WESTERN NEBRASKA

F.O. Ranch

#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 2,499.34± | OFFERED AT $3,200,000

RANCHANDRECREATION.COM

THE RANCH

3622 ROAD 17W, BUSHNELL, NEBRASKA

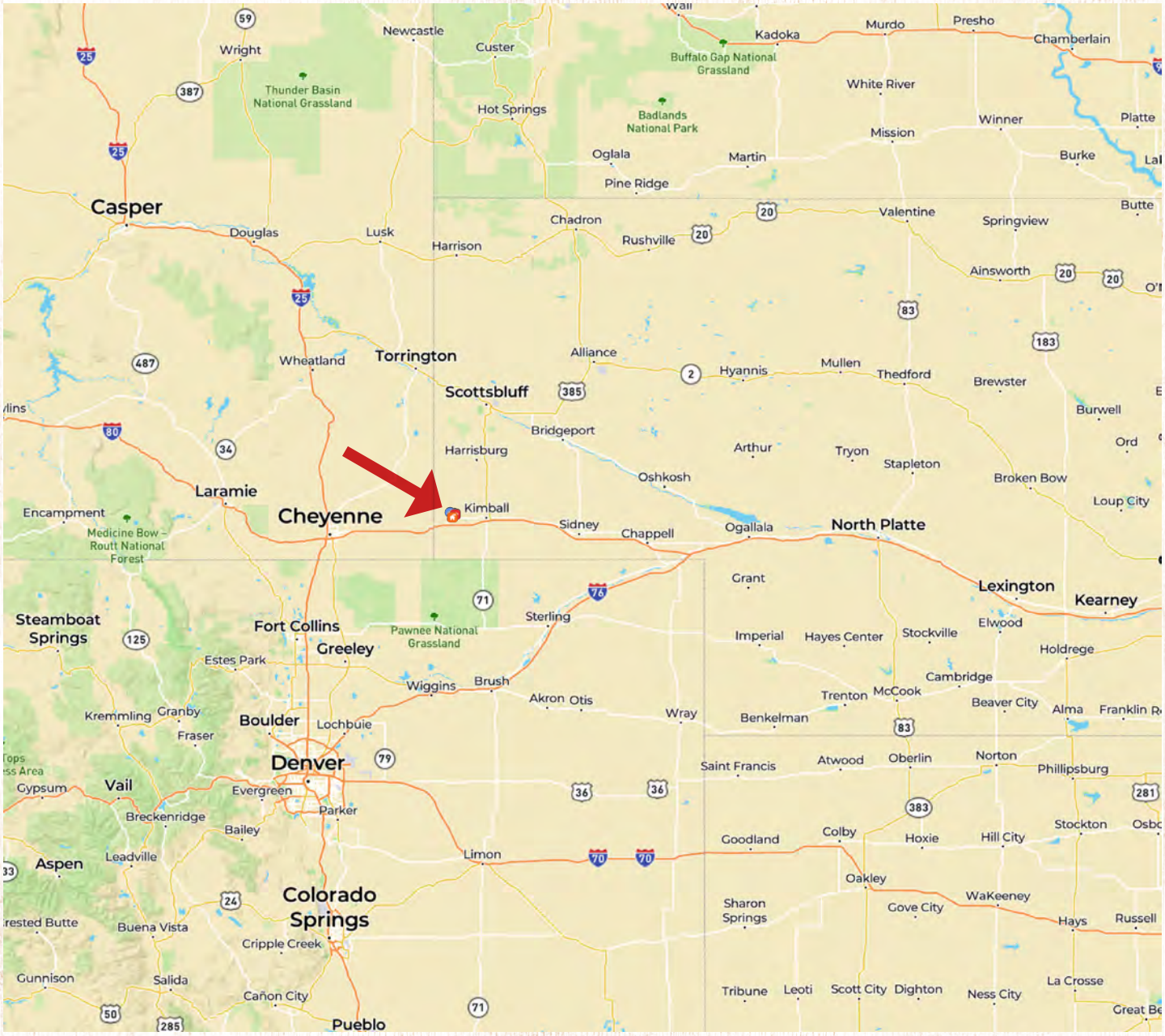
F.O. Ranch presents a rare opportunity to acquire a diversified, income-producing agricultural operation in western Nebraska. Encompassing 2,499.34± deeded acres in Kimball County, the ranch combines native pasture, dryland wheat production, and a substantial Grasslands CRP income component into a well-balanced and operationally sound holding.

Offered publicly for the first time, F.O. Ranch represents a multigenerational operation built on stewardship, conservative management, and long-term sustainability. With nearly 1,469 acres enrolled in Grasslands CRP generating approximately $22,031 annually through 2031, the ranch offers both production capability and predictable income — a combination increasingly sought after by 1031 exchange and long-term agricultural investors.

PRICE

$3,200,000 (THREE 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.



LOCATION

F.O. Ranch is located in Kimball County, Nebraska — a region recognized for its established cattle operations, dryland wheat production, and native rangeland systems.

The property lies approximately 4 miles from Lake Oliver, providing nearby recreational access while maintaining its primary identity as a working agricultural ranch. Access is via maintained county roads, allowing efficient year-round operation.

Kimball, NE	*14mi*	*Scottsbluff, NE*	*59mi*
Pine Bluffs, WY	*12mi*	*Cheyenne, WY*	*53mi*

THE LAND

Total Deeded Acres: 2,499.34±

- Native Pasture: 1,809.11± acres
- Dryland Cropland: 657.08± acres
- Other: 33.15± acres

The ranch's acreage balance supports both livestock production and grain income while preserving flexibility for future operational adjustments.

**Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process.*

CLIMATE & ELEVATION

F.O. Ranch ranges in elevation from 4900' to 5110' feet above sea level — characteristic of the higher terrain of the Nebraska Panhandle. The climate is typical of a semi-arid environment, with distinct seasons and a sizeable temperature range. Summers are warm and mostly clear, with average highs in the mid-80s °F (around 87 °F) and lows in the upper 50s °F, while winters can be cold, snowy, and windy, with average highs near the low 40s °F and lows often in the low 20s °F. Annual precipitation averages approximately 15.8–16.9 inches, most of which falls in spring and early summer, supporting dryland wheat and native range, and the area typically sees around 30–31 inches of snowfall each year. The growing season in this region generally extends from late April through early October, contributing roughly 140–150 frost-free days suitable for wheat and forage growth.

AGRICULTURAL OPERATIONS

GRAZING

F.O. Ranch currently supports approximately 70 cow/calf pairs year-round under a managed grazing system.

Water infrastructure includes:

- Solar-powered wells
- Windmills
- Submersible pumps

The pasture base of 1,809.11± acres provides substantial grazing capacity, and the rotational system supports long-term forage health and range sustainability.

Carrying capacity can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis of the property.

DRYLAND CROPLAND

The ranch includes 657.08± acres of dryland cropland operated under a strict wheat–fallow rotation consistent with regional best practices in Kimball County.

PLC wheat yields are recorded at 29 bushels, and production practices align with western Nebraska dryland systems. The cropland component adds both diversification and operational stability to the overall asset.

GRASSLANDS CRP INCOME

A defining strength of F.O. Ranch is its substantial Grasslands CRP component.

The ranch includes approximately 1,468.73± acres enrolled in Grasslands CRP (CP88) across two active contracts.

Contract Overview

Total Enrolled Acres: 1,468.73±

Total Annual CRP Income: Approximately $22,031

Contract Expiration: September 30, 2031

Program Type: Grasslands CRP (CP88)

Buyer Obligation: Purchaser must assume and honor existing contract terms through expiration

The CRP income provides predictable annual cash flow while preserving long-term grazing potential. This structure significantly reduces income volatility compared to purely production-based ranch operations.

For investors and 1031 exchange buyers, this predictable revenue stream enhances financial stability while maintaining agricultural utility.

RECREATION

While primarily a working agricultural ranch, F.O. Ranch offers supplemental recreational appeal, including:

- Mule deer
- Whitetail deer
- Antelope
- Coyotes
- Limited upland birds

Its proximity to Lake Oliver (approximately 4 miles) provides additional outdoor recreational opportunities without compromising operational focus.

IMPROVEMENTS

PRIMARY RESIDENCE

3,697± finished square feet.

Main Level (2,337 sq ft):

- 3 bedrooms including primary suite
- 2 bathrooms
- Office
- Living room
- Kitchen and dining
- Laundry

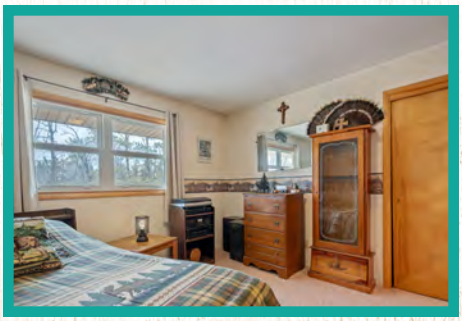
Basement (1,360 sq ft):

- Recreation room
- 2 bedrooms
- Bath
- Utility and storage

Outbuilding

- RV shed 14'x30
- Barn 60'x24'

This residence provides ample space for a family-operated ranch or ownership occupancy.



INVESTMENT HIGHLIGHTS

- *2,499.34± deeded acres*
- *1,809.11± acres of pasture*
- *657.08± acres of dryland cropland*
- *1,468.73± acres enrolled in Grasslands CRP*
- *Approximately $22,031 annual CRP income through 2031*
- *70-pair year-round grazing capacity*
- *Two substantial residences*
- *Multigenerational ownership*
- *First time publicly offered*
- *Suitable for 1031 exchange*
- *Seller to retain mineral rights*
- *Property taxes for 2025 were $14,802.78*

At an asking price of $3,200,000, F.O. Ranch represents a well-structured western Nebraska agricultural acquisition opportunity combining scale, income stability, and operational continuity.

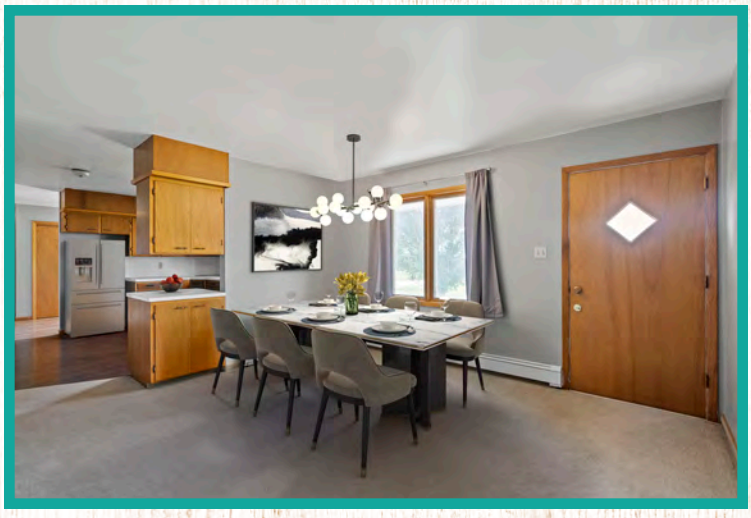
THE OFFERING

F.O. Ranch is offered at $3,200,000. Seller will retain all mineral rights. The property is offered as a complete unit.

This is a rare opportunity to acquire a diversified agricultural holding with established income, proven carrying capacity, and residential infrastructure in place.

CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorney fees.



SECONDARY RESIDENCE

2,378± finished square feet with attached garage.

Main Level (1,592 sq ft):

- Two bedrooms
- Office
- 2 bathrooms
- Living room
- Kitchen and dining
- Laundry

Lower Level (786 sq ft):

- Large recreation room
- Bedroom
- Bath
- Mechanical and storage

SHOP 1

- Built 1986
- Concrete floor
- Built in workbenches
- 40'x50'

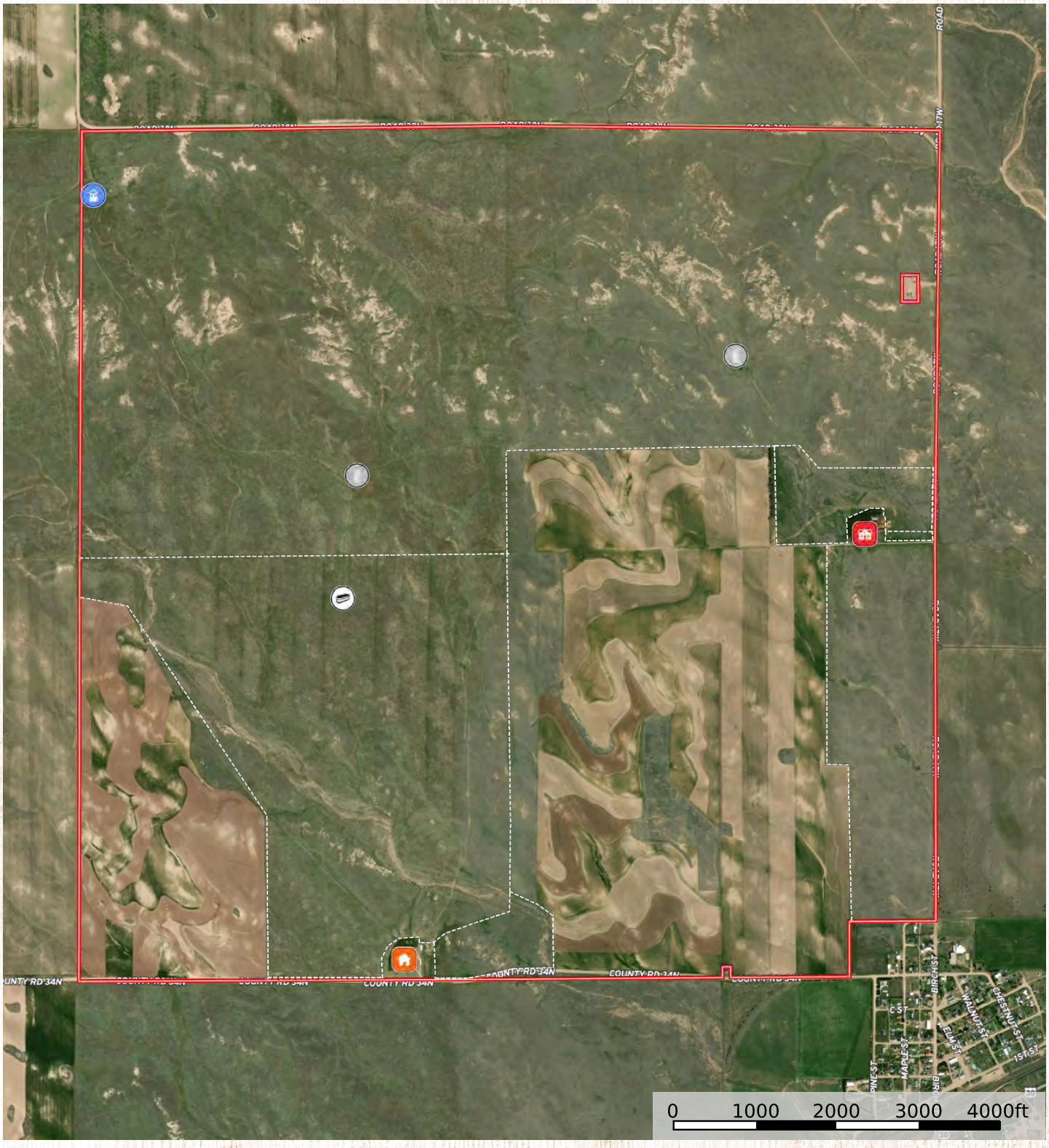
SHOP 2

- Quonset
- Built 1962
- Concrete floor
- 40'x70'

The dual-residence configuration offers flexibility for multi-generational living, ranch management housing, or rental income potential.

RANCHANDRECREATION.COM

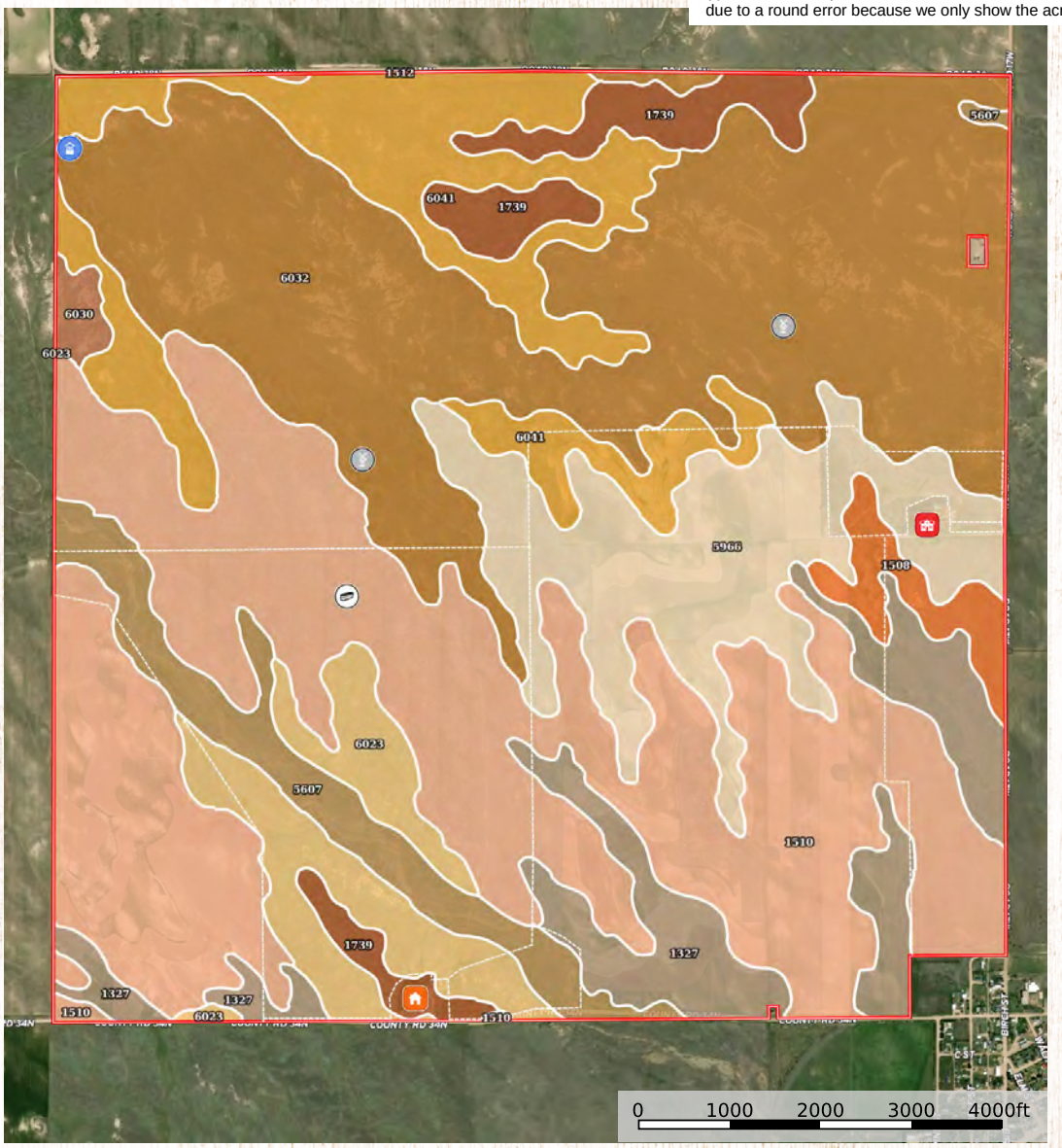
OVERVIEW


COUNTY RD 34N
COUNTY RD 34N
COUNTY RD 34N
COUNTY RD 34N
ROAD
C ST
BIRCH ST
WALNUT ST
CHESTNUT ST
ELM ST
1ST ST
MAPLE ST
PINE ST
0
1000
2000
3000
4000ft

SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1510	Altvan-Eckley-Tassel complex, 3 to 9 percent slopes	758.4	30.39	0	28	4e
6032	Tassel-Blanche complex, 9 to 30 percent slopes	699.05	28.01	0	16	6s
5966	Jayem fine sandy loam, 3 to 6 percent slopes	248.76	9.97	0	40	4e
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	241.32	9.67	0	17	6s
1327	Bayard fine sandy loam, 0 to 3 percent slopes	170.5	6.83	0	36	3e
6023	Tassel and Dix and Altvan soils, 9 to 30 percent slopes	133.86	5.36	0	19	6s
5607	Broadwater loamy sand, channeled, occasionally flooded	103.31	4.14	0	7	6w
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	88.55	3.55	0	25	3e
1508	Altvan-Eckley complex, 3 to 9 percent slopes	38.68	1.55	0	26	4e
6030	Tassel-Ashollow-Rock outcrop complex, 20 to 60 percent slopes	12.62	0.51	0	3	7s
1512	Altvan-Satanta loams, 0 to 1 percent slopes	0.85	0.03	0	40	3c
TOTALS		2495.9(*)	100%	-	23.71	4.85

(*) 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.



JEFF GARRETT

308.672.6334

ranchandrecreation.com
/jeffgarrettranchandrecreation

6106 YELLOWSTONE RD
CHEYENNE, WYOMING

#1 PROPERTIES
RANCH & RECREATION

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!

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.