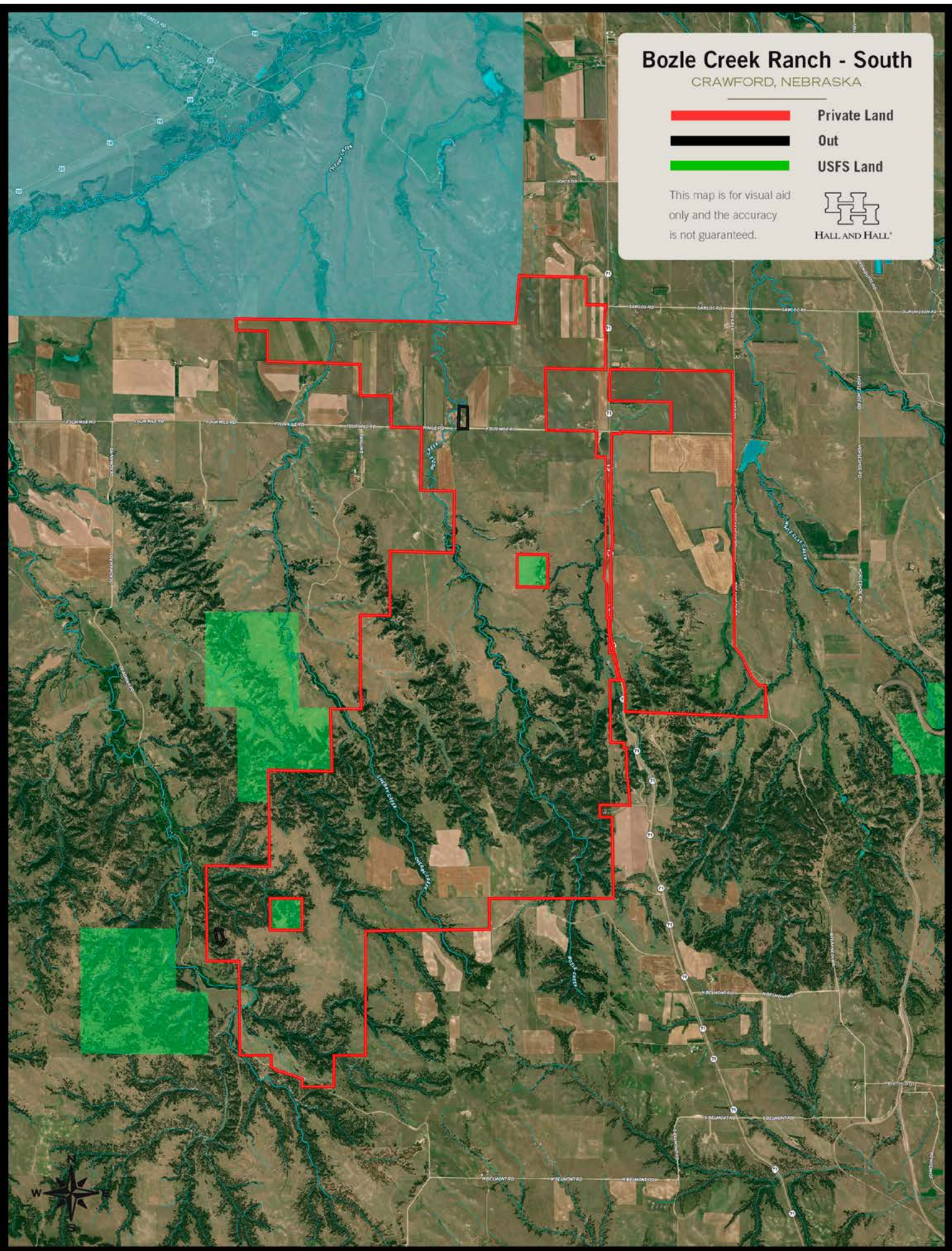


Bozle Creek Ranch - South

CRAWFORD, NEBRASKA

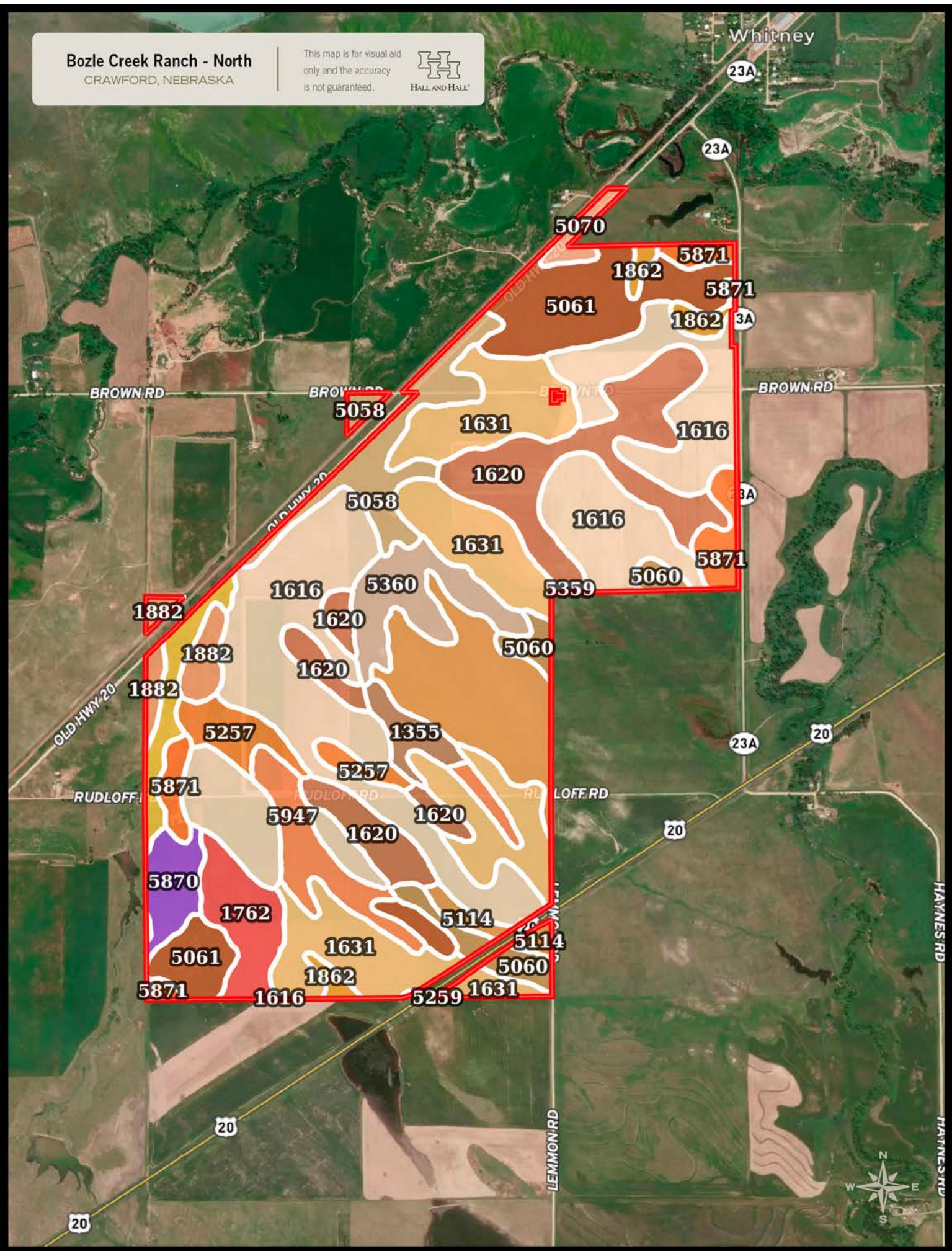
-  Private Land
-  Out
-  USFS Land

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



Bozle Creek Ranch - North
CRAWFORD, NEBRASKA

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6043	Tassel-Ponderosa-Rock outcrop association, 9 to 70 percent slopes	3122.73	31.19	11	14	6e
6026	Tassel soils, 3 to 30 percent slopes	769.26	7.68	0	10	6s
5143	Busher-Tassel loamy very fine sands, 6 to 30 percent slopes	735.77	7.35	0	17	6e
6090	Sarben and Vetal loamy very fine sands, 9 to 30 percent slopes	561.24	5.61	0	27	6e
5964	Jayem and Vetal loamy very fine sands, 6 to 9 percent slopes	514.81	5.14	0	32	4e
5070	Vetal and Bayard soils, 1 to 6 percent slopes	443.26	4.43	0	36	3e
5107	Alliance silt loam, 3 to 9 percent slopes, eroded	371.42	3.71	0	39	3e
1356	Bridget silt loam, 1 to 3 percent slopes	370.36	3.7	0	45	2e
5129	Busher loamy very fine sand, 9 to 20 percent slopes	362.62	3.62	0	27	6e
1616	Keith-Ulysses silt loams, 3 to 9 percent slopes	313.19	3.13	74	56	3e
5128	Busher loamy very fine sand, 6 to 9 percent slopes, eroded	200.16	2.0	0	27	4e
5947	Duroc very fine sandy loam, 1 to 3 percent slopes	196.1	1.96	0	39	2e
1631	Keith silt loam, 3 to 9 percent slopes	179.43	1.79	0	50	3e
5211	Ogjala-Canyon loams, 9 to 25 percent slopes	171.25	1.71	39	29	6e
5259	Thirtynine silt loam, 2 to 11 percent slopes, eroded	163.79	1.64	0	39	3e
5200	Ogjala loam, 9 to 30 percent slopes	151.58	1.51	21	28	6e
1014	Bankard loamy fine sand, frequently flooded	146.13	1.46	0	14	6w
1620	Keith silt loam, 0 to 3 percent slopes	135.54	1.35	92	56	2c
1357	Bridget silt loam, 3 to 6 percent slopes	93.61	0.94	0	44	3e
5061	Buften-Hisle complex, 0 to 9 percent slopes	91.53	0.91	0	21	4e
5114	Buften silty clay loam, 3 to 9 percent slopes	86.99	0.87	0	41	4e
6093	Sarben fine sandy loam, 9 to 30 percent slopes	75.3	0.75	0	26	6e
5978	Jayem loamy very fine sand, 1 to 6 percent slopes	71.74	0.72	0	32	3e
5105	Alliance silt loam, 1 to 3 percent slopes	64.81	0.65	0	47	2e

