

WESTERN NEBRASKA

Sandersfeld Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 4,043.18 ± | OFFERED AT \$5,995,000
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PREMIER RANCHING & INVESTMENT OPPORTUNITY

Welcome to Sandersfeld Ranch, a premier year-round cattle operation in the heart of Nebraska's iconic Sandhills, just 11 miles south of Alliance. Spanning Box Butte and Morrill Counties, this 4,043.18±-acre property seamlessly blends historical charm, modern efficiency, and significant investment potential. Supporting approximately 200± cow/calf pairs annually, the ranch features pivot-irrigated hay fields, lush native pastures, modern livestock facilities, and a robust infrastructure reflecting decades of meticulous management.

For established ranchers, Sandersfeld Ranch offers a turnkey operation with flexible grazing and hay production capabilities. For investors, it presents a rare opportunity to own a productive asset in the Sandhills – a region renowned for its stable land values, abundance of water, agricultural output, and recreational appeal. With total privacy yet convenient access to town, this ranch is a perfect balance of seclusion and connectivity.

INVESTMENT HIGHLIGHTS

- **Proven Productivity:** Supports 200± cow/calf pairs and produces marketable hay, ensuring steady income.
- **Land Appreciation:** The Nebraska Sandhills are known for stable land values and long-term appreciation.
- **Water Security:** Robust irrigation and water systems enhance operational reliability and value.
- **Recreational Appeal:** Hunting, riding, and privacy add lifestyle value for owners or potential leasing opportunities.
- **Strategic Location:** Proximity to Alliance and regional airports balances seclusion with accessibility.

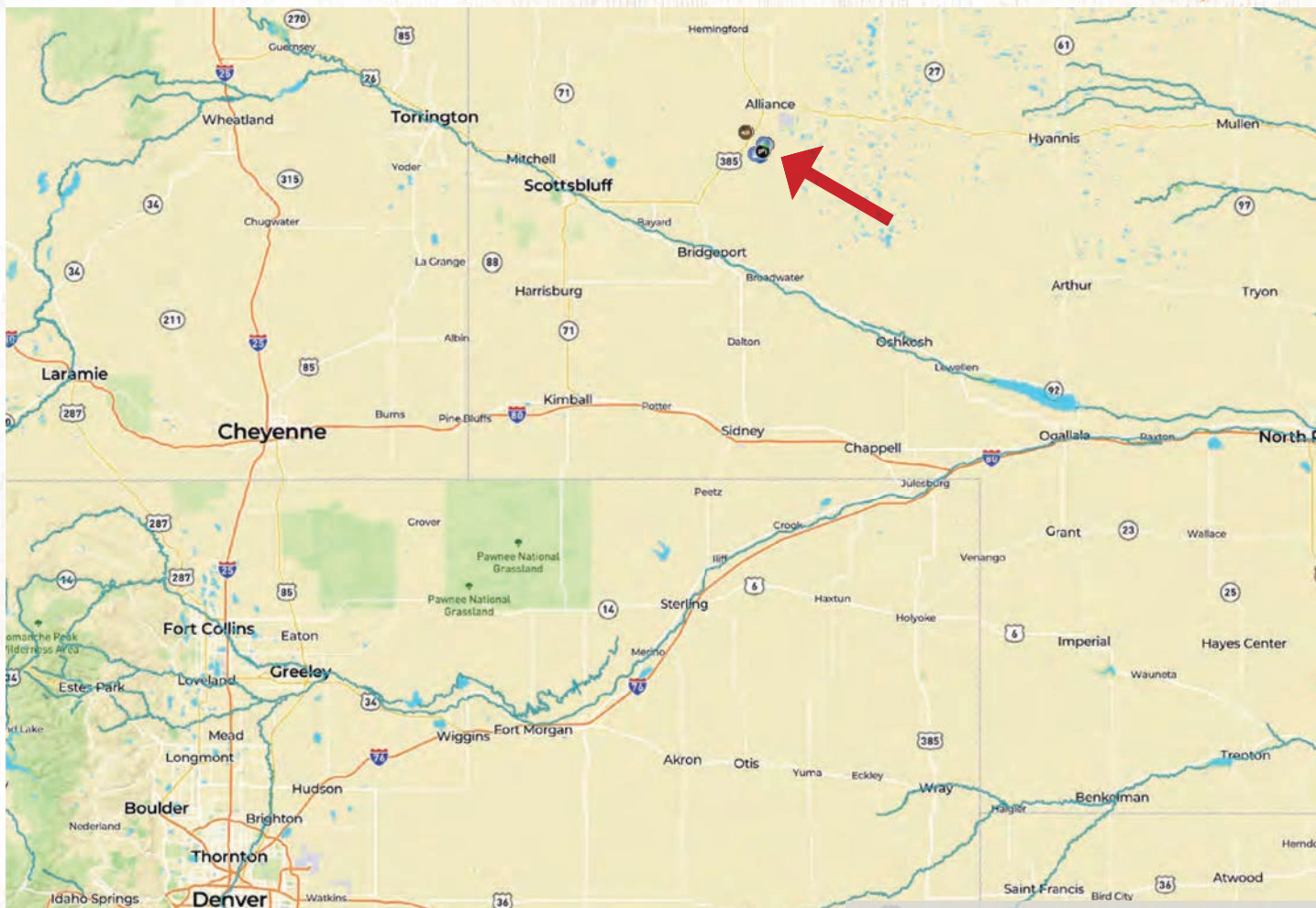
Sandersfeld Ranch is a rare opportunity to own a productive, well-equipped ranch with significant investment potential in one of Nebraska's most coveted regions.



PRICE **\$5,995,000 (FIVE MILLION, NINE HUNDRED & NINETY-FIVE 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

Location: 11 miles south of Alliance, Nebraska, via well-maintained county roads.

Nearby Regional Airports (with service to Denver):

Alliance Municipal Airport (11 miles) *offering two flights daily to Denver*

Western Nebraska Regional Airport, Scottsbluff (55 miles)

Chadron Municipal Airport (58 miles)

This strategic location offers seclusion for privacy-focused owners while providing quick access to Alliance for supplies, livestock auctions, and services, making it ideal for both operational efficiency and investor convenience.

LIVESTOCK MARKETS

Nebraska, also known as “The Beef State”, has been home to some of the best operations and highest producing operations for generations. The ideal climate, quality of available forages and abundance of open spaces have kept Nebraska at the top of the list, producing \$12.1 Billion in annual impact with approximately 20,000 beef cow operations in the state. Due to the amount and quality of cattle produced in the area, the owners of the Sandersfeld Ranch have several options available to market their livestock.

Sheridan Livestock Auction (Rushville) ~70mi
Ogallala Livestock ~119mi

Sugar Valley Stockyards (Gering) ~52mi
Crawford Livestock Market ~ 68mi

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CLIMATE & ELEVATION

The Sandersfeld Ranch ranges in elevation from 3,900' to 4,200' above sea level, situated in the heart of the Nebraska Sandhills across Box Butte and Morrill Counties. This elevation places the ranch within the rolling, grass-stabilized dunes of the Sandhills, a region renowned for its productive rangeland and ecological resilience. The semi-arid climate with low humidity creates optimal conditions for year-round cattle grazing and pivot-irrigated hay production. •

Precipitation: The Alliance area receives an average of 16-20 inches of annual precipitation, the majority of which falls during the late spring and summer months, typically in the form of thunderstorms. This seasonal rainfall pattern supports robust warm-season grasses and native forage.

- **Precipitation:** Annual average of 16-20 inches, primarily from late spring and summer thunderstorms, supporting robust warm-season grasses and irrigated fields.
- **Snowfall:** approximately 39 inches annually, typically melting quickly due to abundant sunshine, minimizing disruptions to grazing.
- **Temperature:** Summers average mid-80s°F, occasionally reaching low 90s; winters average 30s°F with lows in the teens or below zero.
- **Growing Season:** Mid-May to early October, with 130-150 frost-free days, ideal for hay production and grazing.
- **Wind & Sunshine:** Consistent northwest and south breezes paired with abundant sunshine promote rapid drying, maintaining well-drained pastures.

This climate and elevation profile ensures sustainable ranching, high-yield forage production, and a stable environment for long-term land investment.





THE LAND

Box Butte & Morrill Counties, Nebraska

Total Acreage: 4,043.18 ±

Deeded Acreage: 3,391.13 ±

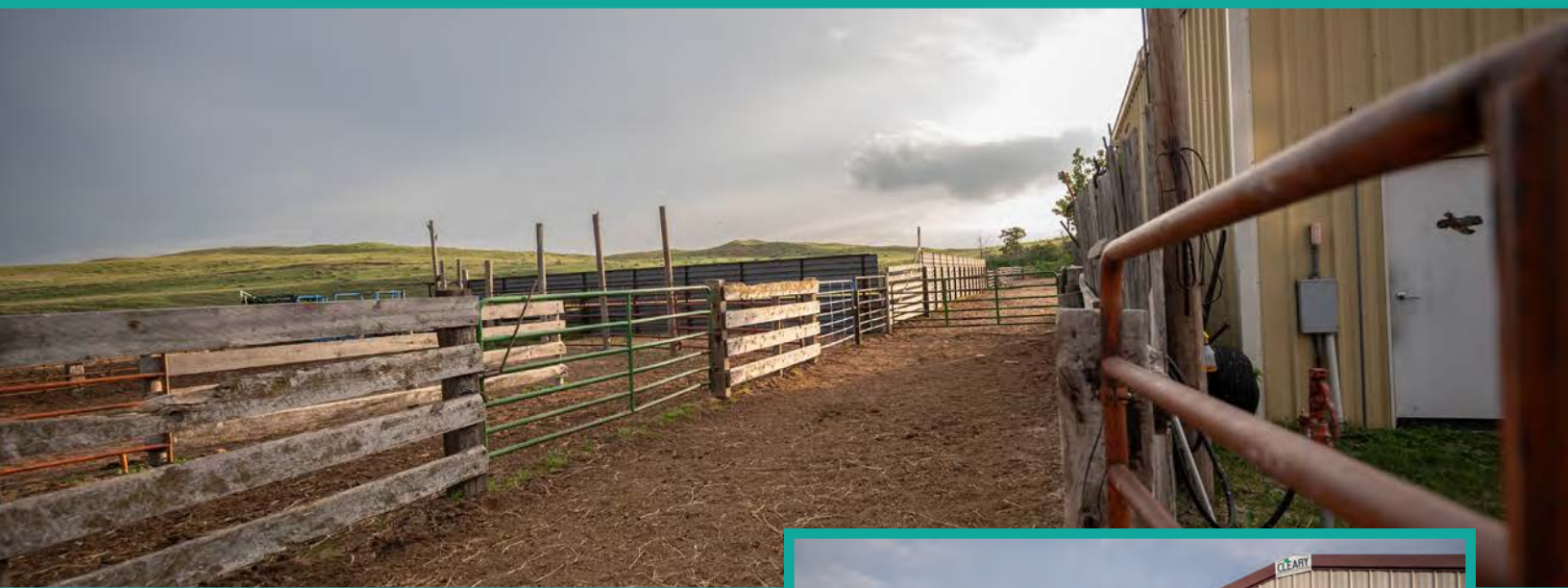
School Lease: 652.05 ± Acres

Offered at: \$5,995,000

**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.*



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LAND & INFRASTRUCTURE

Sandersfeld Ranch combines fertile Sandhills pasture with modern irrigation for exceptional productivity. The property includes two center pivots – one TL and one Zimmatic – irrigating approximately 247 acres, currently used for high-yield hay production but adaptable for intensive summer grazing to boost carrying capacity. The remaining 3,796± acres consist of well-sodded native pasture, characterized by warm- and cool-season grasses, offering reliable year-round forage.

Key improvements include:

- Hip-Roof Barn: A well-preserved structure, perfect for calving, hay storage, or equipment housing.
- Garage/Equipment Shed: A 2,700 sq. ft. Cleary building for equipment or vehicle storage.
- Shop: A 30' x 30' metal-framed structure for tools and maintenance.
- Outbuildings: Several original structures in functional condition, enhancing operational flexibility.
- Ranch house: A 1920-built residence brimming with vintage character serves as the ranch headquarters.

Livestock handling is streamlined with a modern Arrowquip squeeze chute, Scott Manufacturing alley, and durable continuous fence corrals, ensuring safe, low-stress, and efficient operations.



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HISTORY

Truman and Fanny Shanklin (married in 1884) journeyed westward from Geneva, NE in March of 1899 with their sons, Roy and George to homestead on the edge of the Sandhills eleven miles south of Alliance, NE. In 1903, the family was blessed with a daughter Hannah "Bernice" Shanklin, who would ultimately be the child that carried on the family legacy of the Mill Iron Bar Ranch.

The family endured many hardships that the pioneer life offered. In 1906, the Shanklins lost their 18 year old son George, to acute peritonitis, which is believed to be caused from injuries he received falling from a horse while driving cattle two months prior to his death. It is also believed that on Christmas Eve of the same year the Shanklins lost an infant daughter from unknown causes.

Tragedy would once again strike in 1910, when the family lost their patriarch Truman. It seems he had started out at an early hour from the Morrill County Ranch to the upper ranch, known as the Carpenter ranch, to take his wife and daughter Hannah "Bernice" to Alliance to see the circus. Truman's body was found alongside Letan road with his team and wagon nearby. It is believed his cause of death was a heart attack.

Fanny and her children Roy and Bernice continued the ranching operation after Truman's death; expanding it from a small Sandhill's claim into a well-balanced little ranch. All of the trees on the ranch today, are a silent testimony to the fact that trees can be grown in the Sandhills, a once barren open prairie.

After Fanny's death in 1944, Hannah "Bernice" Shanklin carried on the family legacy, which ultimately developed into the ranch you see today.

In 1988, Gene and Jackie Sandersfeld came to the Mill Iron Bar Ranch on a share lease arrangement with Bernice. A close bond was quickly developed between Bernice and the Sandersfelds, described as having grandma living just next door.

Just as in the Shanklin history, the year 1990 would be a bittersweet one. In April of 1990, Gene and Jackie were blessed with a daughter Hannah Rae (Bernice's namesake). In June, they purchased the ranch which was a dream come true, and testament that hard work and determination do pay off. Then sadly, in September of the year, the Sandersfelds lost their beloved predecessor Bernice.

Gene and Jackie have continued to live in the same spirit of the "pioneer life" that the Shanklins laid out all those years ago; the love of the land, the livestock, family, and a way of life to preserve and honor those that came before them.



Sandersfeld Ranch - A Piece Of The Legacy

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HUNTING & RECREATION

Sandersfeld Ranch offers a rich recreational experience, enhancing its value as a lifestyle and investment property:

- **Wildlife:** Abundant mule deer, antelope, box turtles, pheasants, grouse, and doves for hunting enthusiasts.
- **Activities:** ATV trails, horseback riding, and expansive views for outdoor enjoyment.
- **Seclusion:** Located at the end of a road, ensuring privacy and a peaceful retreat.

The recreational potential appeals to investors seeking a property that combines leisure with agricultural returns, as well as ranchers looking for a balanced lifestyle.



OPERATIONAL CAPACITY

Owner-rated to support approximately 200 cow/calf pairs year-round, Sandersfeld Ranch offers operational flexibility for ranchers and revenue potential for investors. The 247± pivot-irrigated acres provide:

- **Hay Production:** High yields for winter feed or marketable surplus, enhancing cash flow. Historic yields have averaged 4-5 tons per acre.
- **Summer Grazing:** Option to rotate cattle onto irrigated fields, significantly increasing carrying capacity.
- **Irrigation water:** There is currently no pumping restrictions on the amount of irrigation water used on either pivot.

Combined with the expansive native pasture, the ranch adapts to varying weather and market conditions, ensuring resilience and profitability. Investors benefit from the property's proven agricultural output, while ranchers gain a scalable, efficient operation.

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.





FENCING

- Fencing: Full perimeter and cross-fenced pastures with barb wire and wood post. The perimeter fence is mostly 4 strand barb wire with the interior fences being a mix of 3 and 4 strand barb wire.
- Cattle Facilities: Modern Arrowquip squeeze chute, Scott Manufacturing alley, and sturdy corrals designed for efficient, low-stress livestock handling.

These facilities streamline gathering, doctoring, and loading, making the ranch a turnkey solution for ranchers and a low-maintenance asset for investors.

The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

PROPERTY TAXES

The 2024 real estate taxes for Sandersfeld Ranch were \$21,521.14

WATER

Water is a cornerstone of Sandersfeld Ranch's productivity: This ranch sits directly on top of the Ogalla Aquifer in Morrill and Box Butte County Nebraska which is one of the largest underground freshwater sources in the world. Its vast reserves provide a reliable and sustainable water source for irrigation, making it a cornerstone of agriculture in the region. Access to the Ogallala Aquifer enhances the productivity of farmland, supports consistent forage and crop growth, and ensures long-term water security for both livestock and irrigation systems adding significant value and operational resilience to any agricultural investment.

- Center Pivots: Two systems (TL and Zimmatic) irrigating 247± acres for hay or grazing. No pumping restrictions currently in place for irrigation water. The irrigation wells are 201' and 240' feet deep with static water reported at 8' deep. Both pivots are powered by diesel power units, however 3-phase power is close by if a new owner wanted to convert them.
- Wells: Multiple wells (details available upon request) provide reliable water for livestock and irrigation. Livestock watering is handled through a mixture of windmills, solar wells, and tanks on a pipeline around the headquarters.
- Stock Tanks & Pipelines: Livestock watering is handled through a mixture of windmills, solar wells, and tanks on a pipeline around the headquarters.
- Alternative Energy Potential: Opportunities for solar or wind-powered pumping to enhance efficiency and sustainability.

This robust water infrastructure supports year-round operations and adds significant value for investors seeking dependable agricultural assets.

Any and all permitted and adjudicated water rights associated with the property, which the Sellers own, shall be transferred to the Buyer upon a fully funded closing.

MINERAL RIGHTS

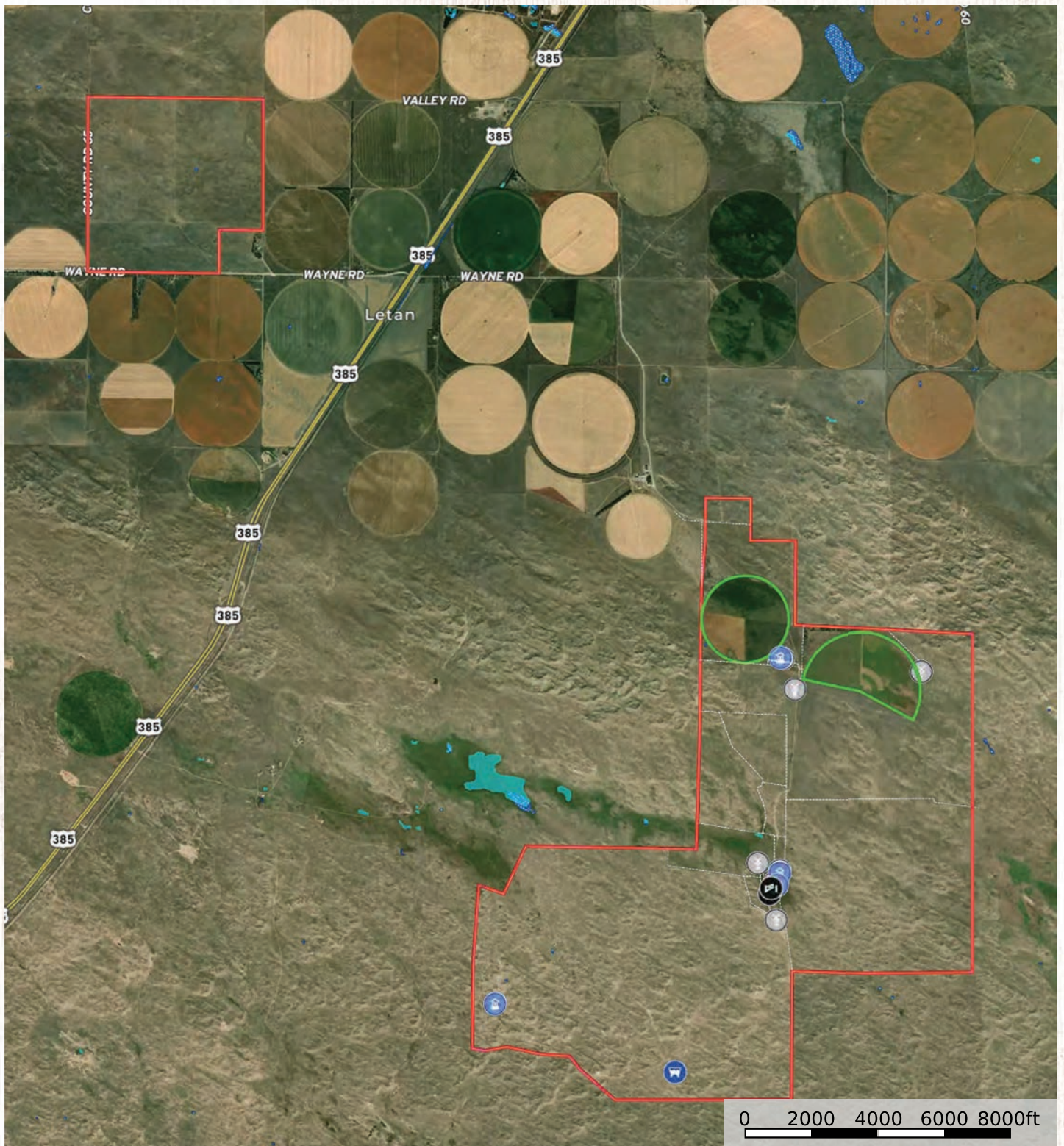
All seller-owned mineral rights will transfer to the buyer at closing. Buyers should verify ownership and specific rights during due diligence.



CONDITIONS OF SALE

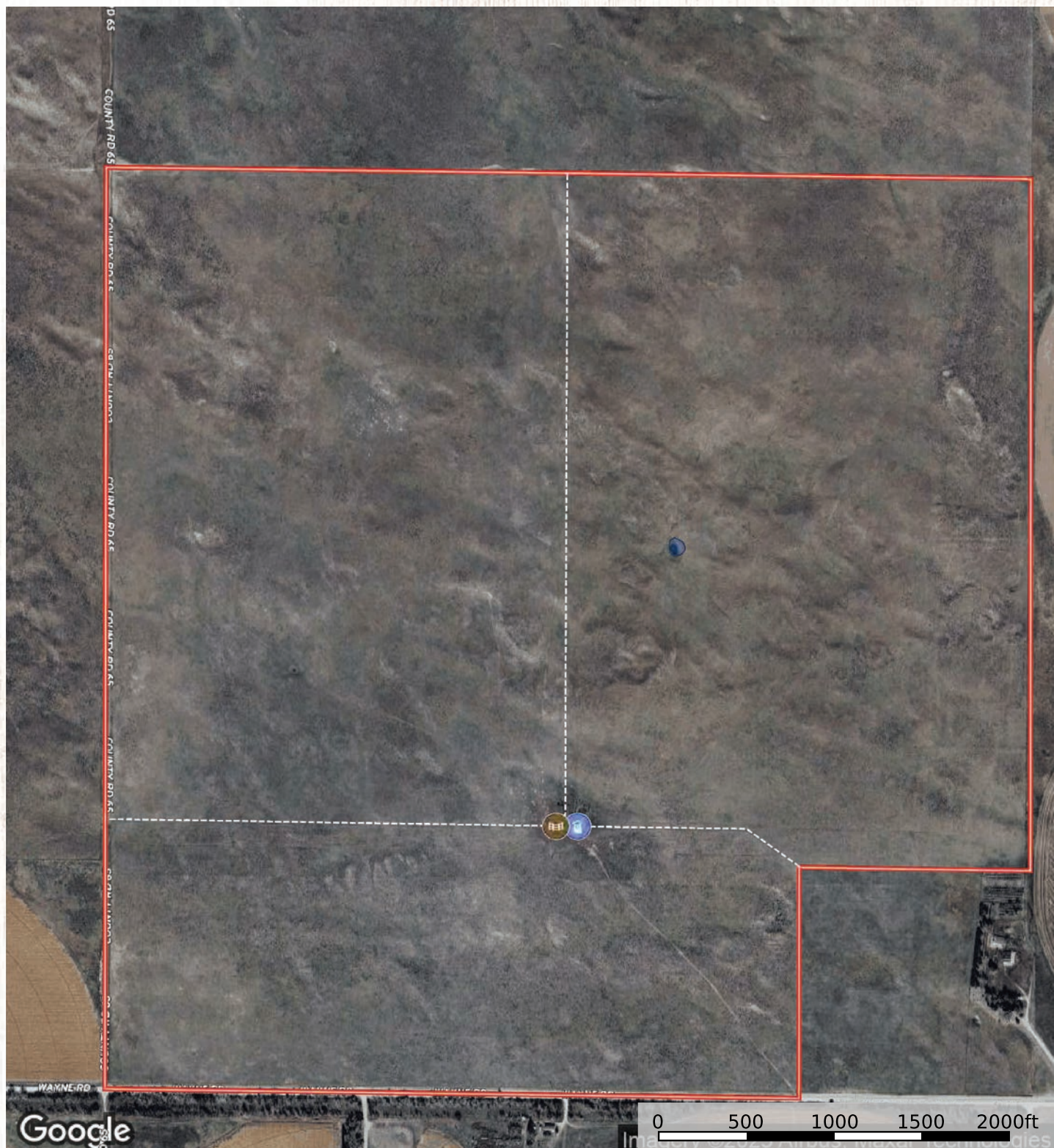
- Offers must be submitted in writing
- Include earnest deposit and proof of funds or financing
- Seller to provide owner's title insurance
- Property sold as-is; inspections, surveys, and due diligence recommended

TOTAL RANCH MAP



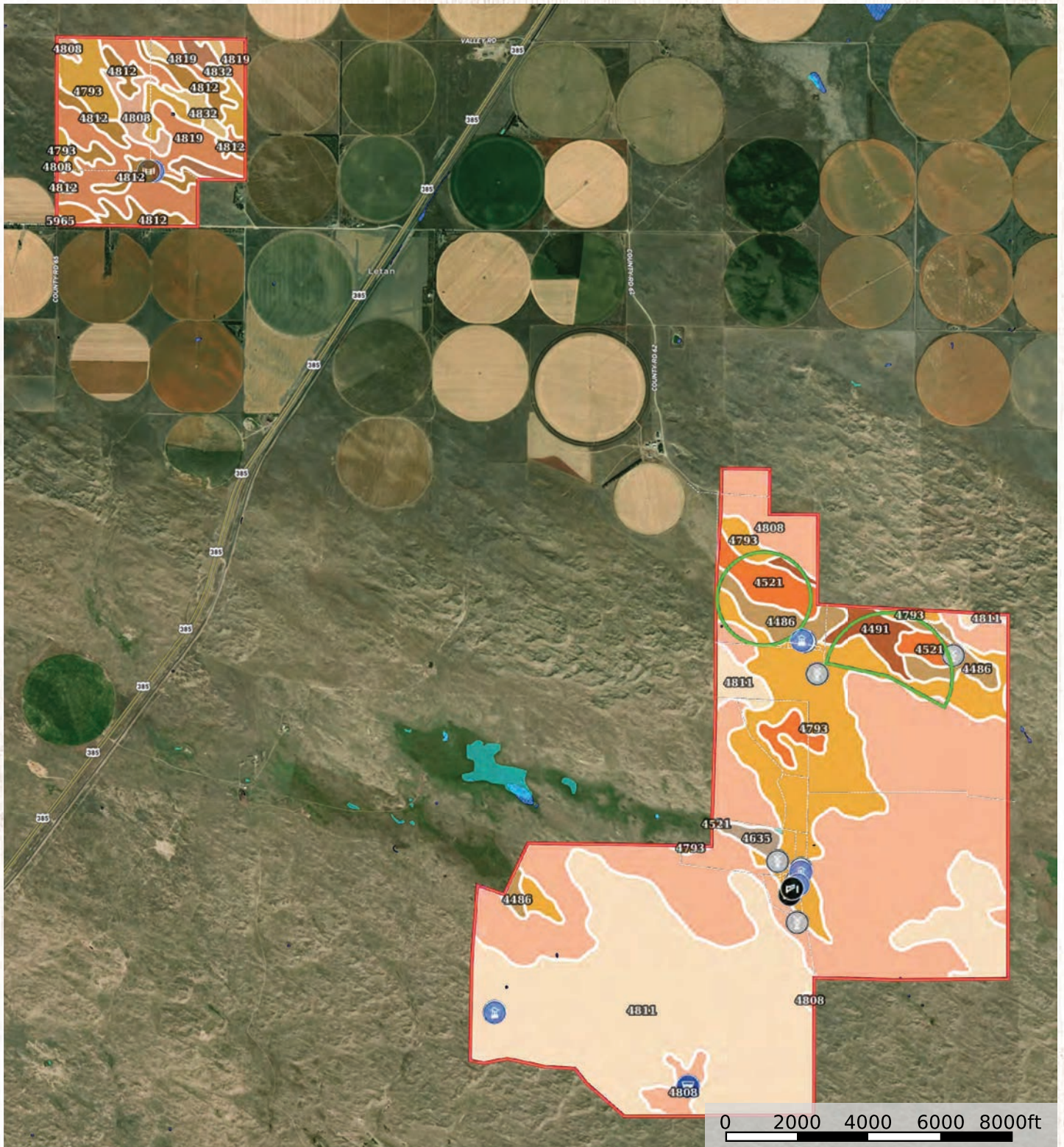
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BOX BUTTE COUNTY




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SOILS




SOILS

|  All Polygons 14383.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4808	Valentine fine sand, rolling, 9 to 24 percent slopes, dry	5555.64	38.63	0	18	6e
4811	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , dry	4830.56	33.58	0	14	6e
4793	Valentine fine sand, 3 to 9 percent slopes, dry	2259.01	15.71	0	22	6e
4521	Els fine sand, 0 to 3 percent slopes	497.72	3.46	31	26	6w
4486	Dunday loamy fine sand, 0 to 3 percent slopes, dry	462.72	3.22	0	25	4e
4491	Dunday loamy fine sand, 3 to 9 percent slopes, dry	238.12	1.66	0	25	6e
4819	Valentine loamy fine sand, 3 to 9 percent slopes, dry	236.79	1.65	0	23	6e
4812	Valentine loamy fine sand, 0 to 3 percent slopes, dry	135.03	0.94	0	23	4e
4635	Hoffland fine sandy loam, 0 to 1 percent slopes	89.4	0.62	33	22	5w
4832	Valentine loamy fine sand, rolling, 9 to 24 percent slopes, dry	36.86	0.26	0	21	6e
1547	Dailey loamy sand, 0 to 3 percent slopes	27.31	0.19	0	22	4e
5970	Jayem loamy fine sand, 0 to 3 percent slopes	10.92	0.08	0	30	4e
5965	Jayem fine sandy loam, 0 to 3 percent slopes	3.14	0.02	0	33	3e
TOTALS		14383.22(*)	100%	1.28	18.08	5.9

(*) 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.


|  Boundary 3446.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4808	Valentine fine sand, rolling, 9 to 24 percent slopes, dry	1378.13	39.98	0	18	6e
4811	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , dry	1207.64	35.04	0	14	6e
4793	Valentine fine sand, 3 to 9 percent slopes, dry	538.97	15.64	0	22	6e
4521	Els fine sand, 0 to 3 percent slopes	124.43	3.61	31	26	6w
4486	Dunday loamy fine sand, 0 to 3 percent slopes, dry	115.68	3.36	0	25	4e
4491	Dunday loamy fine sand, 3 to 9 percent slopes, dry	59.53	1.73	0	25	6e
4635	Hoffland fine sandy loam, 0 to 1 percent slopes	22.35	0.65	33	22	5w

SOILS


TOTALS		3446.73(*)	100%	1.33	17.89	5.93
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4635	Hoffland fine sandy loam, 0 to 1 percent slopes	22.35	0.65	33	22	5w
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4793	Valentine fine sand, 3 to 9 percent slopes, dry	538.97	15.64	0	22	6e
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4486	Dunday loamy fine sand, 0 to 3 percent slopes, dry	115.68	3.36	0	25	4e
4491	Dunday loamy fine sand, 3 to 9 percent slopes, dry	59.53	1.73	0	25	6e
4635	Hoffland fine sandy loam, 0 to 1 percent slopes	22.35	0.65	33	22	5w
TOTALS		3446.73(*)	100%	1.33	17.89	5.93

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|  Boundary 596.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4819	Valentine loamy fine sand, 3 to 9 percent slopes, dry	236.79	39.71	0	23	6e
4812	Valentine loamy fine sand, 0 to 3 percent slopes, dry	135.03	22.64	0	23	4e
4793	Valentine fine sand, 3 to 9 percent slopes, dry	103.13	17.29	0	22	6e
4808	Valentine fine sand, rolling, 9 to 24 percent slopes, dry	43.12	7.23	0	18	6e
4832	Valentine loamy fine sand, rolling, 9 to 24 percent slopes, dry	36.86	6.18	0	21	6e
1547	Dailey loamy sand, 0 to 3 percent slopes	27.31	4.58	0	22	4e
5970	Jayem loamy fine sand, 0 to 3 percent slopes	10.92	1.83	0	30	4e
5965	Jayem fine sandy loam, 0 to 3 percent slopes	3.14	0.53	0	33	3e
TOTALS		596.3(*)	100%	-	22.48	5.4

(*) 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

ACCREDITED LAND CONSULTANT | RANCH & LAND SPECIALIST

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ranchandrecreation.com

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6106 YELLOWSTONE ROAD
CHEYENNE, WYOMING



Originally from Alliance, Nebraska, Jeff Garrett comes from a long line of cattle producers and continues that tradition today. He and his wife operate a working cattle ranch east of Cheyenne, Wyoming, where they're raising their four children – Macie, Tripp, Wade, and Bridger – with a focus on hard work, integrity, and self-reliance.

Jeff holds a Bachelor of Arts in Business Administration with minors in Agricultural Business, Animal Science, and Agricultural Management. He also serves as a Member Director for the Wyoming Chapter of the Realtors Land Institute.

A nationally recognized land broker, Jeff is an Accredited Land Consultant (ALC) and multi-year recipient of the prestigious RLI APEX Award, including a Top 20 National Producer designation in 2022. He has also been named a LandStar Top Producer multiple times by Land.com, a reflection of both his expertise and trusted reputation in the ranch and recreational land market.

With over a decade of experience in animal health as a pharmaceutical representative working closely with ranchers, veterinarians, and feedyards, Jeff brings a practical, results-driven perspective to land transactions. His nationwide network, deep agricultural roots, and firsthand knowledge of land stewardship make him a valuable asset to buyers and sellers alike.

When he's not working with clients, Jeff devotes his time to his family – whether it's weekends at the lake, teaching the kids to ride and rope, or working together on the ranch. He takes great pride in a strong work ethic and is committed to passing those values on to the next generation.

Whether you're looking to buy or sell land, Jeff's blend of real-world ranching experience and award-winning performance in land brokerage ensures you're in capable hands.

Reach out today to start a conversation about your land goals – Jeff is ready to help you make your next move with confidence.


#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.