

WESTERN NEBRASKA

Triple G Farms



PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 1,653.36± | OFFERED AT \$7,400,000
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THE FARM

Triple G Farms is located just minutes from Hemingford, NE, in the panhandle of Nebraska where the roots of agriculture run deep in the highly productive soil. This irrigated farm consists of eleven center pivot systems in three convenient parcels and has historically produced corn, wheat, soybeans and alfalfa. The farm is centrally located close to several markets and feedlots providing stability to the local grain markets.

With a total of 1,653.36± acres, this farm boasts 1,376± adjudicated irrigated acres under eleven center pivots.

Irrigated farms in the area routinely produce 200 bu corn, 100 bu wheat, and 40 bu beans.

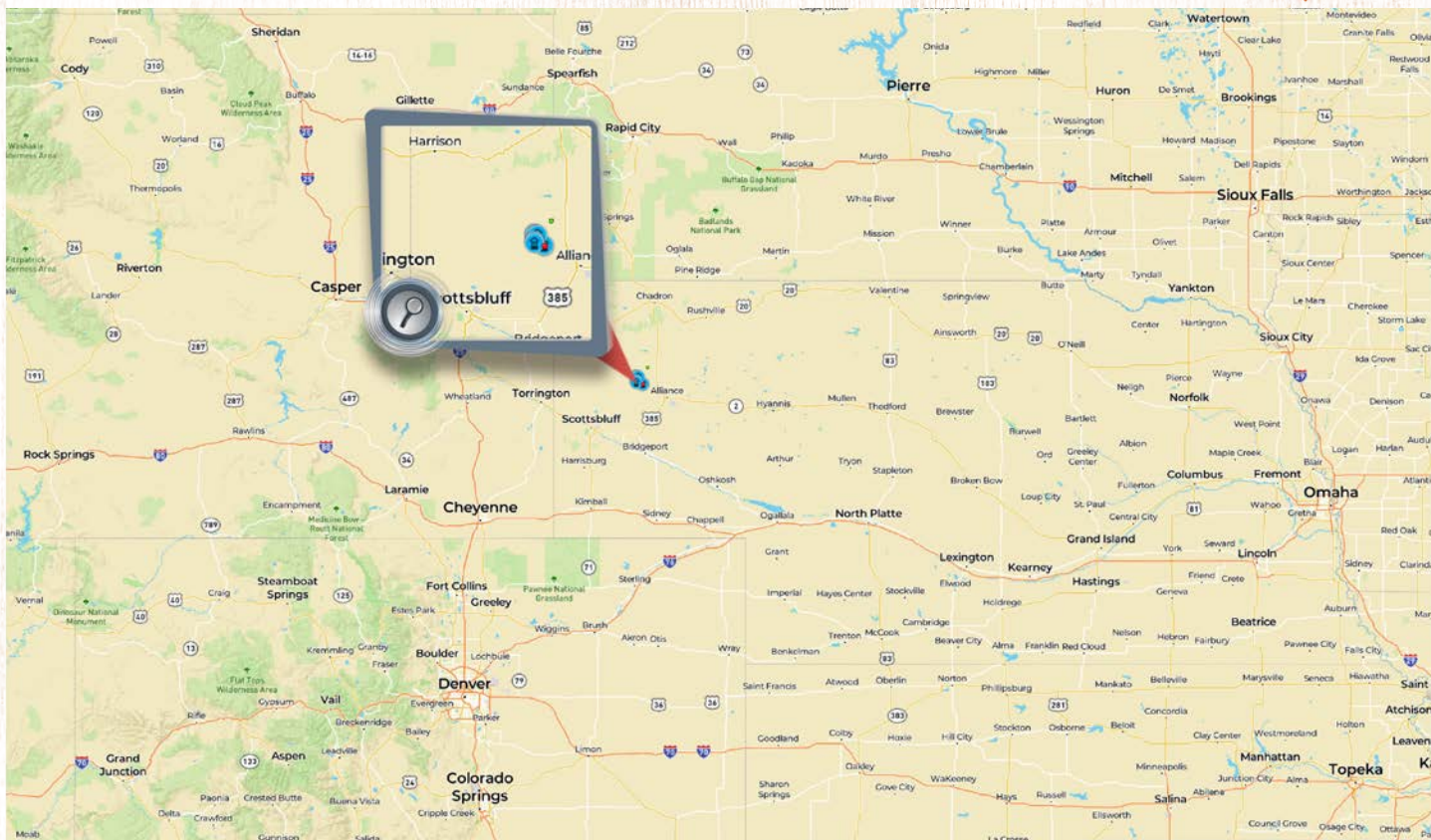
Acreage counts are believed to be accurate but have not been verified by a professional survey. Yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.



PRICE **\$7,400,000** (SEVEN MILLION, FOUR 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.

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LOCATION

Hemingford, NE is a charming town with a population of 767, and the farm is centrally located close to several markets and feedlots. This proximity ensures that the local grain markets remain stable, providing a reliable source of income for the farm's new owners.

The town is located just off of Highway 385, which runs north-south through the state and provides easy access to major cities such as Denver, CO and Rapid City, SD. This location makes it easy to transport crops to local and regional markets, as well as feedlots and other agricultural operations in the area.

REGIONAL AIRPORTS

- Western Nebraska Regional Airport (BFF) - Located in Scottsbluff, Nebraska, approximately 40 miles west of Hemingford.
- Rapid City Regional Airport (RAP) - Located in Rapid City, South Dakota, approximately 90 miles north of Hemingford.
- Cheyenne Regional Airport (CYS) - Located in Cheyenne, Wyoming, approximately 170 miles southwest of Hemingford.
- Denver International Airport (DEN) - Located in Denver, Colorado, approximately 200 miles south of Hemingford.

All four airports provide easy access to major cities and transportation hubs, making it convenient to transport goods and travel for business or personal reasons.

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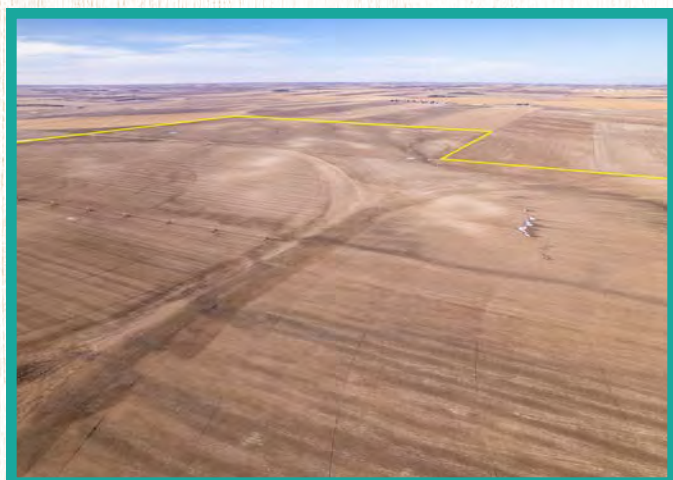


NEBRASKA AT A GLANCE

Nebraska's area is just over 77,220 square miles with a population of over 1.9 million. Its capital is Lincoln, and its largest city is Omaha, which is on the Missouri River. Nebraska was admitted into the United States in 1867, two years after the end of the American Civil War. The Nebraska Legislature is unlike any other American legislature in that it is unicameral, and its members are elected without any official reference to political party affiliation.

Nebraska is composed of two major land regions: the Dissected Till Plains and the Great Plains. The Dissected Till Plains region consists of gently rolling hills and contains the state's largest cities, Omaha and Lincoln. The Great Plains region, occupying most of western Nebraska, is characterized by treeless prairie. Nebraska has two major climatic zones. The eastern two-thirds of the state has a humid continental climate; a unique warmer subtype considered "warm-temperate" exists near the southern plains, which is analogous to that in Kansas and Oklahoma, which have a predominantly humid subtropical climate. The Panhandle and adjacent areas bordering Colorado have a primarily semi-arid climate (Köppen BSk). The state has wide variations between winter and summer temperatures, variations that decrease moving south within the state.

Triple G Farms is nicely located to be able to enjoy several local, State, and National attractions.



WATER

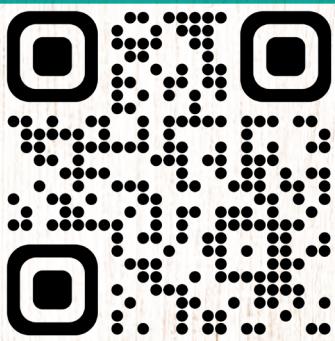
This farm is within the Upper Niobrara White Irrigation District, which is headquartered out of Chadron Nebraska. The farm is allocated 65 acre inches per five year allocation period with a maximum carry forward of 32.5" from the previous period. The current allocation period runs from January 1, 2025 through December 31, 2029. There is ample allocation remaining for the remainder of the current allocation period.

Triple G Farms sits on top of the Ogallala Aquifer, which provides a significant advantage for irrigation and water management. The Ogallala Aquifer is a massive underground reservoir that spans across several states, including Nebraska. This aquifer is one of the largest sources of fresh water in the world and is a vital resource for agriculture operations in the region. It ensures a reliable source of water, which is essential for crop production, and provides a competitive advantage in the agriculture industry. With access to this abundant source of water, the farm has the potential to produce high yields of quality crops for years to come. Remaining allocations for each parcel can be found on page seven of this brochure.

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

Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.



CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit of \$150,000 (one hundred fifty thousand dollars) 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 attorneys' fees.

IMPROVEMENTS

The irrigation equipment includes seven Reinke 8 tower pivots and four Zimmatic 7 tower machines, ensuring a highly efficient and productive operation. This gives the farm a total of twelve pivots. There are two 25 k/bu bins with drying floors, four 7500 bu bins, and one 9000 bu bin, all in usable condition. There is a total of eleven irrigation wells with all of the wells in each block tied together to offer a greater flexibility in your water management plan.



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PARCEL	FIELD NAME	LEGAL	EQUIPMENT	ALLOCATION REMAINING
1	Gordon West	SE1/4 31-27-50	1983 Zimmatic Gen II 7 Tower 1278'	97.5 Acre-Inches per Acre
2	Gordon East	SW1/4 32-37-50	1978 Reinke Model 6580-680 8 Tower 1292'	97.5 Acre-Inches per Acre
3	Wray #6	NE1/4 6-26-50	1976 Reinke Model 80 8 Tower 1286'	97.5 Acre-Inches per Acre
4	Wray #5	NW1/4 5-26-50	1976 Reinke Model 80 8 Tower 1286'	97.5 Acre-Inches per Acre
5	Wray #4	NE1/4 5-26-50	1976 Reinke Model 80 8 Tower 1286'	97.5 Acre-Inches per Acre
6	M North	NE1/4 18-26-50	1978 Zimmatic 307-510	83.2 Acre-Inches per Acre
7	M Middle	SE1/4 18-26-50	1978 Zimmatic 307	83.2 Acre-Inches per Acre
8	M South	NE1/4 19-26-50	1978 Zimmatic 307	83.2 Acre-Inches per Acre
9	Hoffman	S1/2SW1/4 23-26-50	1978 Reinke Model 6580-680 8 Tower 1292'	97.5 Acre-Inches per Acre
10	Clark	NW1/4 26-26-60	1978 Reinke Model 6580-680 8 Tower 1292'	97.5 Acre-Inches per Acre
11	West	NE1/4 26-26-50	1976 Reinke Model 80 8 Tower 1286'	97.5 Acre-Inches per Acre

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PARCEL	REG DATE	REG #	ACRES	PUMP RATE GPM	PUMP DEPTH	TOTAL DEPTH	STATIC WATER
1	1962	G-022085	132			350	145
2	2000	G-104041	132	1000	240	380	170
3	1974	G-042962	140	1100		359	130
4	1974	G-042963	140	1100		356	145
5	1974	G-042961	140	1109		357	152
6	1980	G-063593	133	1253	200	384	115
7	1999	G-102899		800	200	384	115
8	1965	G-024345	160	1020		300	140
9	1977	G-057091	80	1253		370	111
10	1973	G-039510	135	1000		307	83

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WEATHER & SOIL QUALITY

Box Butte County, Nebraska is known for its excellent soil quality and favorable climate for agriculture. The soil in this area is rich in nutrients and has a high water-holding capacity, making it ideal for growing a wide range of crops. The most common soil types in Box Butte County are silt loams, which are well-draining and highly productive.

In addition to the exceptional soil quality, the weather in Box Butte County is also favorable for farming. The average annual rainfall is 16 inches, providing a consistent source of water for crops. The area also receives an average of 229 sunny days per year, allowing for ample sunlight and optimal growing conditions. During the winter months, the area receives an average of 38 inches of snowfall, which can be beneficial for crops. Snow acts as a natural insulator, protecting crops from extreme cold and helping to retain moisture in the soil.

This, combined with the highly productive irrigated farm being offered for sale, presents a unique opportunity for those looking to invest in the agriculture industry.

Property Purchase Configurations

The property can be purchased in four different configurations, providing flexibility to potential buyers based on their needs and investment plans. Here are the detailed options:

Configuration Options

#1 The Farm in Its Entirety

For those interested in acquiring the whole property, the farm spans a vast 1653.36+/- acres, available for a total price of \$7,400,000. This option offers the most comprehensive ownership, including all the resources and potential of the land.

#2 Parcels 1-5 (Group 1)

This group consists of 699.48+/- acres of irrigated land and 101.57+/- acres of dryland. The combined area of 801.05+/- acres is offered for \$3,751,592.52. It provides a substantial portion of the farm with significant irrigated land, suitable for various agricultural purposes.

#3 Parcels 6-8 (Group 2)

Group 2 includes 356.11+/- acres of irrigated land and 99.21+/- acres of dryland, resulting in a total of 455.32+/- acres. This configuration is priced at \$1,921,890.62, offering a balanced mix of irrigation and dryland for diverse farming activities.

#4 Parcels 9-11 (Group 3)

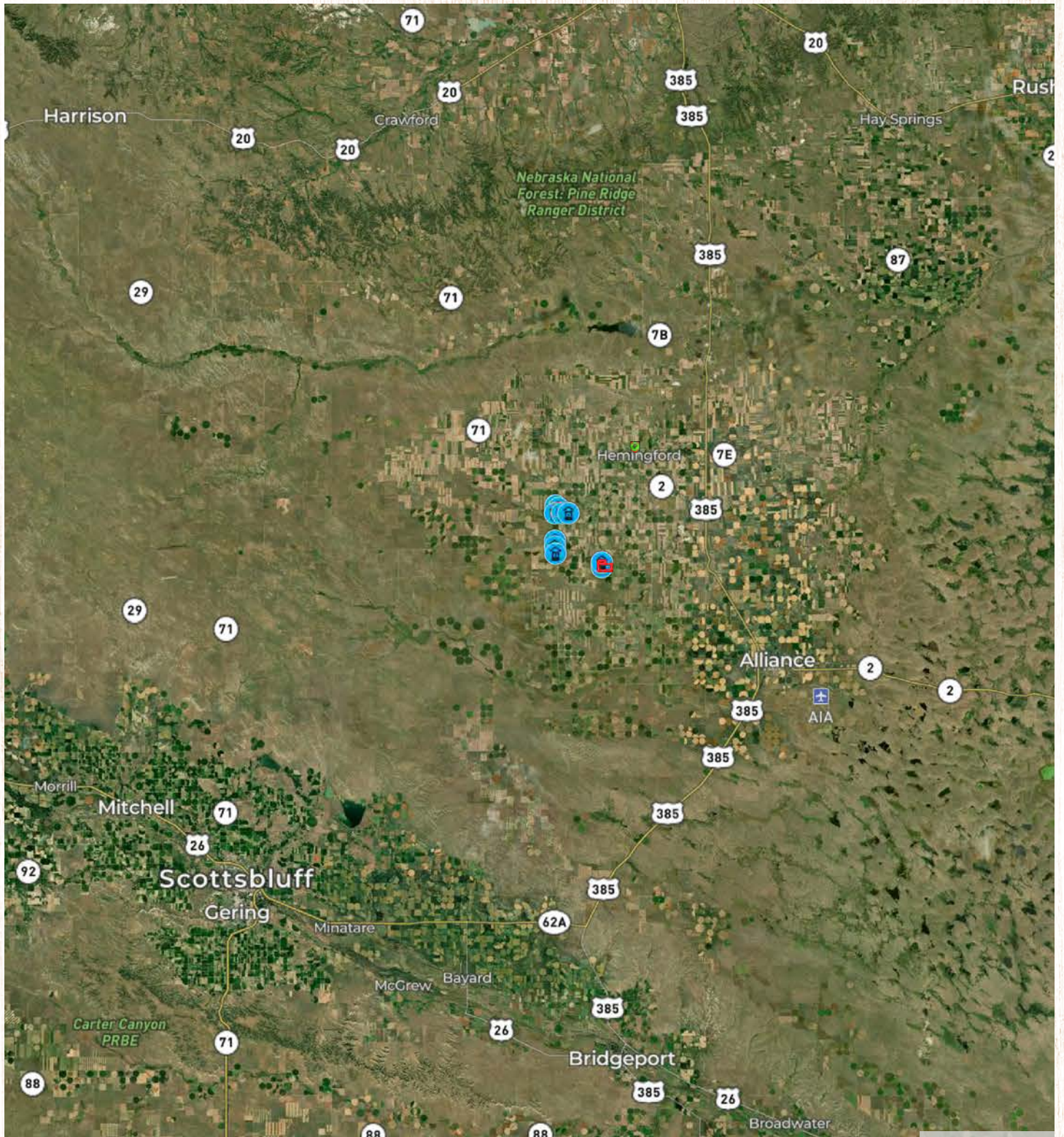
The final group comprises 329.92+/- acres of irrigated land and 71.06+/- acres of dryland, totaling 400.98+/- acres. This portion of the farm is available for \$1,726,516.86, catering to buyers looking for a moderate-sized piece of irrigated and dryland property.

Important Considerations

Potential buyers should note that the individual groups (Group 1, Group 2, and Group 3) will not be subdivided any further. Each group must be purchased as a whole, ensuring that the integrity and functionality of the parcels are maintained.

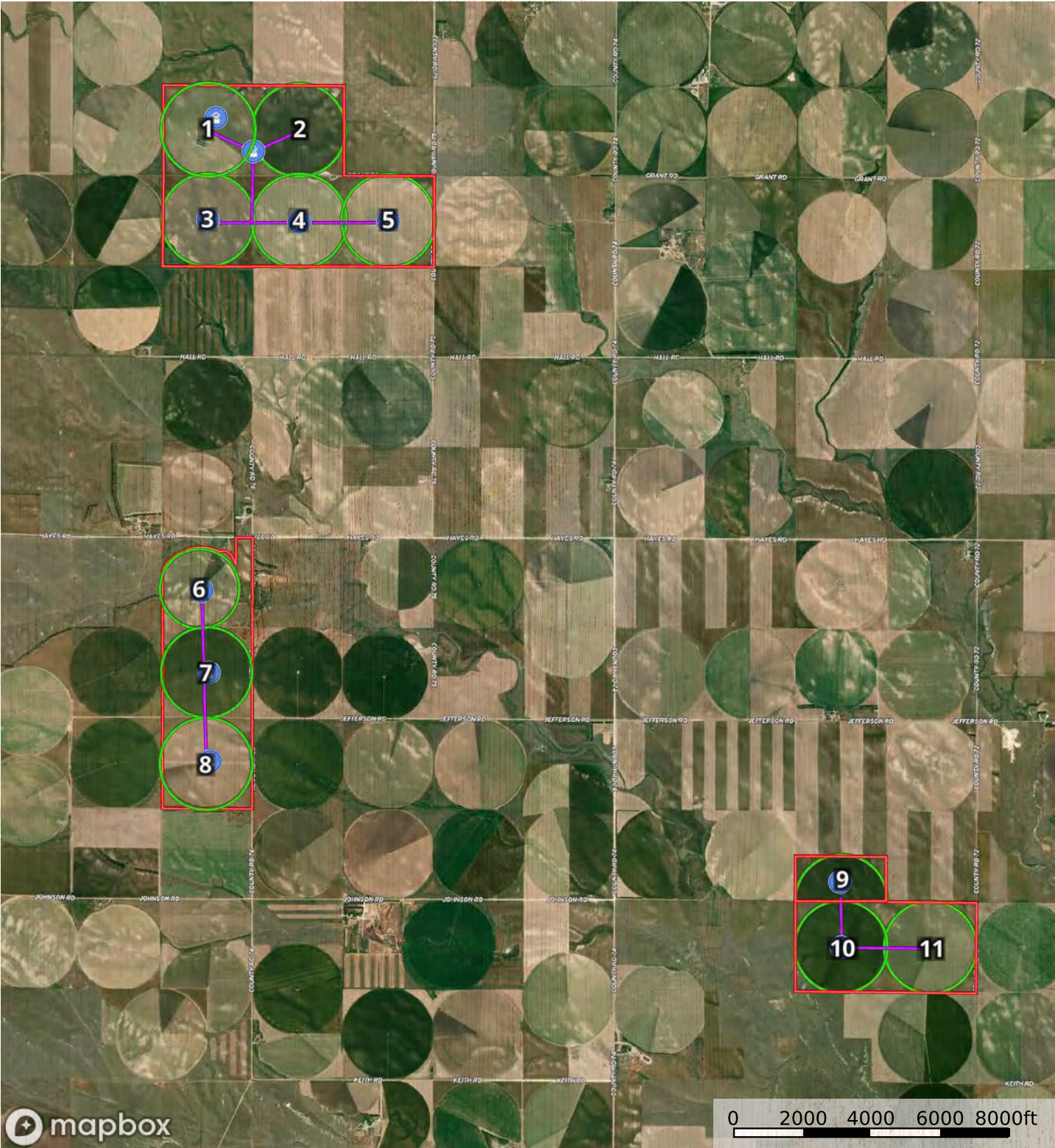
Purchasing property in these configurations allows buyers to select the option that best suits their agricultural needs and financial capacity. Whether interested in the complete farm or one of the designated groups, each configuration offers valuable land resources with both irrigated and dryland areas.

LOCATION OVERVIEW

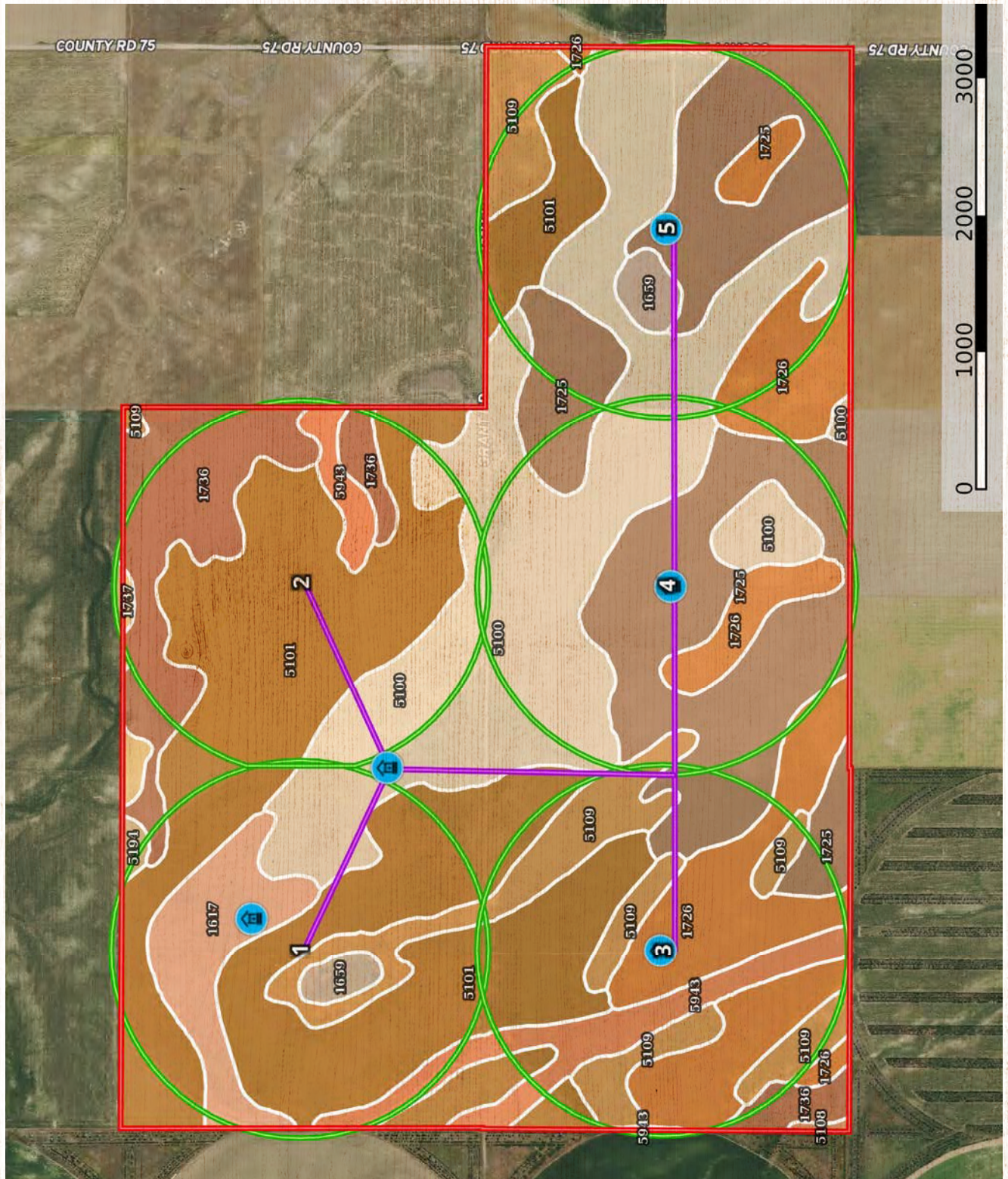


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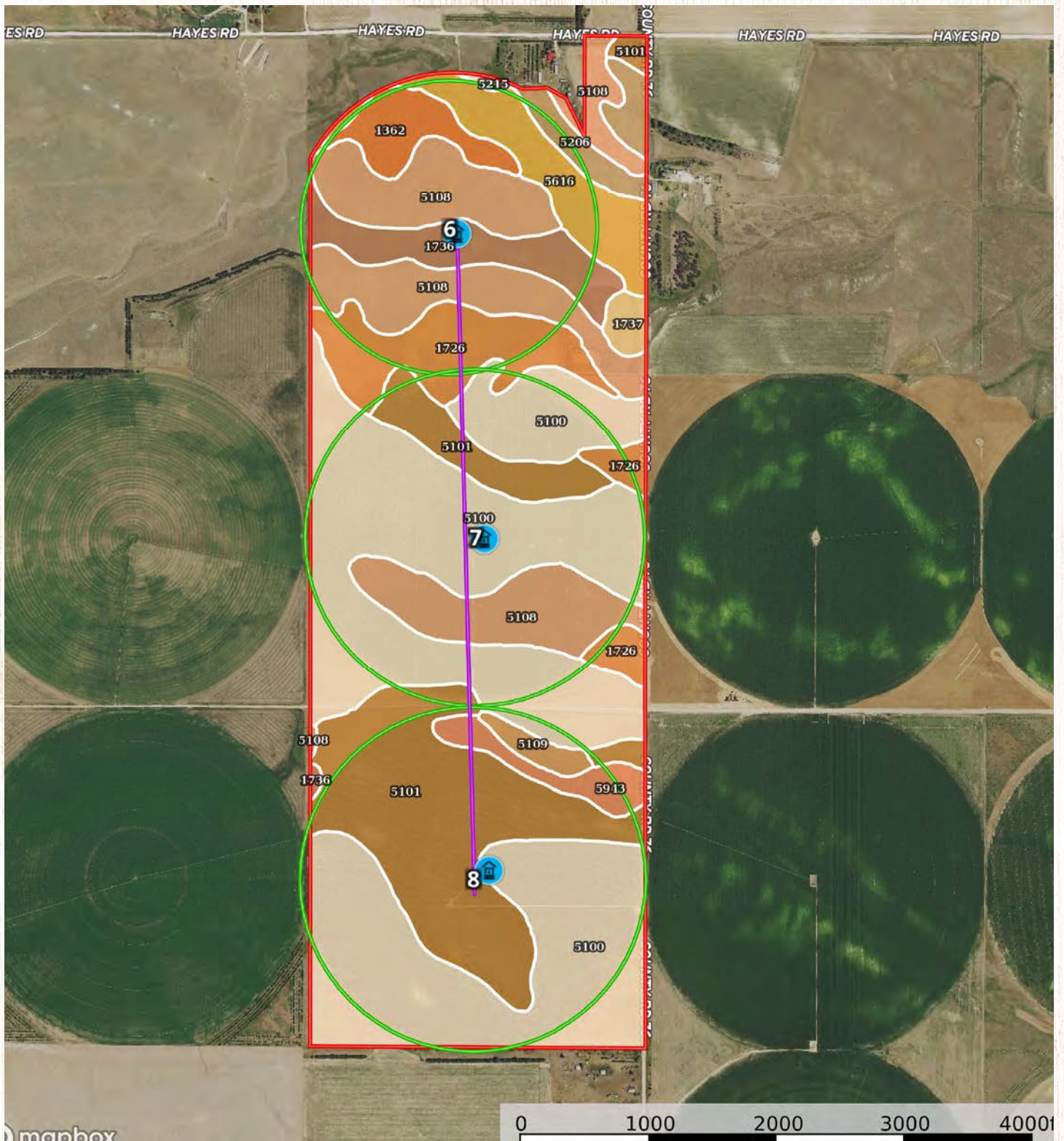
PROPERTY DETAIL



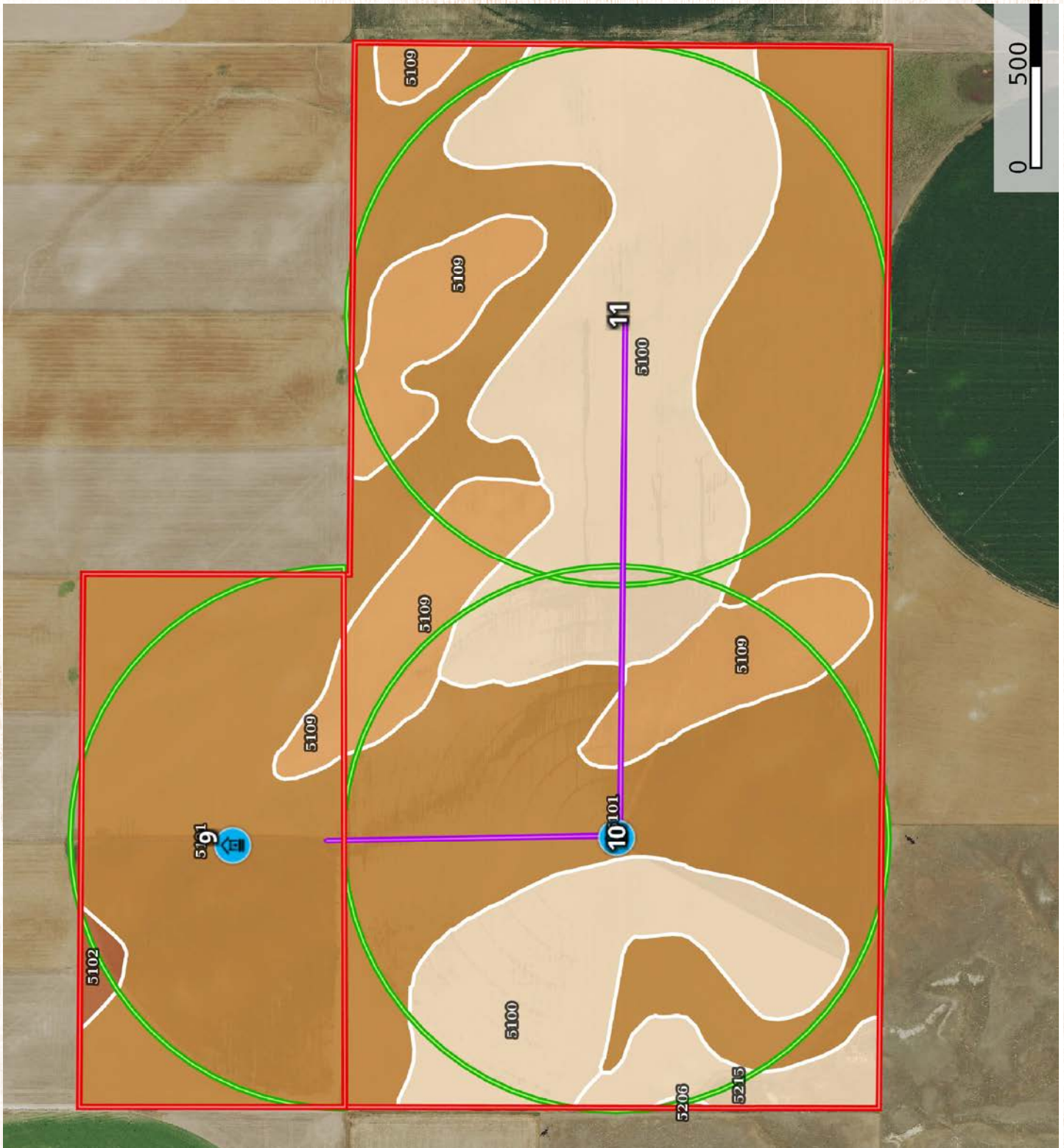
SOILS



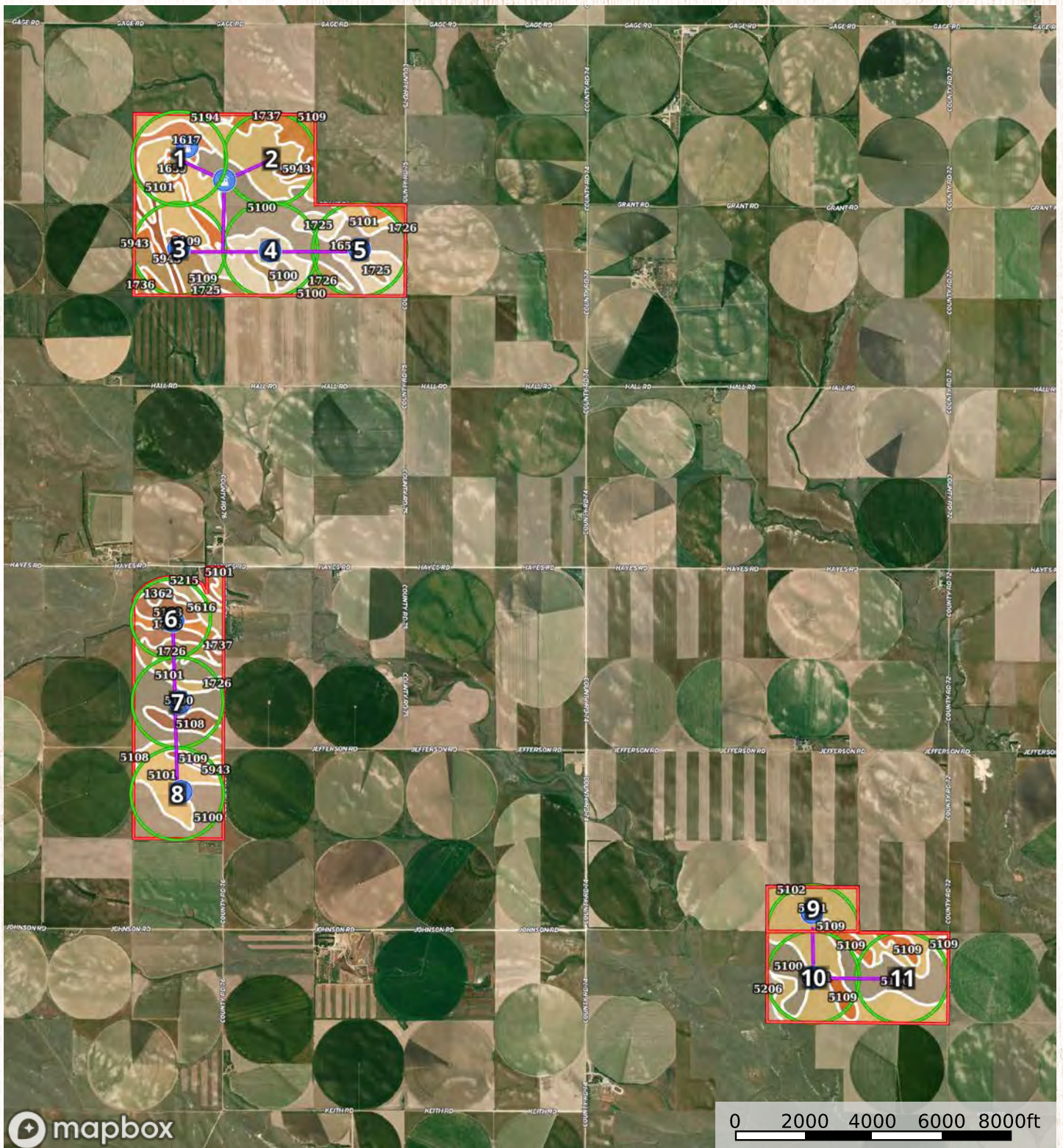
SOILS




SOILS



SOILS




SOILS

 All Polygons 1655.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	535.74	32.36	0	44	2e
5100	Alliance loam, 0 to 1 percent slopes	470.68	28.43	0	44	2c
1725	Rosebud loam, 0 to 1 percent slopes	141.54	8.55	0	35	2c
1726	Rosebud loam, 1 to 3 percent slopes	120.35	7.27	0	29	3e
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	108.38	6.55	0	40	3e
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	75.41	4.55	0	37	2e
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	68.91	4.16	0	27	4e
5943	Duroc loam, 1 to 3 percent slopes	37.78	2.28	0	43	2c
1617	Keith loam, 0 to 1 percent slopes	26.2	1.58	0	57	2c
5616	Craft very fine sandy loam, occasionally flooded	20.75	1.25	0	30	2w
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	11.45	0.69	0	33	2e
5215	Oglala-Canyon very fine sandy loams, 9 to 30 percent slopes	10.24	0.62	0	25	6e
5206	Oglala-Canyon complex, 3 to 9 percent slopes	10.11	0.61	0	27	4e
1659	Lodgepole loam, frequently ponded	8.56	0.52	0	34	3w
1737	Rosebud-Canyon complex, 9 to 30 percent slopes	5.88	0.36	0	22	6e
5102	Alliance loam, 3 to 6 percent slopes	2.04	0.12	0	44	3e
5194	Norrest loam, 6 to 11 percent slopes	1.61	0.1	0	19	4e
TOTALS		1655.63(*)	100%	-	40.41	2.28

(*) 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 800.21 ac Parcels 1-5

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	222.11	27.76	0	44	2e
5100	Alliance loam, 0 to 1 percent slopes	170.55	21.31	0	44	2c
1725	Rosebud loam, 0 to 1 percent slopes	141.54	17.69	0	35	2c
1726	Rosebud loam, 1 to 3 percent slopes	88.23	11.03	0	29	3e
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	58.44	7.3	0	40	3e
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	50.23	6.28	0	27	4e

SOILS


5943	Duroc loam, 1 to 3 percent slopes	29.43	3.68	0	43	2c
1617	Keith loam, 0 to 1 percent slopes	26.2	3.27	0	57	2c
1659	Lodgepole loam, frequently ponded	8.56	1.07	0	34	3w
1737	Rosebud-Canyon complex, 9 to 30 percent slopes	2.62	0.33	0	22	6e
5194	Norrest loam, 6 to 11 percent slopes	1.61	0.2	0	19	4e
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	0.69	0.09	0	37	2e
TOTALS		800.2 1(*)	100%	-	39.55	2.34

(*) 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 454.84 ac Parcels 6-8

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5100	Alliance loam, 0 to 1 percent slopes	188.3 8	41.42	0	44	2c
5101	Alliance loam, 1 to 3 percent slopes	82.78	18.2	0	44	2e
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	74.72	16.43	0	37	2e
1726	Rosebud loam, 1 to 3 percent slopes	32.12	7.06	0	29	3e
5616	Craft very fine sandy loam, occasionally flooded	20.75	4.56	0	30	2w
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	18.68	4.11	0	27	4e
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	11.45	2.52	0	33	2e
5206	Oglala-Canyon complex, 3 to 9 percent slopes	9.89	2.17	0	27	4e
5943	Duroc loam, 1 to 3 percent slopes	8.35	1.84	0	43	2c
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	3.83	0.84	0	40	3e
1737	Rosebud-Canyon complex, 9 to 30 percent slopes	3.26	0.72	0	22	6e
5215	Oglala-Canyon very fine sandy loams, 9 to 30 percent slopes	0.63	0.14	0	25	6e
TOTALS		454.8 4(*)	100%	-	39.57	2.24

(*) 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 79.04 ac Parcel 9

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	74.51	94.27	0	44	2e
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	2.49	3.15	0	40	3e
5102	Alliance loam, 3 to 6 percent slopes	2.04	2.58	0	44	3e
TOTALS		79.04(*)	100%	-	43.87	2.06

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is

SOILS

due to a round error because we only show the acres of each soil with two decimal.

Boundary 321.54 ac Parcel 10 & 11

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	156.34	48.63	0	44	2e
5100	Alliance loam, 0 to 1 percent slopes	111.75	34.76	0	44	2c
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	43.62	13.57	0	40	3e
5215	Oglala-Canyon very fine sandy loams, 9 to 30 percent slopes	9.61	2.99	0	25	6e
5206	Oglala-Canyon complex, 3 to 9 percent slopes	0.22	0.07	0	27	4e
TOTALS		321.54(*)	100%	-	42.88	2.26

(*) 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

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**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.