

LAND FOR SALE



Rapid Creek Ranch

SHERIDAN COUNTY & CHERRY COUNTY, NEBRASKA

A Sandhills Ranch with Endless Opportunity!

- NIOBRARA RIVER • SNAKE RIVER • 4 PIVOTS • 33 PASTURES • 4 IMPROVEMENT SITES
- OWNERS HOME + 4 ADDITIONAL HOMES • 1,280 ACRES OF SCHOOL LEASE

PRICE REDUCED! See Inside for Details.



Mike Polk

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TAKE A TOUR



Offered exclusively by:

AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

North Platte, NE • AgriAffiliates.com • 308.534.9240

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PROPERTY INFORMATION

NORTH UNIT

SOUTH UNIT

COMBINATION

LOCATION: **NORTH UNIT:** From Gordon, Nebraska the north end of Rapid Creek Ranch is accessed as follows: 4.5 miles south on NE Hwy 27, then 7.25 miles east on 600th Road to northwest corner of the North Unit.

SOUTH UNIT: From Gordon, Nebraska the south end of Rapid Creek Ranch is accessed as follows:

4.5 miles south on NE Hwy 27, then 2 miles east on 600th Road, and then 11.5 miles southeast on 131st Trail to the northwest corner of the South Unit. The South Unit is split by 131st Trail, which is a blacktop road.

(See page 3 for Legal Descriptions)

ACRES & TAXES:

Total Acres: 10,001.89
(including school lease)

Total Acres: 20,319.40
(including school lease)

Total Acres: 30,321.29
(including school lease)

Tax Assessed Acres:
9,364.22

Tax Assessed Acres:
19,679.40

Tax Assessed Acres:
29,043.62

SCHOOL LEASE:

Sheridan County Lease:
Section 36–T32N–R41W
(637.67 ac.)
Lease Exp. 2025
Annual Rent: \$10,744.38

Cherry County Lease:
Section 16–T30N–R40W
(640 ac.)
Lease Exp. 2032
Annual Rent: \$11,276.96

Sheridan Co Lease:
Section 36–T32N–R41W
(637.67 ac.)
Lease Exp. 2025
Annual Rent: \$10,530.66

Cherry Co Lease:
Section 16–T30N–R40W
(640 ac.)
Lease Exp. 2032
Annual Rent: \$11,276.96

TAXES:

2022 Taxes Payable in 2023:
\$65,585.20

2022 Taxes Payable in 2023:
\$81,753.00

PRICE:

\$10,800,000.00

\$17,700,000.00

\$28,500,000.00



LEGAL DESCRIPTION

NORTH UNIT

SHERIDAN COUNTY

E1/2 Section 35-32-41

E1/2NE1/4 Section 1-31-41

CHERRY COUNTY

NW1/4NW1/4; PT NE1/4NW1/4 Section 30-32-40

NE1/4; PT NE1/4NW1/4; SE1/4NW1/4; E1/2SE1/4 Section 30-32-40

SW1/4; SW1/4NW1/4; W1/2SE1/4 Section 30-32-40

W1/2W1/2; NE1/4NW1/4 Section 29-32-40

E1/2SW; SE1/4NW1/4 Section 29-32-40

NW1/4NW1/4 Section 32-32-40

NE1/4NW1/4 Section 32-32-40

S1/2NW1/4 Section 32-32-40

W1/2; W1/2E1/2; NE1/4SE1/4; SE1/4NE1/4; NE1/4NE1/4 Section 31-32-40

N1/2; E1/2NW1/4SE1/4; S1/2SE1/4; NE1/4SE1/4 Section 6-31-40

S1/2N1/2; S1/2 Section 5-31-40

PT S1/2SW1/4 Section 4-31-40

S1/2SE1/4; SE1/4SW1/4 Section 7-31-40

N1/2 Section 8-31-40

N1/2S1/2; SE1/4SW1/4; SW1/4SE1/4 Section 8-31-40

SW1/4SW1/4 Section 8-31-40

SE1/4SE1/4 Section 8-31-40

N1/2 Section 9-31-40

NE1/4SW1/4 Section 9-31-40

SE1/4; W1/2SW1/4; SE1/4SW1/4 Section 9-31-40

E1/2NW1/4; SW1/4 Section 18-31-40

E1/2 Section 18-31-40

All Section 17-31-40

NE1/4SW1/4; N1/2NW1/4; SW1/4NW1/4; S1/2S1/2; NW1/4SW1/4 Section 16-31-40

NE1/4; SE1/4NW1/4; N1/2SE1/4 Section 16-31-40

W1/2; N1/2NE1/4 Section 15-31-40

SE1/4; S1/2NE1/4 Section 15-31-40

ALL Section 19-31-40

SW1/4NW1/4; NW1/4SW1/4 Section 20-31-40

N1/2N1/2 Section 20-31-40

S1/2NE1/4; SE1/4NW1/4; E1/2SW1/4; SW1/4SW1/4; SE1/4 Section 20-31-40

ALL Section 21-31-40

W1/2SW1/4 Section 22-31-40

NW1/4; E1/2SW1/4 Section 22-31-40

E1/2 Section 22-31-40

SOUTH UNIT

ALL Section 30-31-40

ALL Section 29-31-40

N1/2N1/2 Section 28-31-40

S1/2; S1/2N1/2 Section 28-31-40

E1/2NW1/4; NW1/4NW1/4 Section 27-31-40

SW1/4NW1/4; W1/2SW1/4; NE1/4SW1/4 Section 27-31-40

E1/2; SE1/4SW1/4 Section 27-31-40

NW1/4; S1/2 Section 26-31-40

ALL Section 31-31-40

ALL Section 32-31-40

ALL Section 33-31-40

N1/2NE1/4; NE1/4NW1/4 Section 34-31-40

S1/2; S1/2N1/2; NW1/4NW1/4 Section 34-31-40

ALL Section 35-31-40

ALL Section 6-30-40

ALL Section 5-30-40

ALL Section 4-30-40

ALL Section 3-30-40

ALL Section 2-30-40

ALL Section 7-30-40

ALL Section 8-30-40

ALL Section 9-30-40

ALL Section 10-30-40

ALL Section 18-30-40

ALL Section 17-30-40

ALL Section 15-30-40

ALL Section 19-30-40

ALL Section 20-30-40

W1/2; NW1/4NE1/4 Section 21-30-40

N1/2NE1/4; NE1/4NW1/4 Section 22-30-40

ALL Section 30-30-40

ALL Section 29-30-40

S1/2; NW1/4 Section 28-30-40

E1/2; S1/2SW1/4; NE1/4SW1/4; PT NW1/4SW1/4; N1/2NW1/4; PT SW1/4NW1/4; SE1/4NW1/4 Section 31-30-40

ALL Section 32-30-40

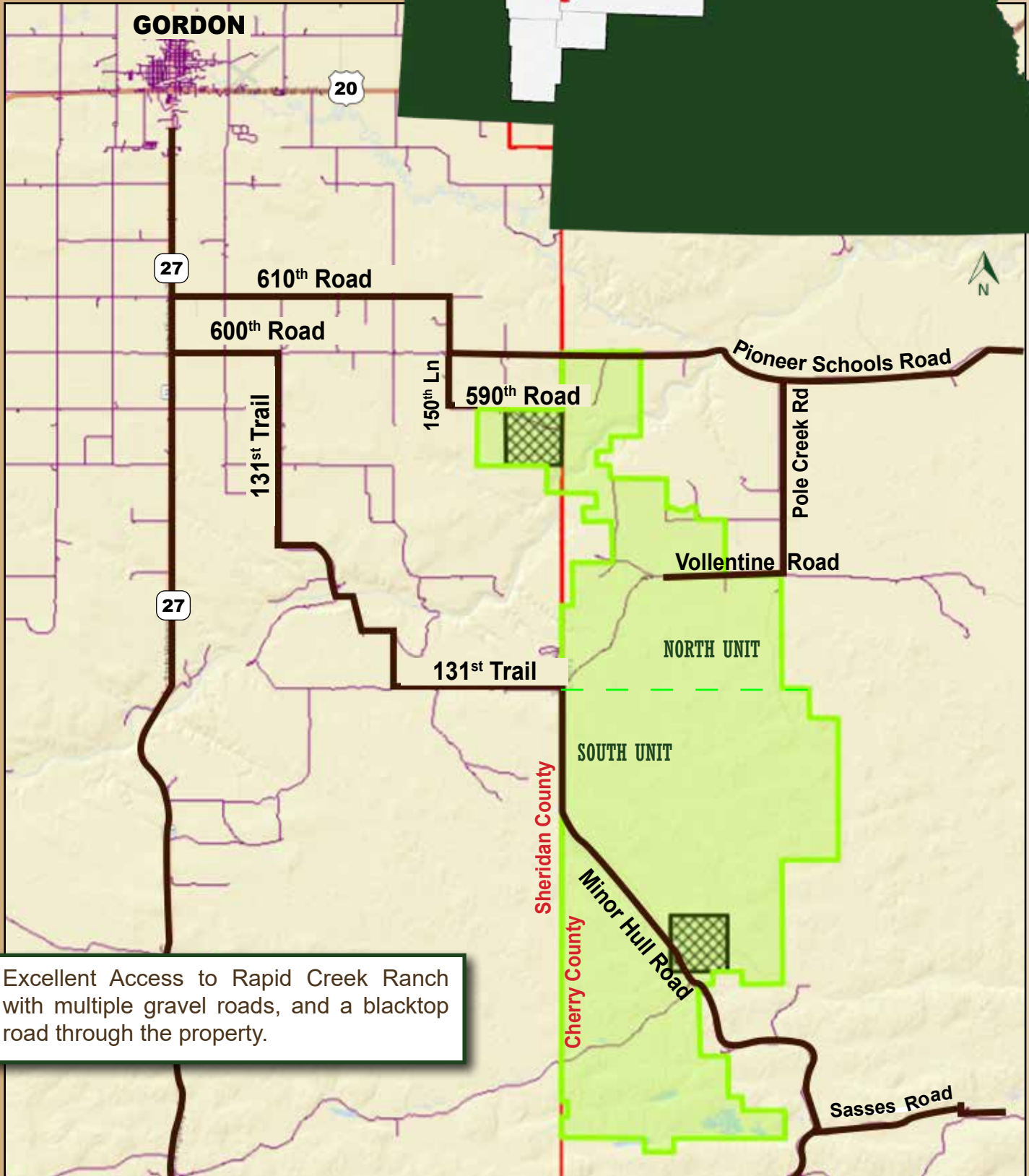
ALL Section 33-30-40

S1/2; SW1/4NW1/4 Section 34-30-40

N1/2NE1/4 Section 5-29-40

LOCATION MAP

 **Rapid Creek Ranch**



LAND USE



Pastures & Fencing

Rapid Creek Ranch includes 33 pastures of various sizes and numerous smaller traps with very good 4 wire barbed wire fencing throughout the entire property.

Over 1,500 acres of hay meadow

Additional feed production is provided by 4 pivots, 693.5 acres, on the North Unit of the ranch.



LAND USE



Features

- ATV/Off Road
- Cattle/Ranch
- Farm/Crops/Ag
- Fishing
- Food Plots
- Hiking/Climbing
- House/Cabin
- Hunting - Big Game
- Hunting - Predator/Varmint
- Hunting - Small Game
- Hunting - Turkey
- Hunting - Upland Birds
- Hunting - Waterfowl
- Income Producing
- Irrigation
- Mineral Rights
- Pond/Lake
- Stream/River
- Timber
- Water Rights



LAND USE



Trophy Opportunities



NEBRASKA SANDHILLS WATER RESOURCE

THE HISTORIC NEBRASKA SANDHILLS occupy 19 million acres in west central Nebraska.

They stretch from Alliance on the west to Neligh on the east; the Sandhills are primarily south of the Niobrara River and north of the Platte River. Formed in very recent geologic time, these sand dunes are held in place by warm season grasses. Although there are differences in rainfall, growing season and terrain; the entire Sandhills area enjoys an abundance of groundwater.

Research wells at Hyannis, Nebraska indicate over 1,400 feet of sand saturated with 1,400 feet of water. Surface water varies in different communities of the Sandhills with an abundance of small lakes throughout the western, northern, and eastern portions. Most ranches in those areas enjoy an abundance of sub-irrigated meadows and therefore native hay production for year-round balance of the ranch.

Annual precipitation varies from 16" at Alliance to more than 23" in eastern portions of the Sandhills. A unique feature is that every drop of precipitation is absorbed by the sand (sponge), with virtually no run-off. The Sandhills do include a number of smaller streams/ivers. Water in these streams is nearly 100% from springs with essentially no variation throughout the year.

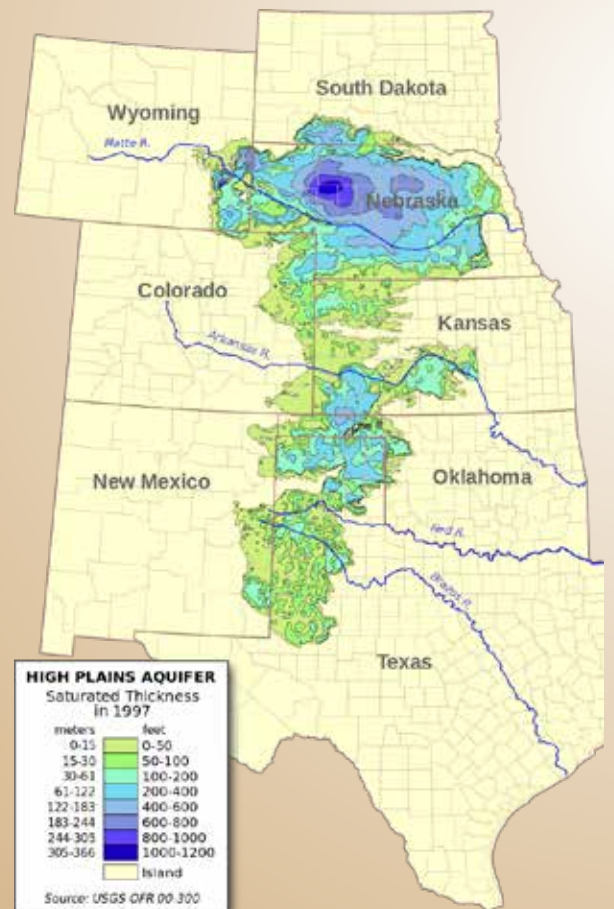
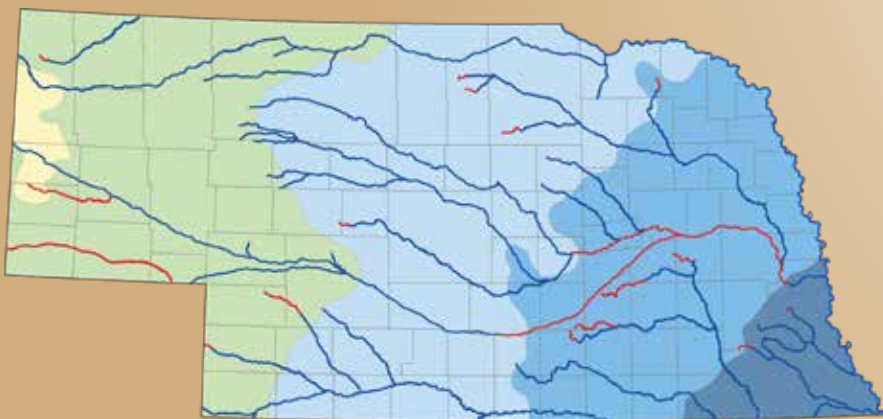
The Sandhills of Nebraska provide an excellent environment for production of beef cattle. Depending on the extent of wet meadows, required acreage per cow varies from 13 – 22 acres per year. Many ranches operate on a cake and range basis.

"The Sandhills region is one of the largest contiguous and least-disturbed prairies in all of the United States."

Source: extension.unl.edu

HIGH PLAINS AQUIFER — Also called the Ogallala Aquifer, an area of about 174,000 square miles and extends through parts of eight states in the Midwest. This aquifer is the principal source of water in one of the major agricultural areas of the United States.

Source: usgs.gov



LAND USE



Water

The Rapid Creek Ranch is blessed with up to 800 feet of saturated sands providing the sweetest water in the United States.

Water is provided by approximately 57 water sites, which include windmills, electric and solar submersible pump, and pipeline tanks.

Water is also provided by:

- *2 miles of the Niobrara River*
- *4 miles of the head waters of the Snake River*

There are numerous spring holes and ponds throughout the property.

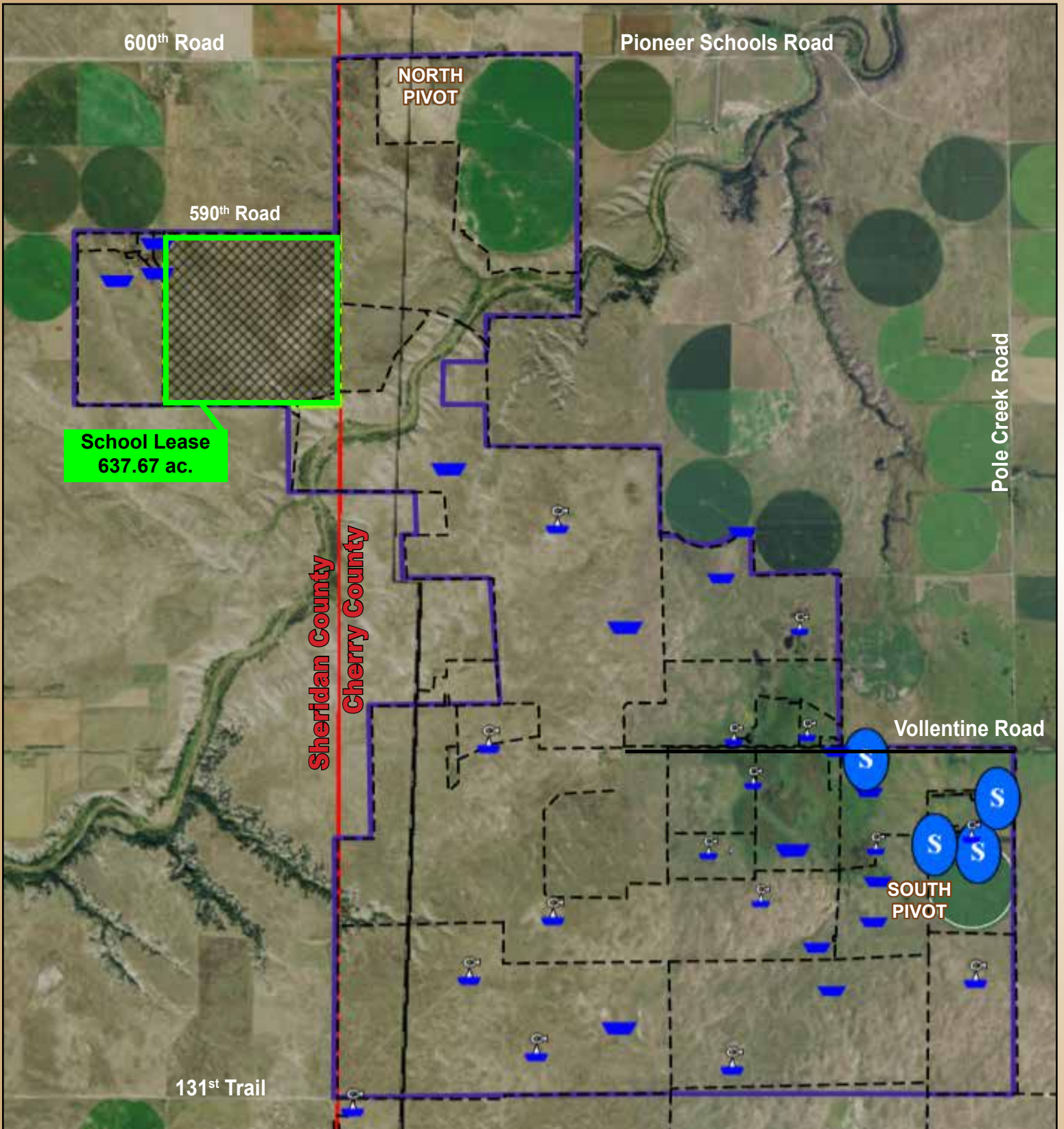


AERIAL | NORTH UNIT

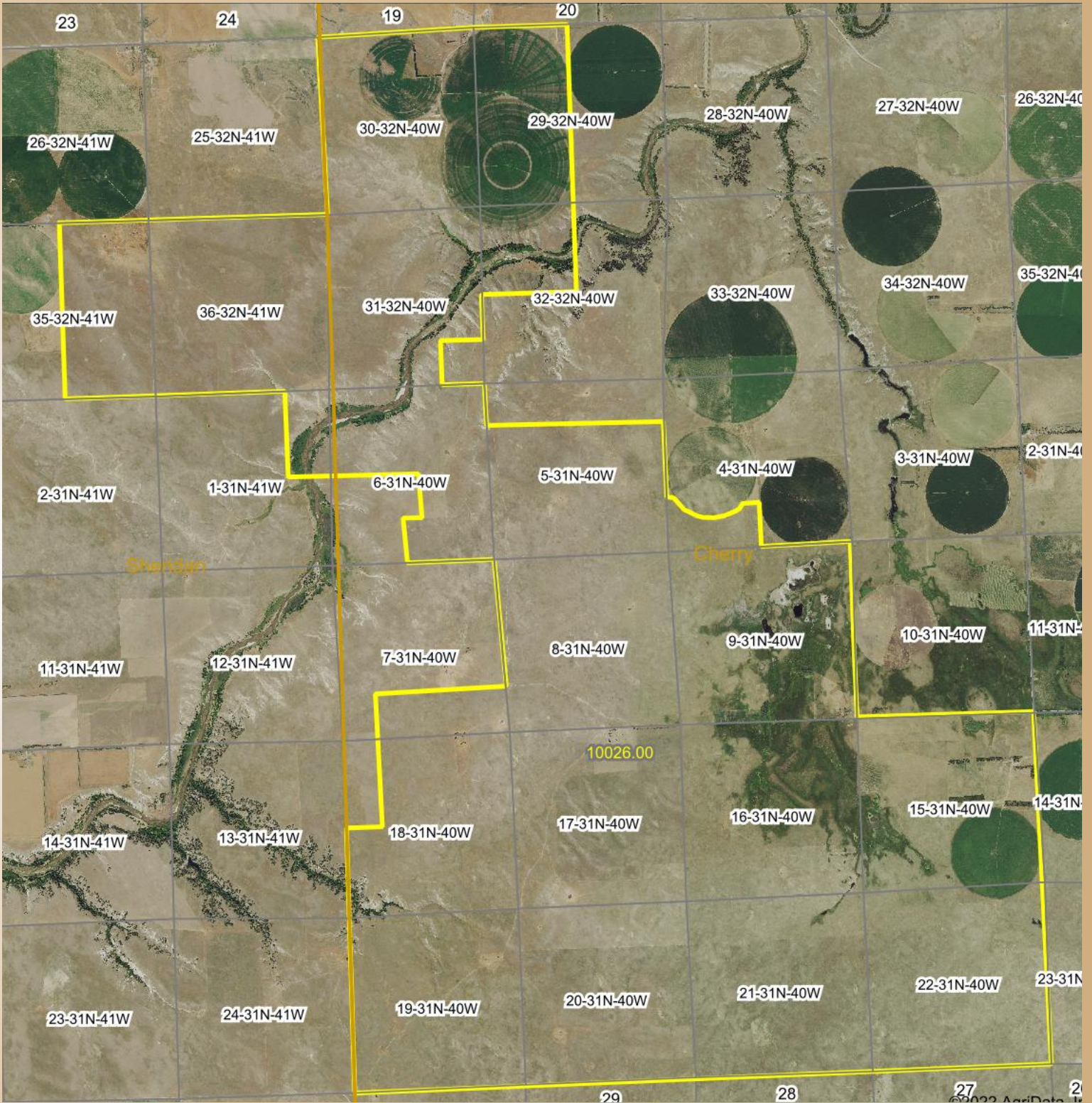
WATER SITE



WINDMILL SITE



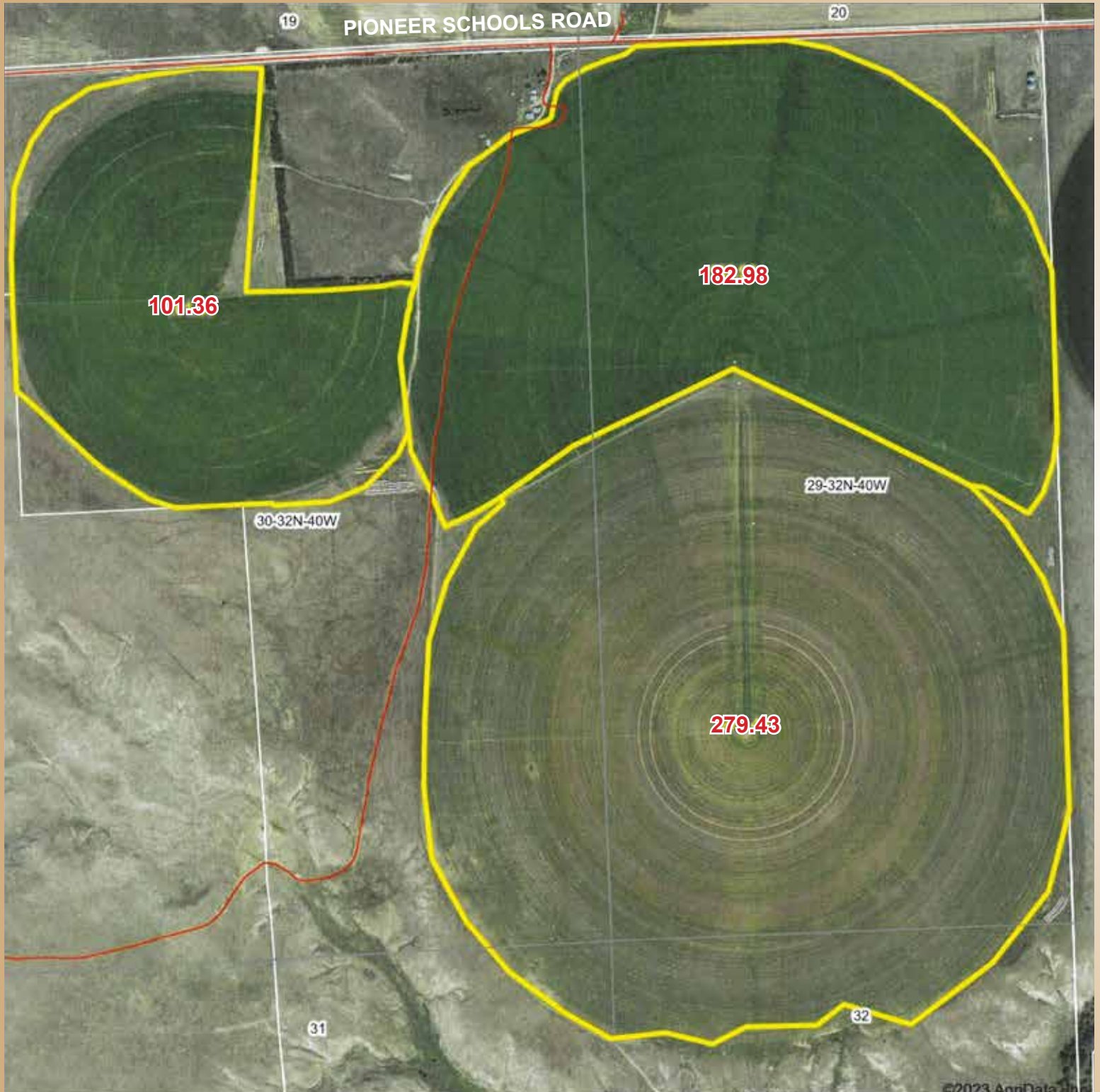
FSA MAP | NORTH UNIT



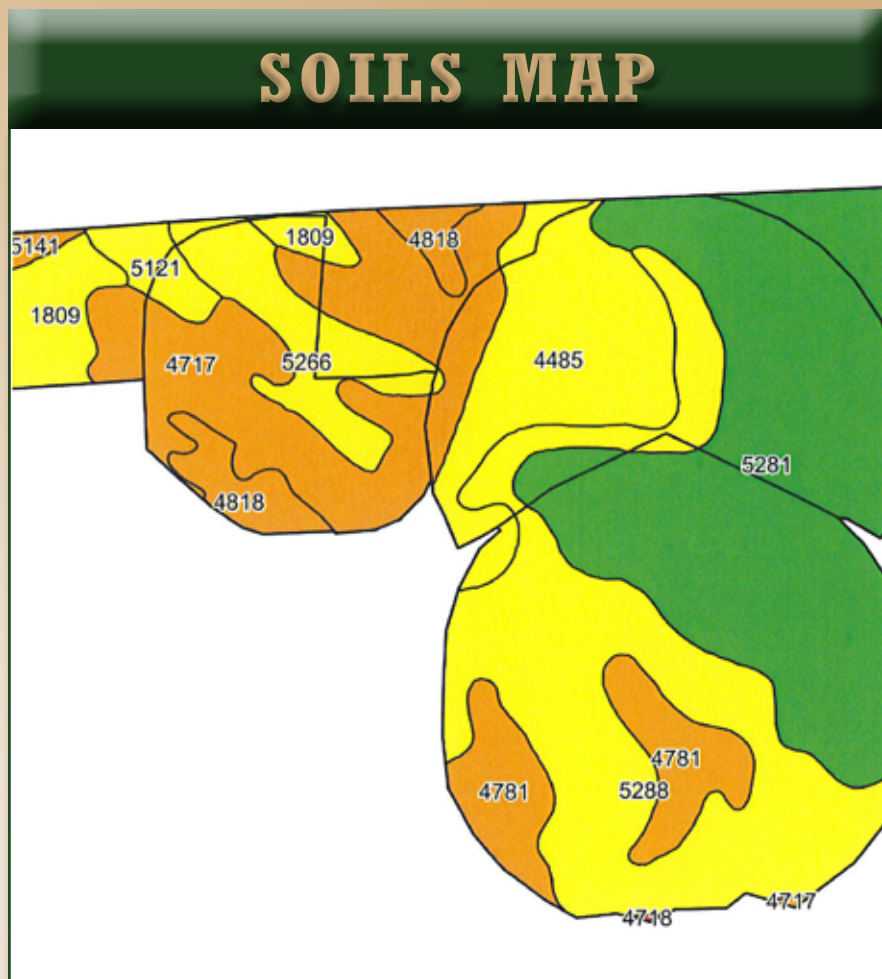
NORTH PIVOTS | NORTH UNIT



PIVOTS LOCATED AT THE NORTH END OF NORTH UNIT



NORTH PIVOTS | NORTH UNIT



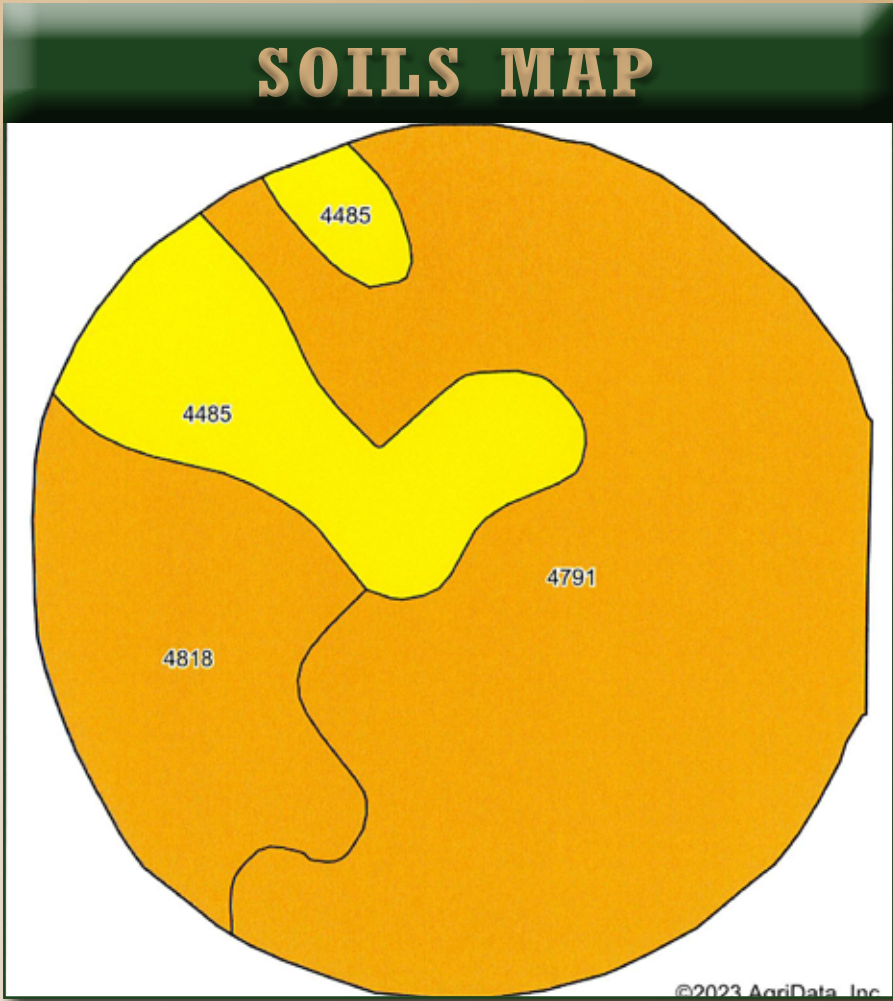
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
5281	Vetal fine sandy loam, 0 to 3 percent slopes	207.69	31.2%		IIc		2424	3	39	34	41
5288	Vetal loamy fine sand, 0 to 3 percent slopes	153.59	23.1%		IIIe		2410				29
4717	Orpha-Niobrara loamy fine sands, 9 to 30 percent slopes	99.27	14.9%		VIe		1875				12
4485	Dunday loamy fine sand, 0 to 3 percent slopes	67.15	10.1%		IVe		2440		2		24
4781	Valentine fine sand, 0 to 3 percent slopes	41.97	6.3%		VIe	IVe	2532	1			19
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	34.87	5.2%		IIIe	IIIe	2444	1	26	26	36
1809	Satanta fine sandy loam, 1 to 3 percent slopes	27.14	4.1%		IIIe	Ile	2364	2		35	35
4818	Valentine loamy fine sand, 3 to 9 percent slopes	19.25	2.9%		VIe	IVe	2369	1	1		20
5121	Busher fine sandy loam, 6 to 9 percent slopes	10.46	1.6%		IVe	IVe	2232	1		23	35
5141	Busher-Tassel fine sandy loams, 9 to 30 percent slopes	3.73	0.6%		VIe		1910				26
4718	Orpha-Rock outcrop complex, 30 to 60 percent slopes	0.21	0.0%		VIIe		1745				3

SOUTH PIVOT | NORTH UNIT

PIVOT LOCATED AT THE SOUTHEAST END OF NORTH UNIT



SOUTH PIVOT | NORTH UNIT



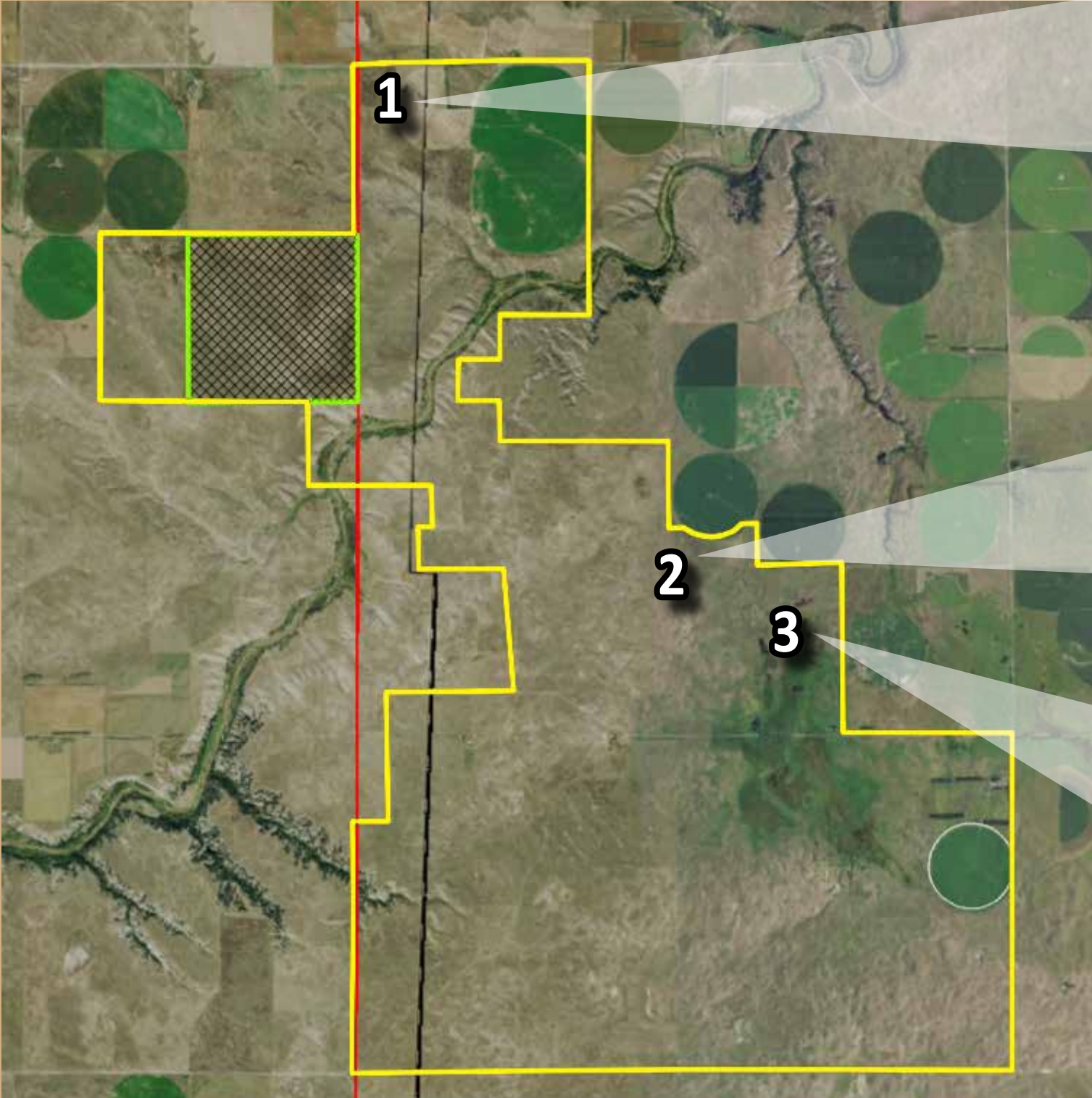
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Corn Bu	*n NCCPI Soybeans
4791	Valentine fine sand, 3 to 9 percent slopes	82.73	64.1%		Vle	IVe	2374	1		19
4818	Valentine loamy fine sand, 3 to 9 percent slopes	24.61	19.1%		Vle	IVe	2369	1	1	20
4485	Dunday loamy fine sand, 0 to 3 percent slopes	21.77	16.9%		IVe		2440		2	24



IMPROVEMENT SITES | NORTH UNIT



The North Unit consists of 2 main houses, numerous outbuildings and corrals.



IMPROVEMENT SITES | NORTH UNIT

1



2



3

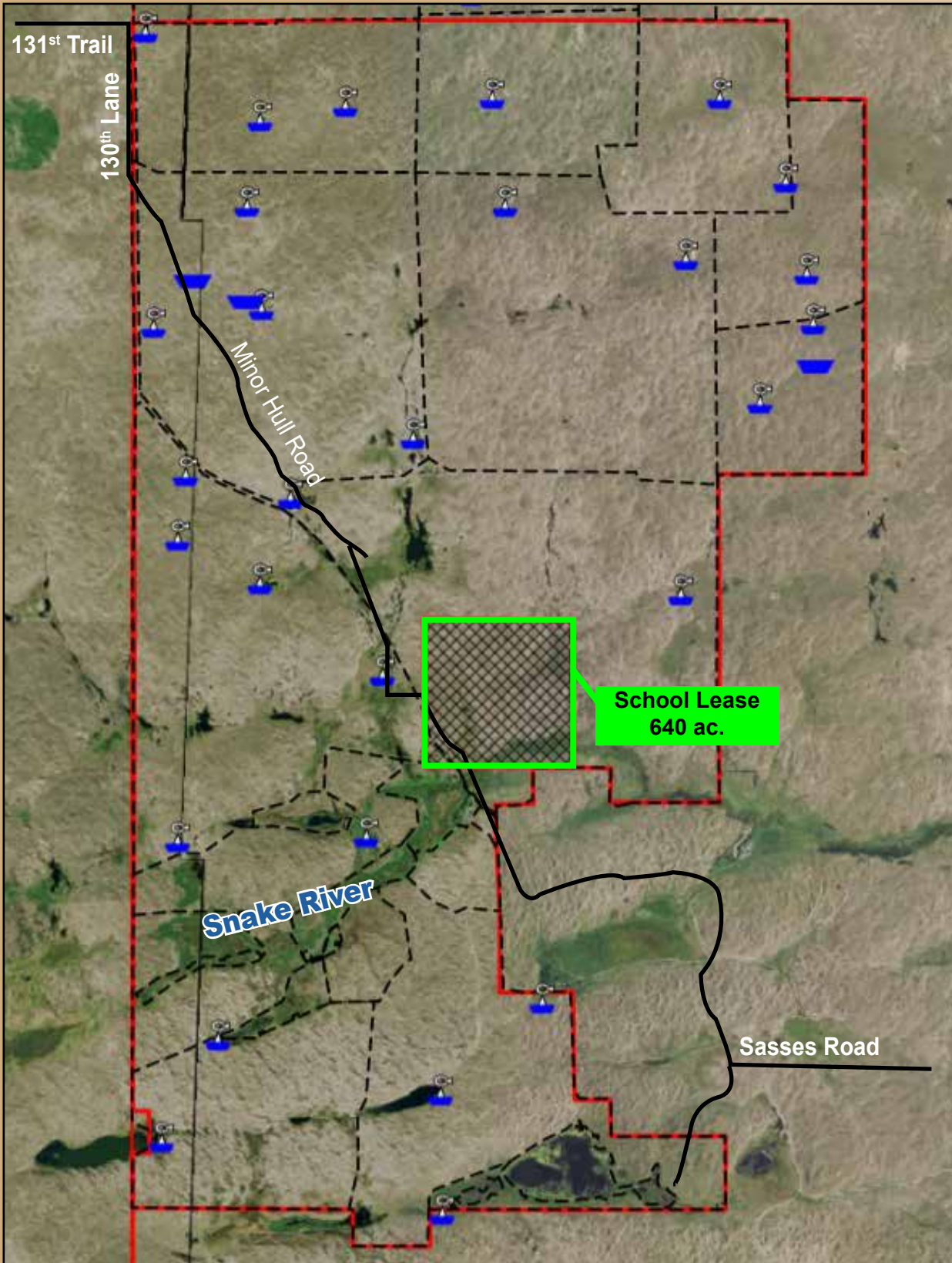


AERIAL | SOUTH UNIT

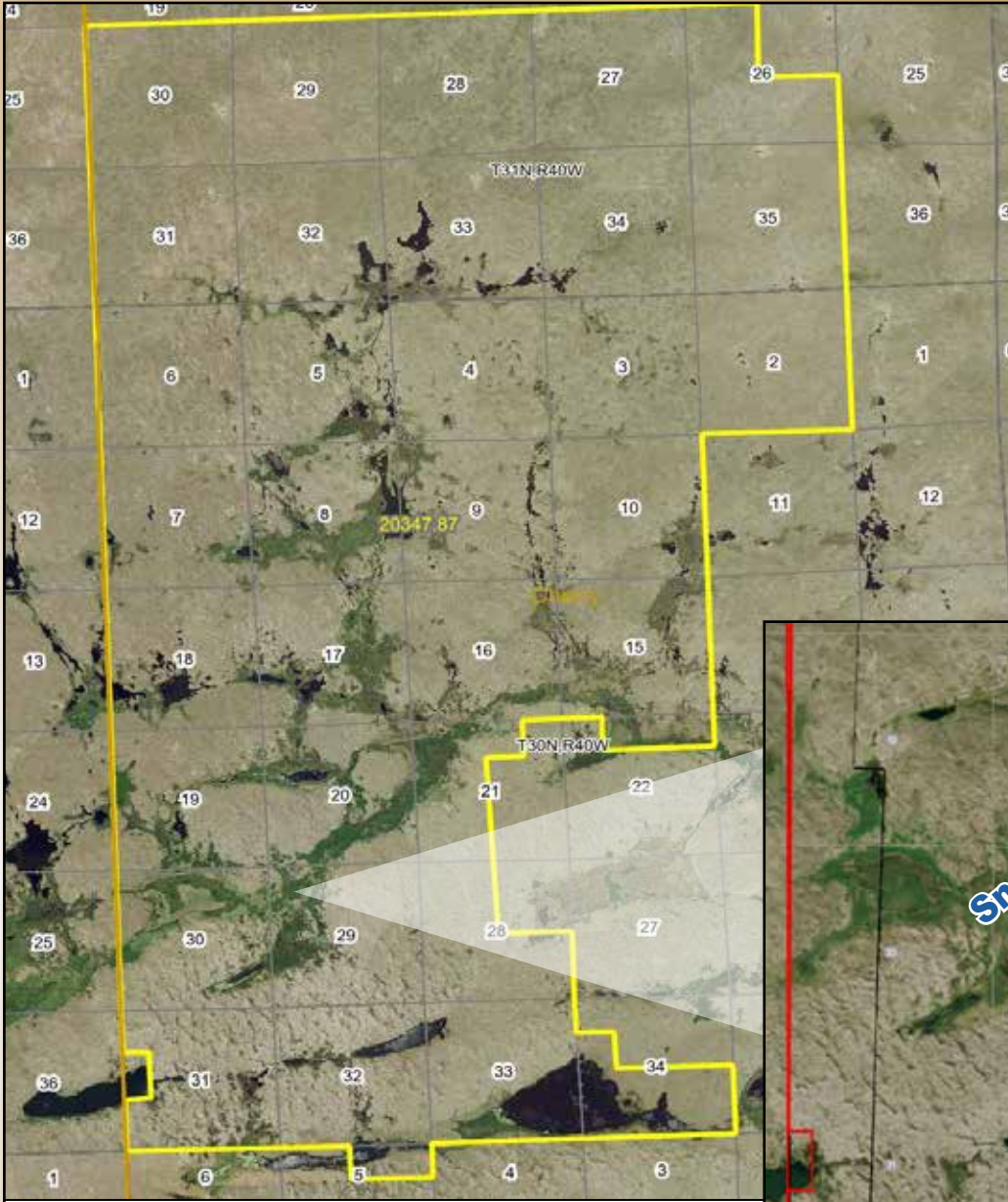
WATER SITE



WINDMILL SITE



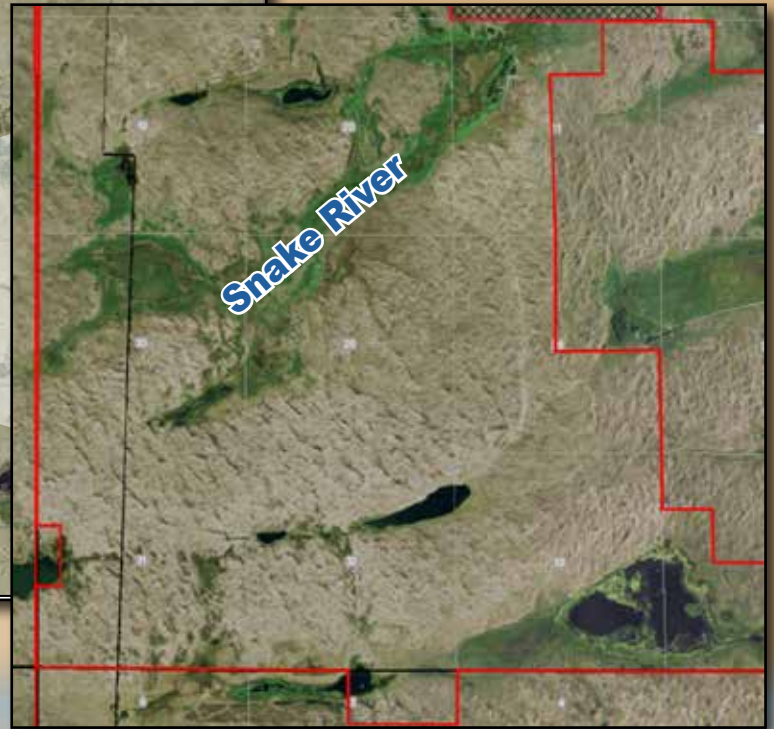
FSA MAP | SOUTH UNIT



WET MEADOW

Located at the South end of
the South Unit

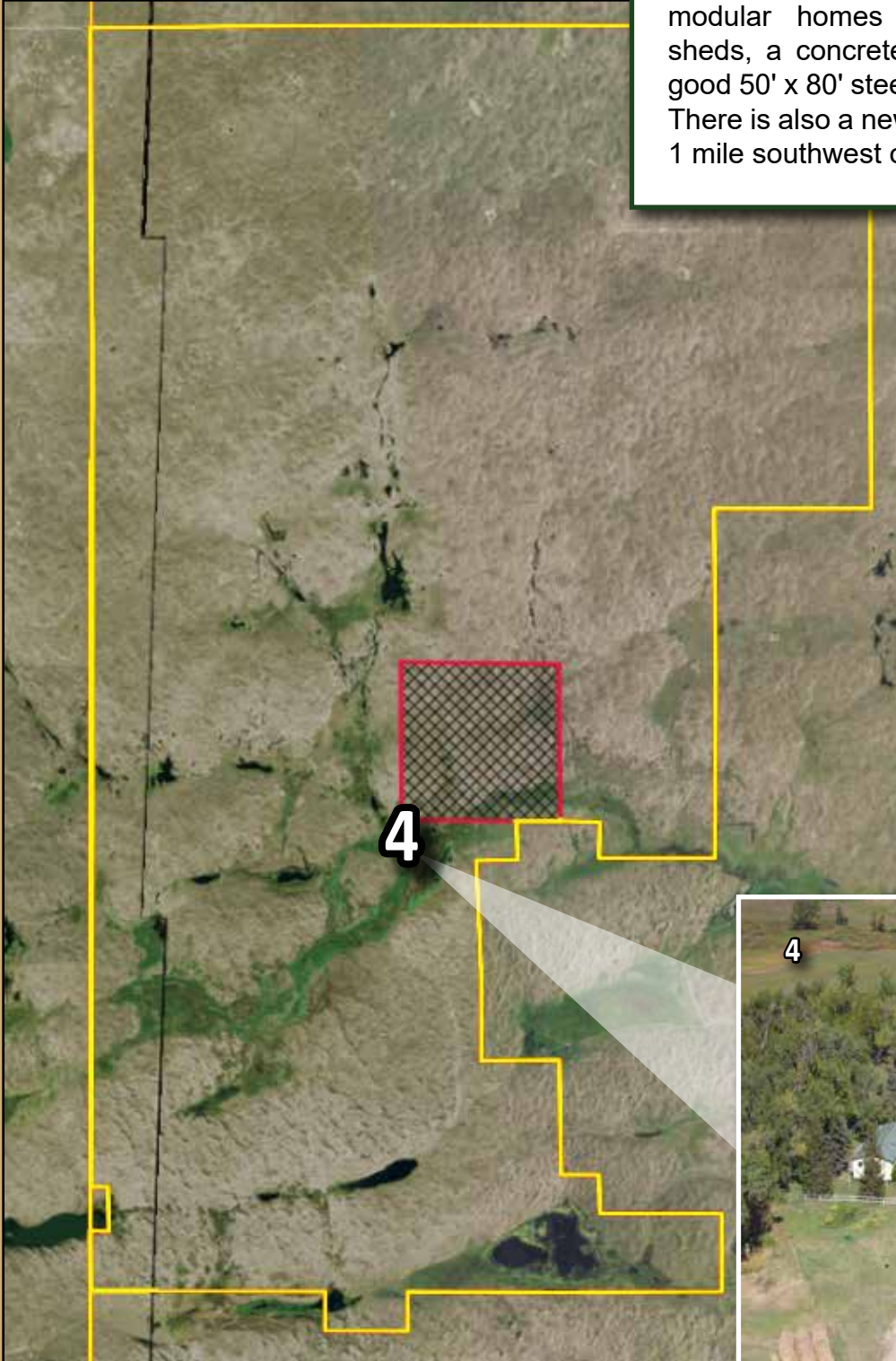
Excellent Duck, Goose, and Deer
hunting on and around the lakes
and ponds on the South end!



IMPROVEMENT SITES | SOUTH UNIT



The South Unit has an excellent set of improvements consisting of a very nice owner's home built in 2015, and 2 nice modular homes with numerous smaller sheds, a concrete block shop, and a very good 50' x 80' steel building erected in 2014. There is also a newer calving shed and pens 1 mile southwest of the main building site.



IMPROVEMENT SITES | SOUTH UNIT



Main House comes furnished.



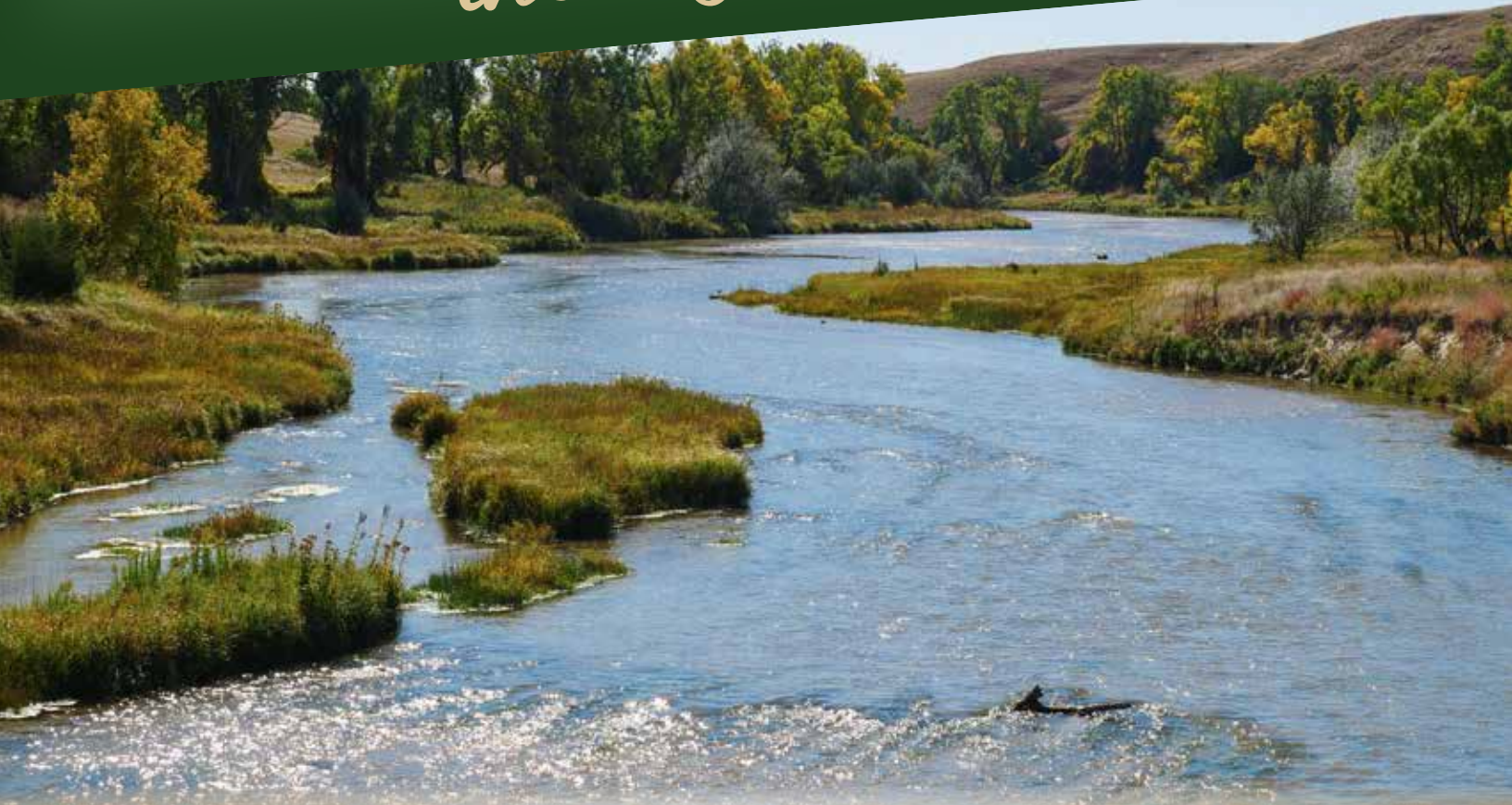
PROPERTY IMAGES



PROPERTY IMAGES



*Paradise in the Heart of
the Ogallala Aquifer!*



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