



METZGER RANCH
CHERRY COUNTY, NEBRASKA





METZGER RANCH
CHERRY COUNTY, NEBRASKA

\$50,000,000 | 51,856± ACRES



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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	DALLAS, TEXAS
CHARLOTTESVILLE, VIRGINIA	

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Metzger Ranch is one of the most historic multigenerational ranches in the Nebraska Sandhills. Its history goes back to the open range days of the early 1800s. The ranch sits deep in the heart of Cherry County and comprises 55,136± total acres, of which 51,856± are deeded, and 3,280± BELF leased land. It is a 2,500-cow, self-sustaining, well-balanced, year-round, low-overhead operation that includes good improvements and working facilities. The over 4,000 acres of sub-irrigated meadows provide an excellent supply of winter feed. Wooded river bottoms of the Snake River, Gordon Creek, and the vast rangeland provide excellent habitat for wildlife. Whitetail and mule deer are abundant, and walleye and trout fishing are common in several lakes and rivers. The Ogallala Aquifer, the largest aquifer in the United States, may well be why the Nebraska Sandhills are known as “God’s Country.” Metzger Ranch sits atop this famed aquifer deep in the heart of Cherry County, where the oceans of grass seemingly go on forever. Today, Cherry County enjoys the reputation of being the best cattle ranching country in the world. The family’s stewardship has in every way preserved this land.



● LOCATION

Metzger Ranch is in west-central Cherry County, Nebraska, located 35 miles north of Hyannis and east of Highway 61. The ranch is centrally located between Valentine, Gordon, and Hyannis.



LOCALE

The ranch sits on the famed aquifer in Cherry County, Nebraska. The Sandhills are a region of mixed-grass prairie on grass-stabilized sand dunes covering most of the western part of the state. They are highlighted by the sub-irrigated meadows that stretch out into the valleys between ranges of sand dunes. The massive Ogallala Aquifer below creates the lakes and tributaries that feed miles of rivers. These features provide an excellent environment for cattle production. Cherry County is the top cattle-producing county in the United States.



*nebraska
sandhills*

EXPANSIVE VIEWS
ABUNDANT WATER
PRODUCTIVE LAND



GENERAL DESCRIPTION

The ranch lies in the middle of the Nebraska Sandhills, which are grass-covered sand hills that have evolved over time to become highly productive native rangeland well suited for cattle grazing. The sub-irrigated meadows, where the water table is near the surface, leads to excellent hay production. The north part of the ranch is mainly the summer range and includes the Snake River, bisecting nine miles across the north end. The south end of the ranch is where the sub-irrigated meadows and headquarters are located. Set along Gordon Creek, they include five houses, a bunkhouse, cattle working facilities, a shop, an airplane hangar, a horse barn, and numerous other outbuildings. A noncontiguous 7,781± acre summer range known as the Tailbone lies northwest of the 44,076± main ranch, west of Nebraska Highway 61. The ranch has historically been operated as a 2,500-head cow/calf year-round operation. The imposing hills just north of the headquarters provide winter protection, while the sub-irrigated meadows produce ample winter feed.



ACREAGE

- 55,136± total acres
- 51,856± deeded acres
- 49,684± native rangeland acres
- 7,781± acre noncontiguous Tailbone Unit
- 4,289± sub-irrigated meadow acres
- 3,280± school land lease acres



IMPROVEMENTS



The ranch headquarters include a corral system with load-out, calving barn, large Quonset for salt/mineral and supply storage, large shop with machinery and supply storage, airplane hangar, bunkhouse, and five houses. These include a historic 1910 three-story block home, fully updated with modern amenities. On-site, there is a separate area for vehicle and implement storage. A second corral system with a calving barn is located two miles north of the headquarters.





CLIMATE

The climate in the Sandhills is considered a semi-arid region with adequate rainfall and low humidity. This climate provides excellent Sandhills grazing and meadow hay production.



Rainfall 19.8 inches

Snowfall 34.7 inches

Precipitation 74.1 days

Sunny 227 days

Average July High 85.6 degrees

Average Jan Low 13.7 degrees

Elevation 3,757 feet



*productive
operation*

**WELL-BALANCED HEADQUARTERS
PERFECTLY SITUATED FOR BOTH
WORK AND PLAY**



WATER RESOURCES

At the Metzger Ranch, the vast Ogallala Aquifer is noted to be up to 1,000 feet deep. The aquifer creates shallow lakes, artesian wells, and long sub-irrigated meadows for year-round water flow. The main ranch acreage is served by 62 windmills, 26 solar wells, and 20-plus flowing artesian wells. The Snake River and Gordon Creek headwaters are in far western portions of the Sandhills. They and clear water lakes provide additional livestock water for the ranch. The separate Tailbone Unit includes 13 pastures with 17 windmills. The ranch is very well-watered for livestock operations.

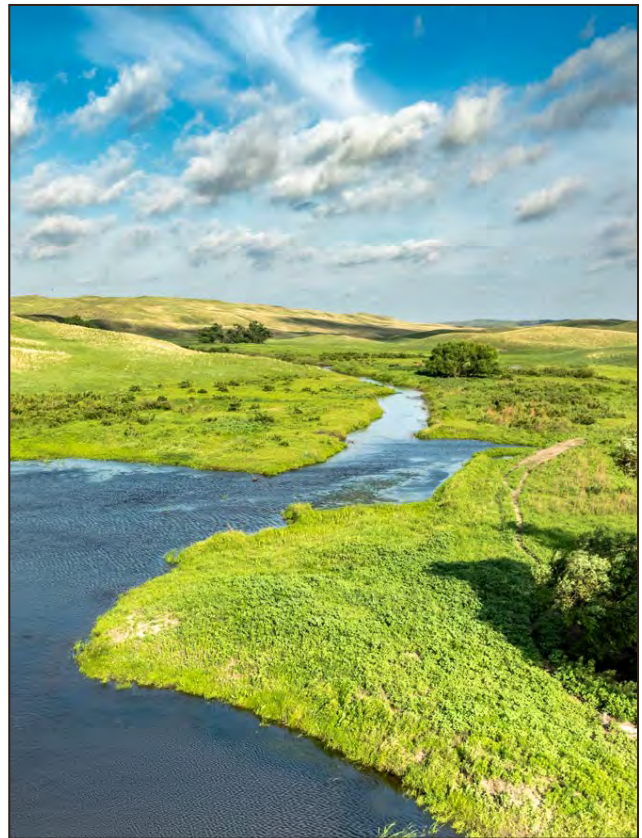




WILDLIFE RESOURCES

The Metzger Ranch is home to a wide variety of wildlife, including mule and whitetail deer, antelope, and a diverse bird population (grouse, pheasants, and an occasional turkey). The several shallow sandhill lakes offer multiple fishing opportunities for a variety of game fish, including bass and walleye. The fresh spring water of the Snake River is home to both brown and rainbow trout.





● TAXES

Property taxes are estimated at \$190,497 based upon previous years.

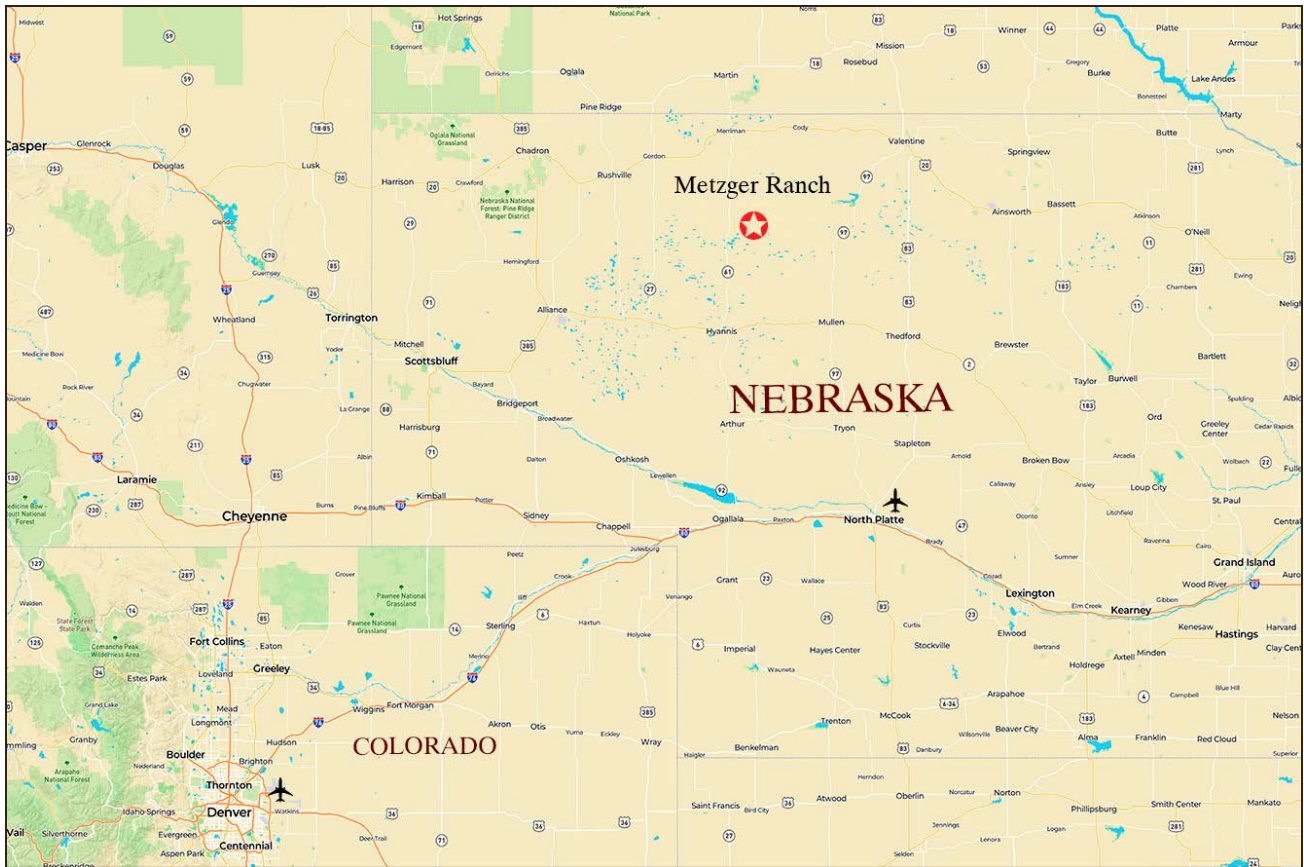
MINERAL RIGHTS

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



BROKERS COMMENTS

The Metzger Ranch has been home to only two owners since the land was first settled. It is one of the earliest ranches of the Sandhills. The ranch provides a well-balanced combination of native rolling hills, sub-irrigated meadows, excellent winter protection, and miles of live water. Rarely do ranches of such large acreage and quality come to market. This is a once-in-a-lifetime opportunity for anyone who dreams of a future in land ownership and cattle production.



PRICE

\$50,000,000

Co-listed with John Childears of Marshall Land Brokers & Auctioneers



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) 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](#), [Alex Leamon](#) or [Brian McEntire](#) • (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 is the exclusive agent 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):

Limited Seller's Agent

- 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

A written agreement is required to create a seller's agency relationship

Limited Buyer's Agent

- 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

A written agreement is not required to create a buyer's agency relationship

Limited Dual Agent

- 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

A written disclosure and consent to dual agency required for all parties to the transaction

Customer Only (list of services provided to a customer, if any, on reverse side)

- **Agent does not work for you, agent works for another party or potential party to the transaction as:**
___ Limited Buyer's Agent ___ Limited Seller's Agent
___ ~~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

___ 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)


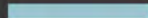
Hall and Hall Partners, LLP, **DOES NOT** offer the following broker agency services:

Common Law Agency

Client or Customer name(s): _____

Metzger Ranch

CHERRY COUNTY, NEBRASKA



-  Deeded Land
-  State of NE Board of Educ. Land/Funds

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



Metzger Ranch

CHERRY COUNTY, NEBRASKA

 Deeded Land
 State of NE Board
of Educ. Land/Funds

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Cottonwood Stevenson
State Wildlife
Management Area

Douglas

