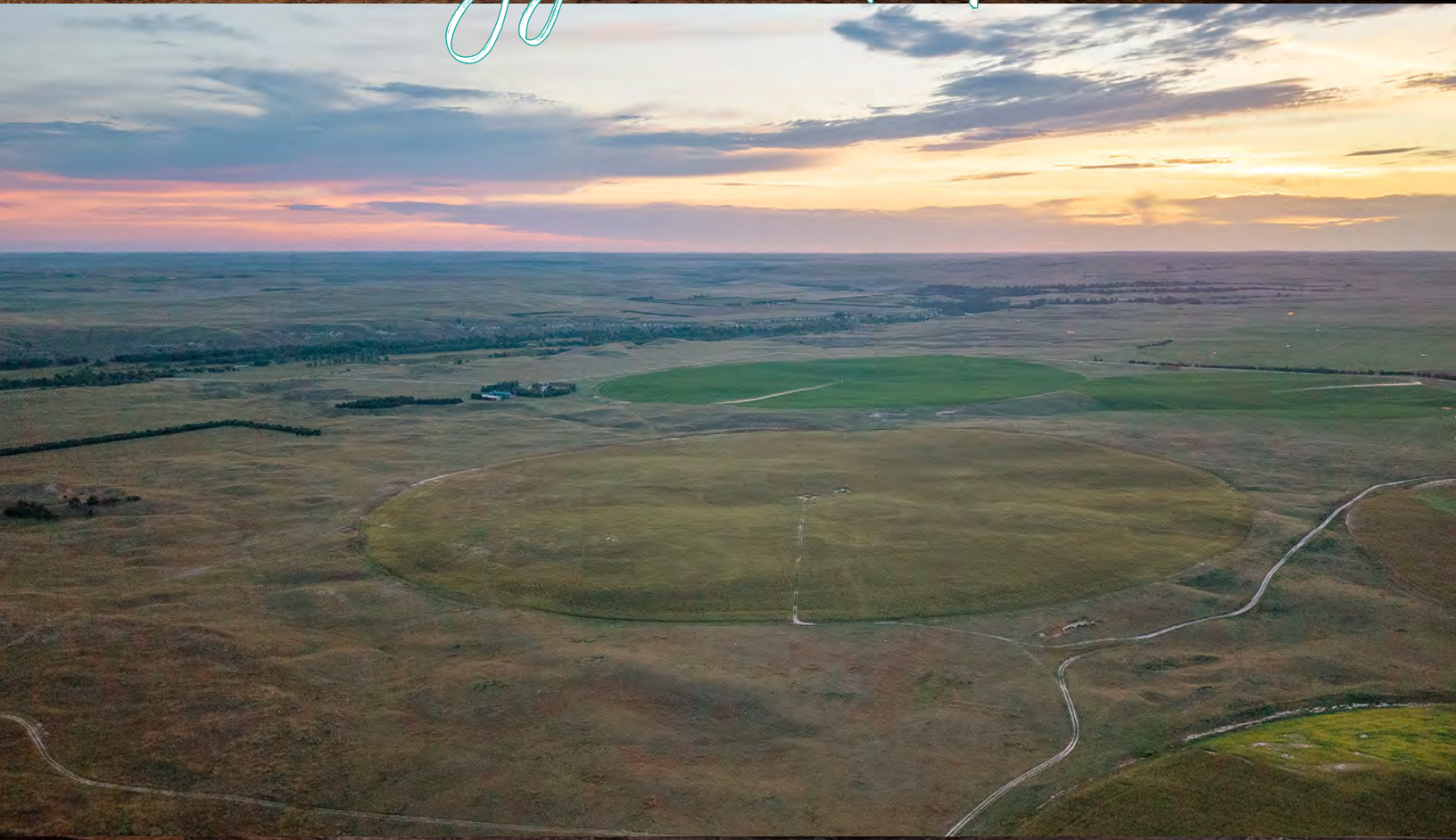


WESTERN NEBRASKA

Strategy Farm & Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 1,163.32± | OFFERED AT \$4,150,000
RANCHANDRECREATION.COM

THE FARM

Strategy Farm & Ranch is a 1,163.32± acre irrigated farm located in eastern Sheridan County, Nebraska, approximately 9 miles from State Highway 27 and 15 miles from Gordon. The farm sits atop the Ogallala Aquifer within the Upper Niobrara White Natural Resources District, where irrigation wells on the property pump in the 800 to 1,200 gallon-per-minute range, among the strongest well capacities in the region.

The farm is developed with four center pivot irrigation systems covering approximately 625± acres, currently under a cash lease to a Nebraska producer, with the balance of the farm in native grass. This combination of exceptional water and productive irrigated ground, paired with grazing acreage, gives the farm flexibility for row crop, specialty crop, or livestock operations.

Acreage figures are stated per the NRD, Sheridan County Assessor, and USDA Farm Service Agency records; see the Acreage Counts section for a full reconciliation across sources. Buyers acknowledge they are purchasing a legal description and acknowledge that fences may or may not be on the property lines.

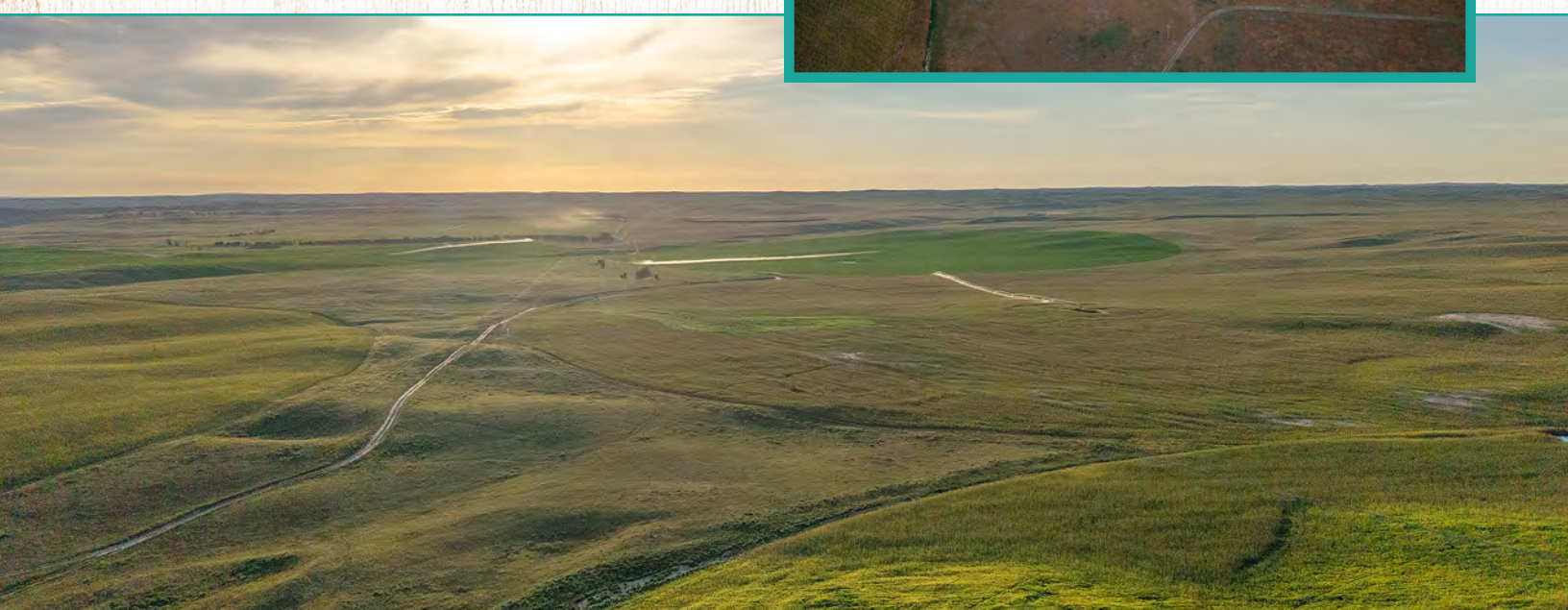
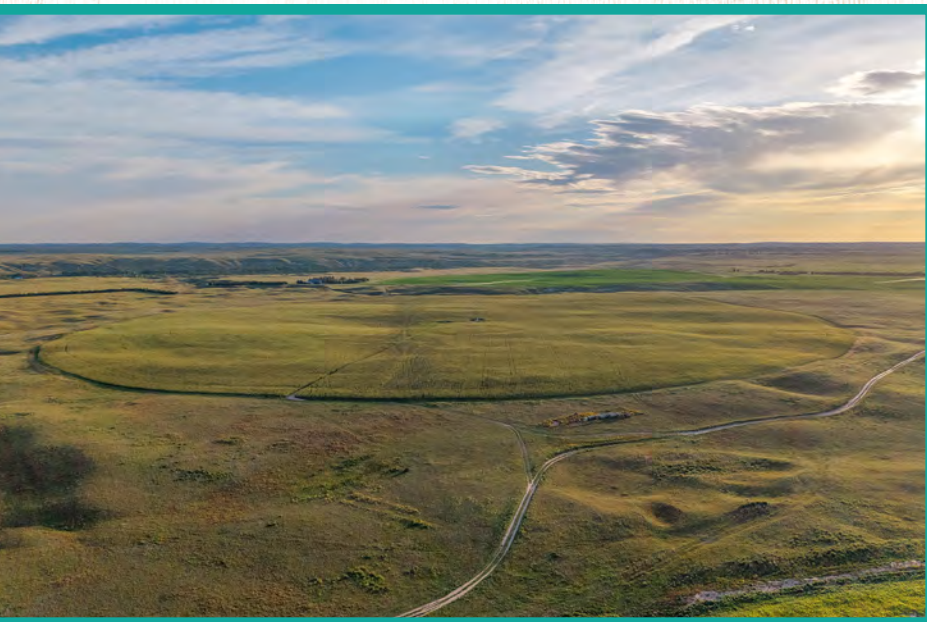


PRICE

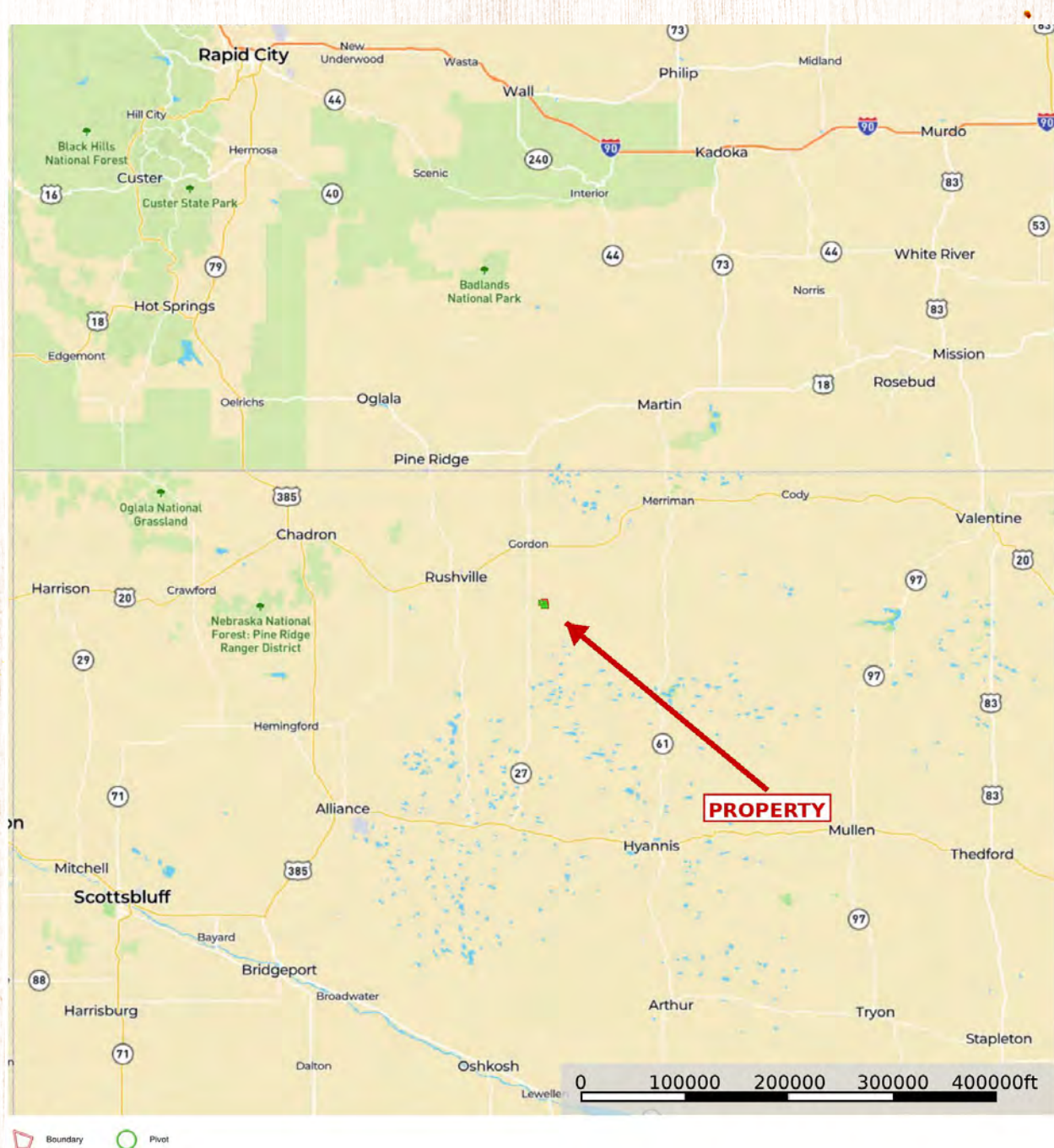
\$4,150,000 (FOUR MILLION ONE HUNDRED AND FIFTY THOUSAND DOLLARS)

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

Strategy Farm & Ranch is located in eastern Sheridan County, Nebraska, approximately 9 miles from State Highway 27 and 15 miles from Gordon, along the Niobrara River valley. Gordon is a farming and ranching community situated on U.S. Highway 20, which runs east-west across the Nebraska Panhandle and connects to regional grain markets, feedlots, and processing facilities throughout the area.

The surrounding country is predominantly agricultural, with a mix of irrigated pivot ground and native Sandhills range. The farm's location provides good access while remaining private and consolidated.

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THE LAND

This farm's acreage is documented from several independent official sources. Because deed, survey, NRD, assessor, and FSA acreage figures are compiled differently and commonly differ from one another by small amounts, listing practice is to disclose each source rather than pick a single number. A summary of all four follows, with detail in the sections noted.

NRD adjudicated Water Rights: 730.35±

County Assessor: 1,163.32 ± total acres

County Assessor: 723.91± irrigated acres

Irrigated Acres under lease: 625±

NEARBY TOWNS

Gordon, NE: 15 miles

Rushville, NE: 30 miles

Chadron, NE: 62 miles (regional airport)

Scottsbluff, NE: 140 miles (regional airport)

Rapid City, SD: 140 miles (regional airport)

Distances are approximate and for general reference only.

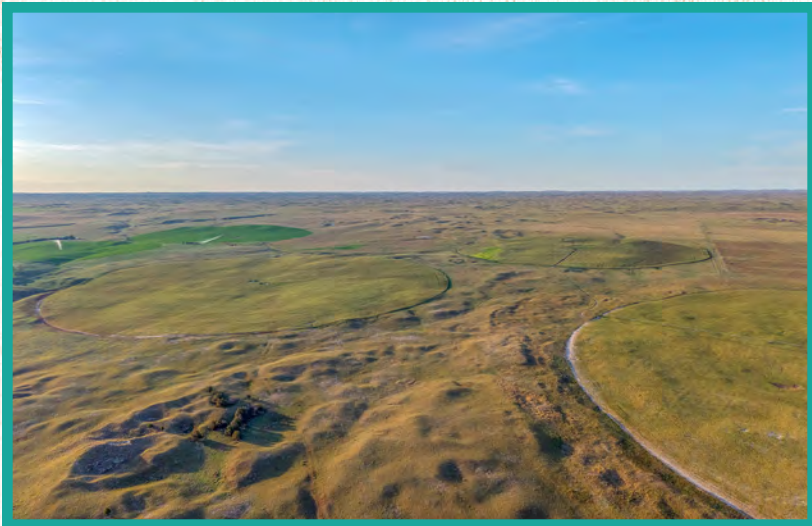


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ACTIVE LEASE

Strategy Farm & Ranch is subject to an active agricultural lease covering the four irrigated pivots (approximately 625± acres). A buyer will acquire the farm subject to the tenant's rights under this lease through the end of the 2027 crop year (November 1, 2027). Grass/pasture acreage and dry corners are not part of the lease and are available for the buyer's own use upon closing. Prospective buyers should review the full lease agreement and any amendments with their attorney.



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HUNTING & RECREATION

Strategy Farm & Ranch lies less than one mile south of the Niobrara River, placing it within one of the premier wildlife corridors in the Nebraska Panhandle. The river bottom draws heavy game traffic year-round, and elk, mule deer, and antelope are regularly seen moving across the farm's grass and irrigated ground, especially in the early morning and evening hours.

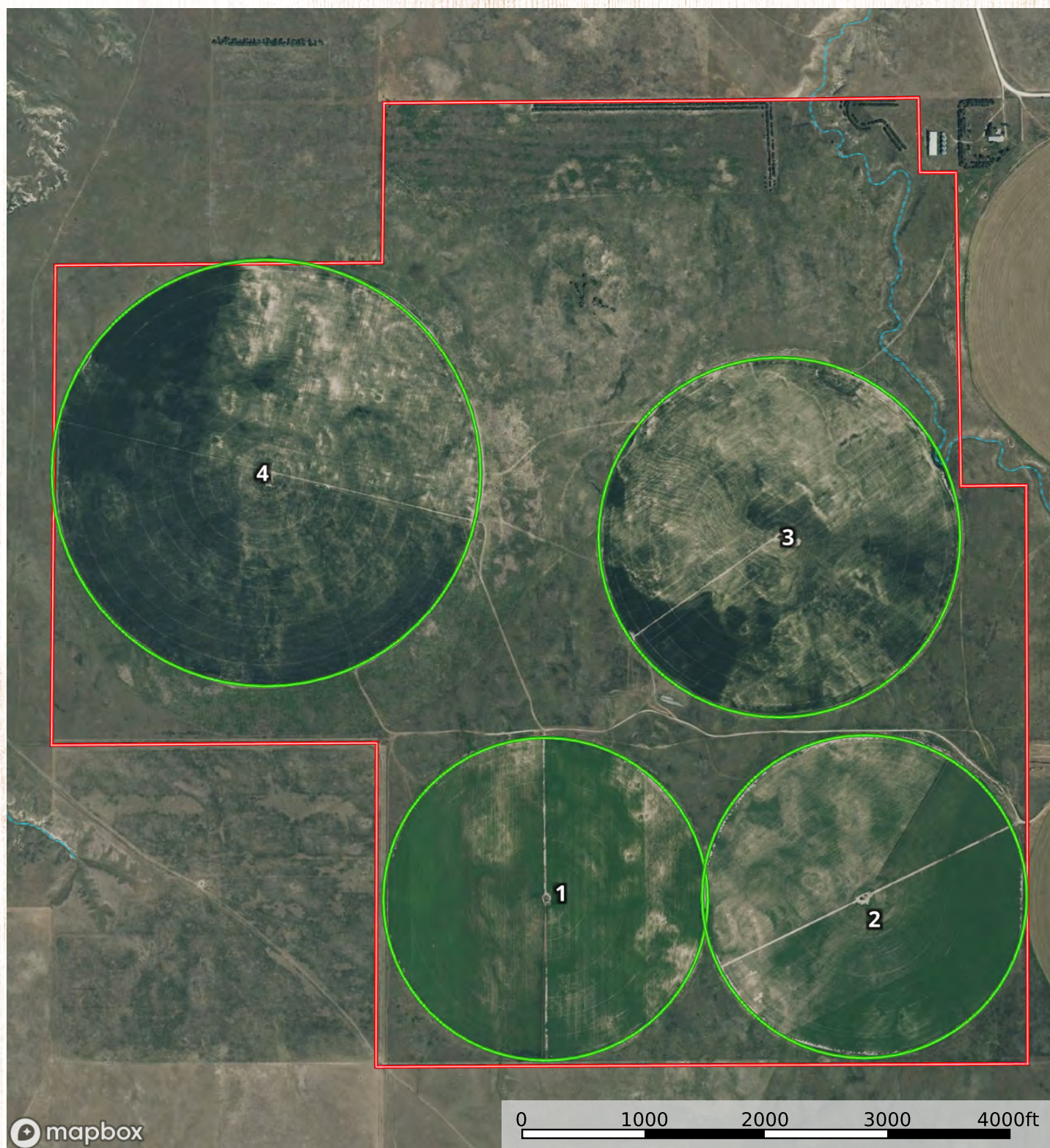
Upland bird hunters will find the mix of native grass, irrigated cropland edges, and river-corridor cover ideally suited to sharptail grouse and other resident species. For a buyer who wants more than a productive irrigated operation, this farm offers a genuine outdoor dimension: a working farm during the growing season and a quality hunting destination the rest of the year, all inside the same fence lines.



STRATEGY FARM & RANCH LIES
LESS THAN ONE MILE SOUTH OF
THE NIOBRARA RIVER

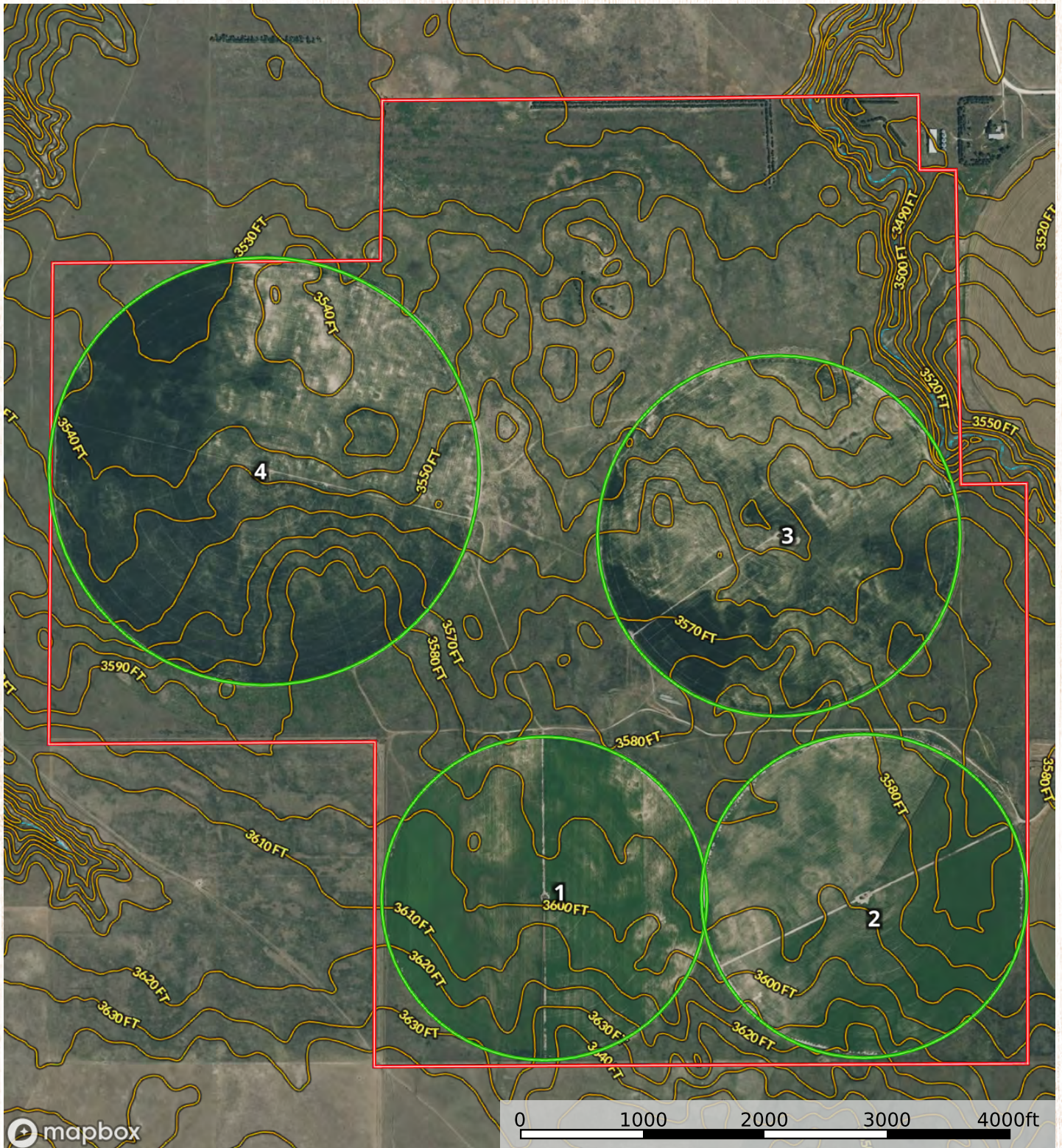
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PROPERTY OVERVIEW

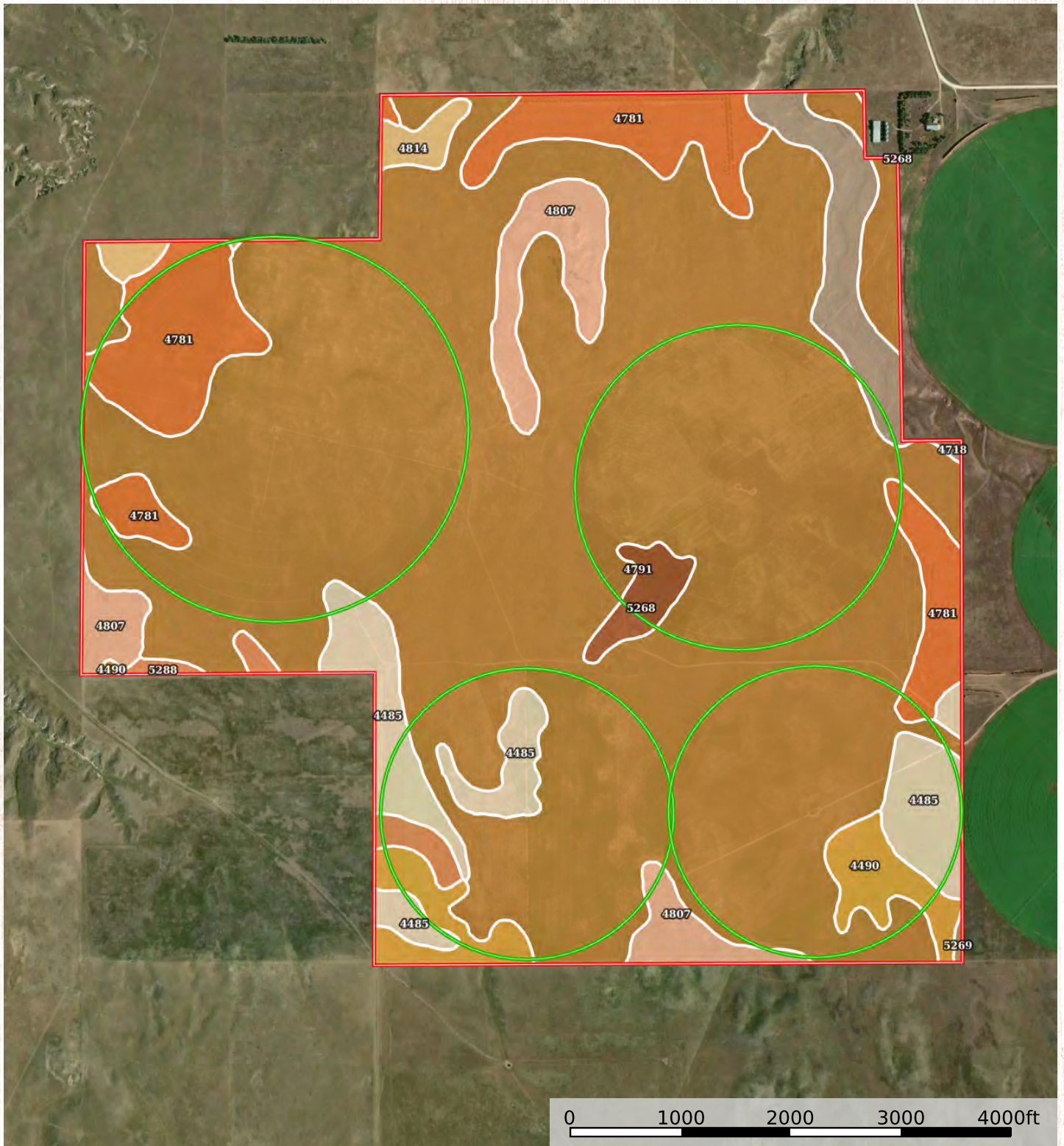


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CONTOUR MAP



SOIL REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4791	Valentine fine sand, 3 to 9 percent slopes	854.4 4	73.55	19	28	6e
4781	Valentine fine sand, 0 to 3 percent slopes	100.8 7	8.68	0	25	6e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	61.3	5.28	52	32	4e
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	48.3	4.16	11	23	6e
4490	Dunday loamy fine sand, 3 to 9 percent slopes	33.46	2.88	44	32	6e
4718	Orpha-Rock outcrop complex, 30 to 60 percent slopes	31.58	2.72	0	3	7e
5268	Tuthill loamy fine sand, 0 to 3 percent slopes	11.07	0.95	0	37	4e
4814	Valentine loamy fine sand, 0 to 3 percent slopes	10.64	0.92	25	30	4e
5288	Vetal loamy fine sand, 0 to 3 percent slopes	9.4	0.81	65	38	3e
5269	Tuthill loamy fine sand, 3 to 9 percent slopes	0.66	0.06	0	36	6e
TOTALS		1161. 72(*)	100%	19.2	27.37	5.86

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'

• • • • • • • •

Forestry

• • • • • • •

Limited

• • • • • • •

Moderate

• • • • • •

Intense

• • • • •

Limited

• • • •

Moderate

• • •

Intense

• •

Very Intense

•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



JEFF GARRETT

308.672.6334

ranchandrecreation.com

[f /jeffgarrettranchandrecreation](https://www.facebook.com/jeffgarrettranchandrecreation)

6106 YELLOWSTONE RD
CHEYENNE, WYOMING

Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers. He and his wife own a cattle operation east of Cheyenne, where they raise their four children: Macie, Tripp, Wade, and Bridger. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed-yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!

RR
#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.