

WESTERN NEBRASKA

Spring Lake Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 14,610.96± | OFFERED AT \$15,200,000
RANCHANDRECREATION.COM

A RARE SANDHILLS RANCH DEFINED BY SCALE AND STEWARDSHIP SINCE 1887

Spring Lake Ranch represents a rare opportunity to acquire a large, contiguous, and highly functional ranch in the heart of Nebraska's Sandhills.

With roots dating back to 1887, the ranch reflects generations of stewardship, evolving into a modern, highly productive operation while maintaining the integrity of the land it was built upon.

Spanning 14,610.96± total acres, including 13,037.08± deeded acres and 1,573.88± acres of Nebraska State School Land lease, the ranch offers the scale, natural resources, and operational consistency sought by serious operators and long-term investors alike.

A PROVEN AND BALANCED CATTLE OPERATION

Spring Lake Ranch is a well-balanced Sandhills operation capable of supporting approximately 700 cow-calf pairs on a year-round basis, depending on management practices.

The ranch has been carefully managed through rotational grazing practices designed to maintain long-term range health while supporting consistent production.

A strong base of native Sandhills grass, combined with productive wet and subirrigated hay meadows, provides a dependable forage system that supports a true year-round cattle operation.



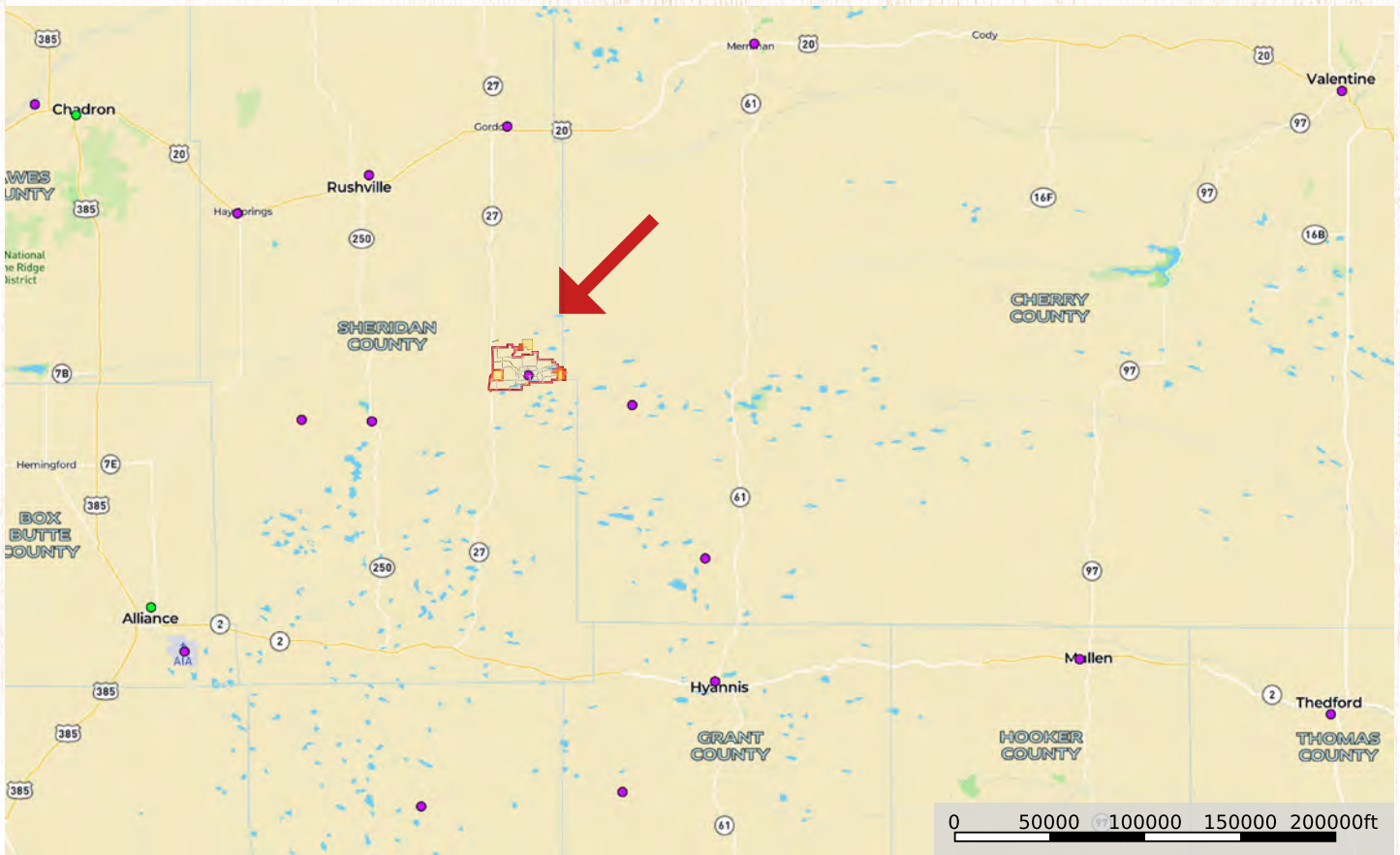
Scan for Video



PRICE \$15,200,000 (FIFTEEN MILLION AND TWO HUNDRED 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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LOCATION AND COMMUNITY

Spring Lake Ranch is located in Sheridan County, Nebraska, with the nearby town of Gordon serving as the primary trade center for the area.

Gordon is a well-established Sandhills community with a strong agricultural foundation, offering essential services, schools, healthcare, and a regional workforce. With a population of approximately 1,500 residents, it serves as a central hub for ranching operations throughout northern Sheridan County.

The surrounding region is known for its deep-rooted ranching culture, large-scale operations, and some of the most productive grasslands in the country.

LIVESTOCK MARKETS

Spring Lake Ranch benefits from proximity to several well-established livestock markets in the region, providing multiple options for marketing cattle.

- Gordon Livestock Market (Gordon, NE) ~ 27 miles
- Crawford Livestock Market (Crawford, NE) ~ 97 miles
- Ogallala Livestock Market (Ogallala, NE) ~ 136 miles
- Sheridan Livestock Market (Rushville, NE) ~ 48 miles
- Valentine Livestock Market (Valentine, NE) ~ 118 miles

All Livestock Markets host regular weekly cattle sales and serve as a key regional marketing hub for Sandhills producers. This access to competitive sale barns supports operational flexibility and efficient cattle movement.



EXCEPTIONAL WATER RESOURCES

Water is one of the defining strengths of Spring Lake Ranch and a key component of its long-term sustainability and operational reliability.

Located above the Ogallala Aquifer, one of the largest and most important freshwater aquifers in the world, the ranch benefits from exceptional groundwater resources that have supported Sandhills ranching operations for generations. The shallow water table characteristic of this region contributes to the ranch's abundant wetlands, lakes, flowing wells, sub-irrigated meadows, and reliable livestock water systems.

The ranch is extensively developed with livestock water infrastructure, including 29 windmills and 4 solar wells strategically positioned throughout the operation. Combined with natural springs, ponds, lakes, and wetlands, these water sources provide dependable year-round water distribution across the ranch.

In a region where water availability and distribution directly impact operational success, Spring Lake Ranch stands apart with both exceptional natural water resources and substantial infrastructure investment already in place.



CERTIFIED ORGANIC & FORWARD-THINKING STEWARDSHIP

Spring Lake Ranch is a Certified Organic operation, reflecting a long-term commitment to responsible land management and sustainable production practices.

The ranch has been managed with a focus on regenerative grazing principles that support soil health, water retention, and long-term productivity.

These practices position the property within a broader landscape of evolving agricultural and environmental markets, offering potential opportunities for future participation depending on buyer objectives.



WILDLIFE & HUNTING

Spring Lake Ranch offers a diverse and well-balanced wildlife environment characteristic of Nebraska's northern Sandhills, enhanced by the ranch's exceptional water resources and native habitat.

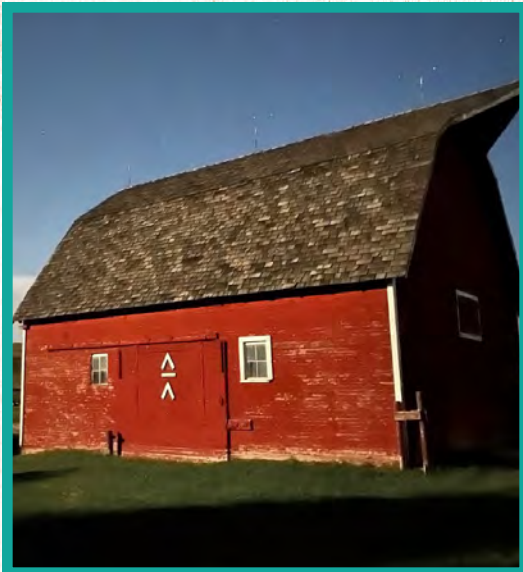
The combination of rolling grass-covered dunes, sub irrigated meadows, wetlands, and open water creates an ideal setting for both big game and upland bird populations.

Big game species commonly found in the area include mule deer, whitetail deer, and antelope, with the ranch providing the scale and habitat diversity necessary to support healthy populations. The mix of open country and natural cover allows for a variety of hunting experiences across the property.

Upland bird hunting is equally strong, with grouse and pheasant utilizing the native grasslands and meadow edges. The presence of lakes, ponds, and wetlands further enhances the recreational value, attracting seasonal populations of ducks and geese and offering quality waterfowl hunting opportunities.

Beyond hunting, the ranch provides an outstanding recreational setting for outdoor enjoyment, including wildlife viewing, horseback riding, and exploring the Sandhills landscape. The natural beauty, privacy, and expansive views contribute to a true Western ranch experience.





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Take a 3D Tour
Main House



Take a 3D Tour
Guest House



IMPROVEMENTS SUPPORTING EFFICIENT OPERATIONS

The headquarters is well-equipped to support both owner-operators and professional ranch management.

Improvements include:

- Three residences including the main home, foreman's home, and guest/tenant home
- Shop and calving barn
- Historic ranch barn
- Steel machinery storage building
- Steel working corrals with hydraulic Silencer chute and electronic scales
- Grain and cake storage bins
- Additional support buildings

These improvements provide the infrastructure necessary for efficient day-to-day operations.



a rare Sandhills offering



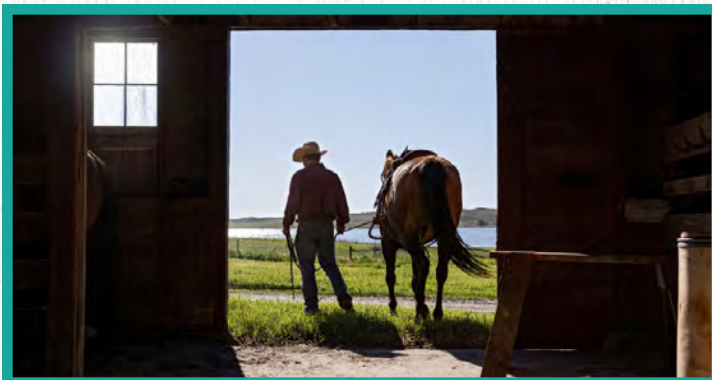
Spring Lake Ranch represents a rare opportunity to acquire a large, contiguous holding in one of the most respected cattle-producing regions in the United States.

With its combination of scale, water resources, productive grass, and functional improvements, the ranch is well-positioned to support a successful operation while maintaining the long-term integrity of the land.

Properties of this size and quality are becoming increasingly difficult to assemble in the Sandhills, particularly those offering both operational capability and natural resource depth.

Spring Lake Ranch stands as a well-balanced offering—capable of supporting today's production needs while holding long-term appeal for future ownership.

A property built to perform today and endure for generations.



INCLUSIONS & RESERVATIONS

Spring Lake Ranch is offered as a turn-key operating unit including all buildings, improvements, and permanently attached fixtures currently utilized in the operation of the ranch.

Water rights, mineral rights, and other appurtenant rights associated with the property will be conveyed or retained as outlined in the purchase agreement.

Any existing or potential participation in environmental, carbon, or conservation-related programs shall be subject to review and will be addressed as part of the due diligence and contracting process.

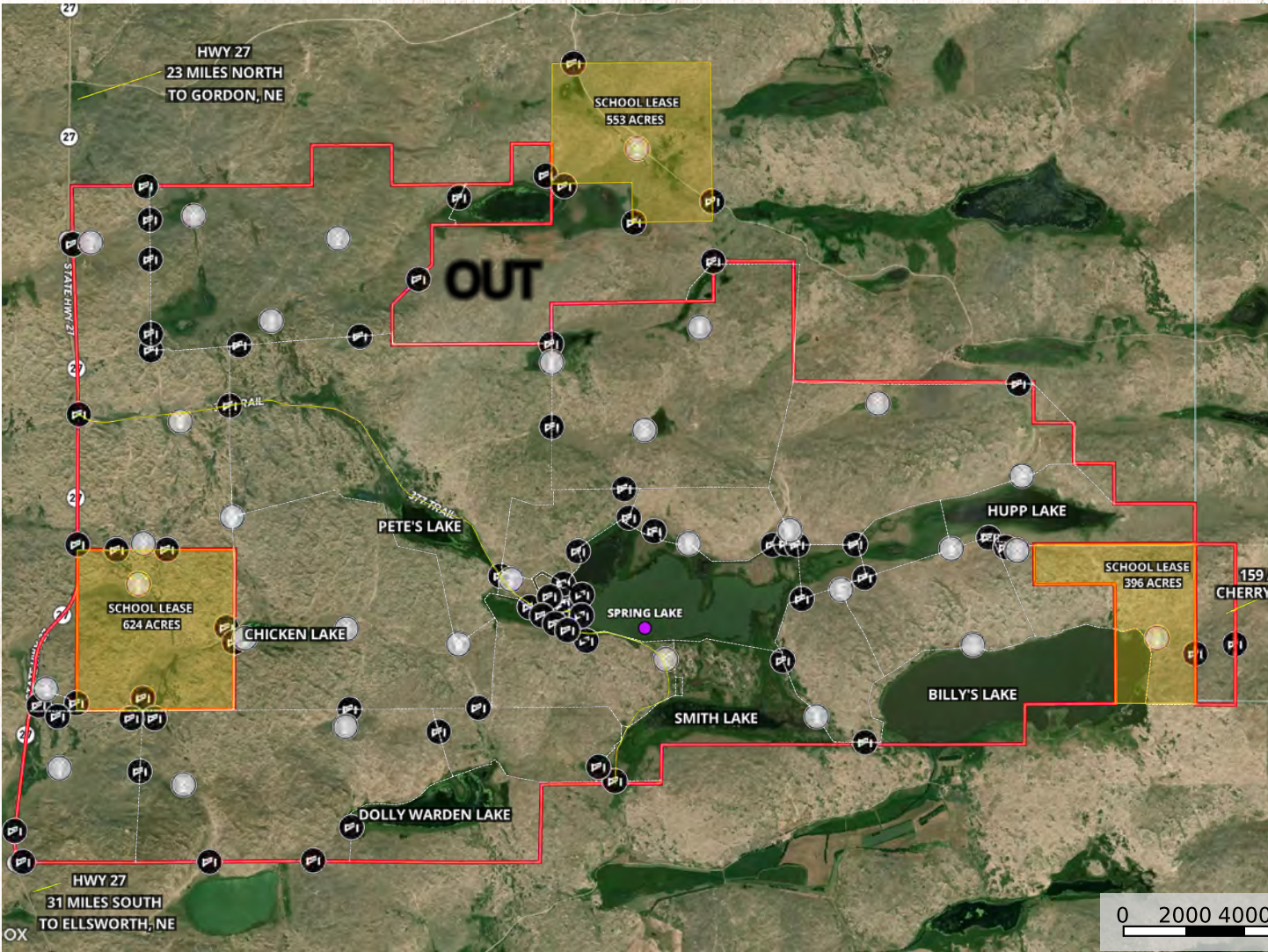
The Nebraska State School Land lease consisting of 1,573.88± acres is subject to approval by the State of Nebraska and shall transfer in accordance with state requirements.

A detailed list of included and excluded items, along with any personal property or equipment, will be provided and agreed upon prior to closing.

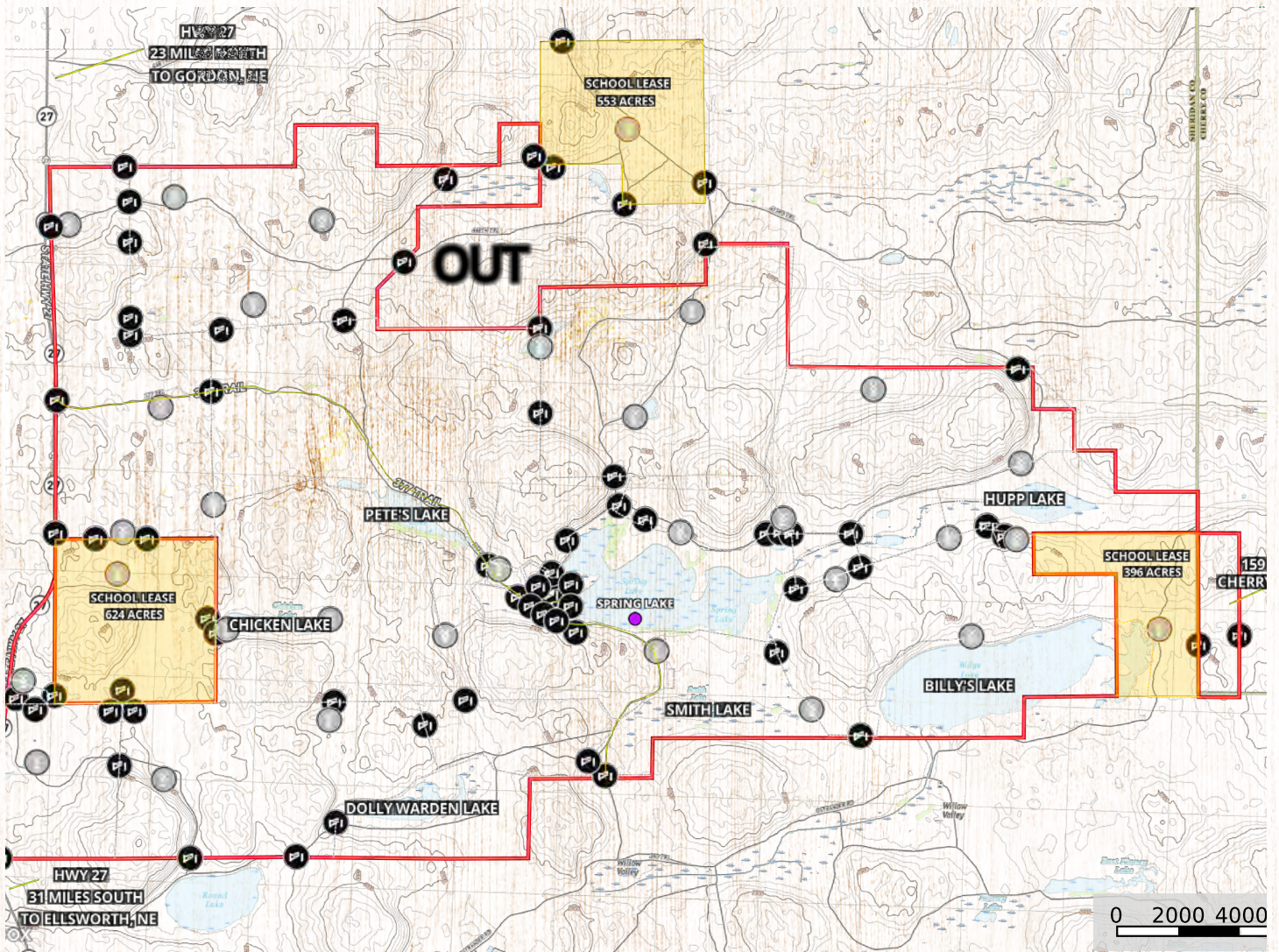
Information is deemed reliable but not guaranteed. All prospective buyers are encouraged to independently verify all aspects of the property to their satisfaction.



AERIAL BOUNDARY



TOPOGRAPHY



TOMMY WILES 308.360.2030

ranchandrecreation.com
tommy@ranchandrecreation.com

6106 YELLOWSTONE RD
CHEYENNE, WYOMING



Tommy Wiles grew up in Gordon, Nebraska on a farm/ranch, putting up hay for his father as a kid throughout the summers in western Nebraska. As time went on, he began working for a well drilling business and has seen a vast majority of the Sandhills and western Nebraska, bouncing through pastures working on windmills and drilling water wells.

Before real estate, Tommy worked with farmers in western Nebraska where he ran his own Precision Ag Business working with farmers on water management. "Real estate was always something I wanted to get into, and now that I'm here, I love helping people purchase their dreams and guide them on one of the biggest decisions of their life. I enjoy meeting and talking to new people every day and finding exactly what they are looking for."

Tommy currently lives in Chadron with his fiancé and three children. In his spare time, he loves to spend time with his family and friends, golfing, skiing, and camping at the lake.


#1 PROPERTIES
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.