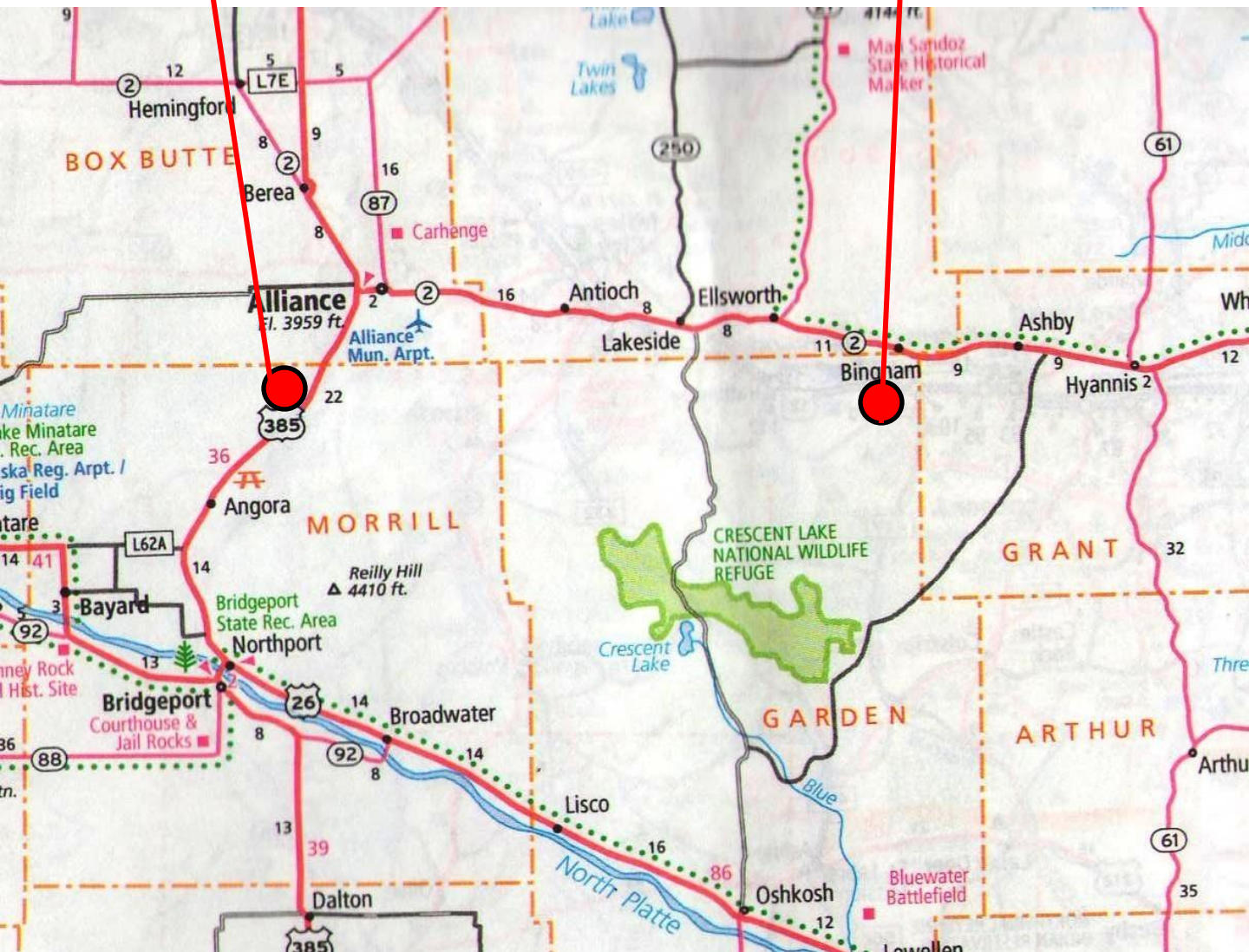


Turnkey Western Nebraska 700 Cow Outfit **13,247 +/- acres Including Cattle & Ranch/Farm** **Equipment & Two Center Pivots** **\$12M**

The West Unit is located just south of the Box Butte County line in Morrill County, NE

The East Unit is located in the NE corner of Garden County, NE



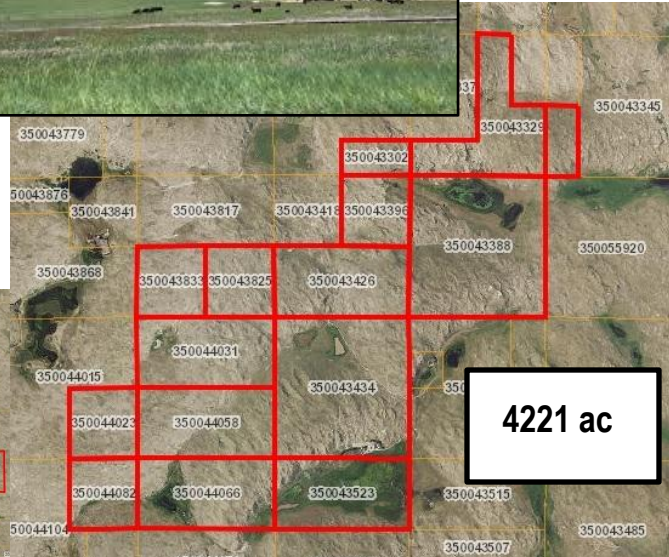
For additional information or showing contact:
JC Barr, Broker 405-433-5636 off. Or 405-245-7585 cell
Larry Tierney, Sales Associate 308-870-0466
Jcbarrauctions.com

Bingham Ranch (East Unit) Garden County, Ne

8,622 +/- acres deeded, plus a school section (640 ac)



4401 ac



The Bingham ranch consists of: 8,622 +/- acres deeded, in two tracts that are a mile apart. Included are approximately 500 acres of wet meadows that provide hay for this ranch, plus 640 acres of native grass state school lease.

Headquarters has a 2,221 sq. ft. recently remodeled Ranch House, recently remodeled 440 sq ft Bunk House, Metal machinery barn, Newer Metal Calving & Machinery barn, with Silencer Hydraulic Cattle Chute, tub & alley and calving pens. New constructed Guard Rail corrals, Overhead cake bin and various other small out buildings. Ranch Fences are excellent.



Remodeled Ranch House 2221 Sq. ft



New Metal Barn with Silencer Hydraulic Chute, Tub/Alley & Calving pens. New Guard Rail corrals outside.



Remodeled Bunk House 440 sq. ft.



Metal Equipment Building



Overhead Cake Bin & Pasture



Calving, Horse & Tack Barn, Guard Rail Corrals



Aerial of Headquarters. New Barn is located here and corrals have been replaced.

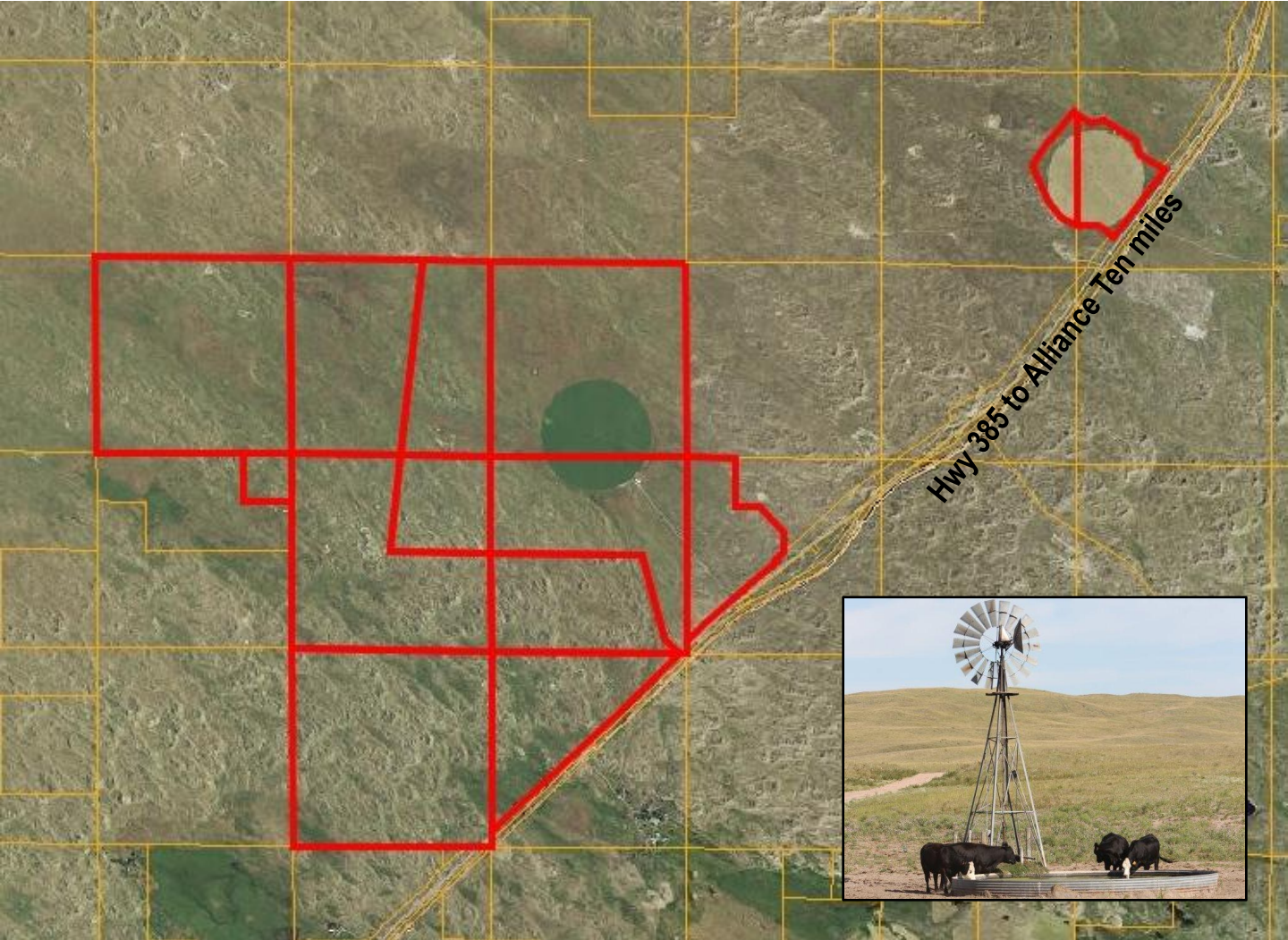


**All these photos
are from the
Bingham Unit**



Hall Ranch (West Unit), Morrill County, NE

4,625 deeded with 260 wet acres under Pivot irrigation



Two T&L Pivots with excellent water. The south pivot has Alfalfa under it and the north pivot has Millet harvested as hay. New irrigation well on North Pivot.



**63 X 100 Hay Barn
Located at South Pivot**



Corrals at the West Unit



Cows on Grass at the West Unit



Pivot at the West Unit



Hay Barn West Unit



Corrals at the West Unit



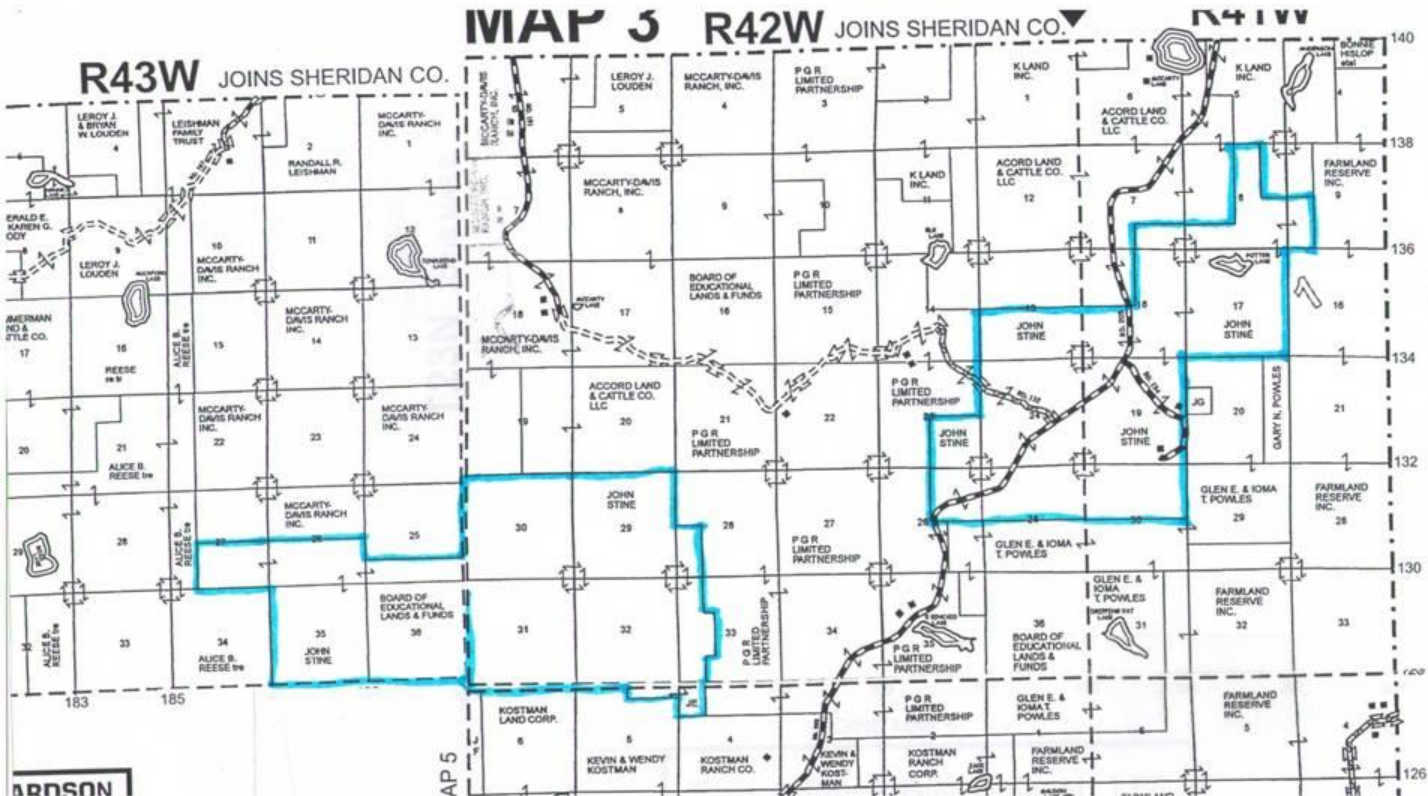
Cows on Grass at West Unit



Bingham Ranch Plat Map

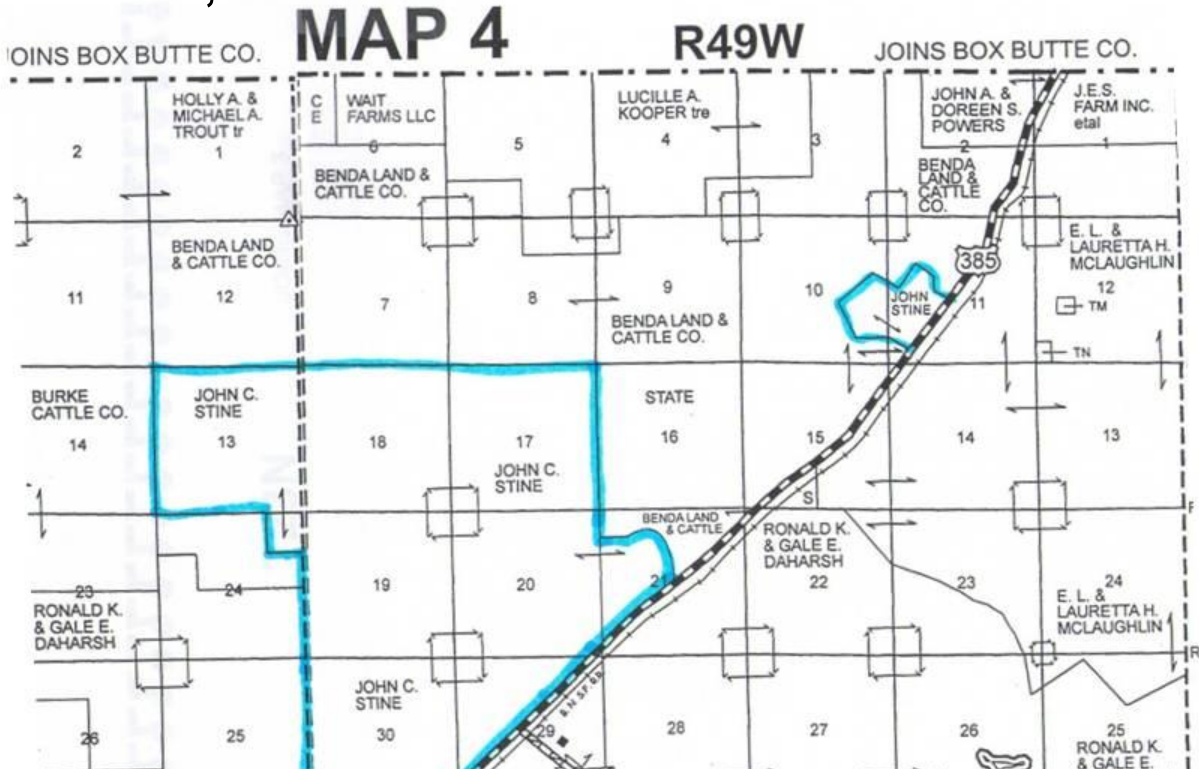
4,401 acres West side

4,221 acres East side



Hall Ranch Plat Map

4,625 Acres



Hall Ranch, Morrill County, NE

4,625 deeded with 284 wet acres under Pivot irrigation

The Hall Ranch is located in Northern Morrill County, just south of Alliance, NE on Hwy 385 which is soon to be four lanes. 4,625 +/- acres deeded, included are 284 acres under two T&L center pivot irrigation systems. Both are powered by Diesel Power Units but a new single phase electric line has been run to both circles to convert to electric power. Currently there is Alfalfa under one pivot and Millet under the other. The only building on the property is a 63 X 100 Hay barn at the South Pivot and there are a good set of corrals with load out.

Additionally there are corn stalk fields starting just three miles north of the Hall Ranch. Utilizing the corn stalk fields and irrigated hay ground make this a very productive set up.

Access is excellent with Hwy 385 running along the east boundary of the ranch. Fences are excellent.

Hall & Bingham Ranches	13,247 +/- acres
School Lease (Bingham)	<u>640 +/- acres</u>

Cattle (these are round numbers)

125 1st Calf Heifers (start Feb. 15th)

125 2nd & 3rd Calf Cows, Spring Calving

400 Cows Good Age, Spring Calving

24 Bulls

Equipment

(2yrs old) 6150 JD Tractor Ft Wheel Drive & Self Level Ldr.

4230 JD Tractor

1987 White Tractor Ft. Wheel Drive & Loader

(2yrs. Old) JD 14ft. swather

(2yrs. Old) JD Baler 5X6 with net wrap or string

2004 Peterbilt Truck w/rebuilt engine

2005 Wilson Pot

Drop Deck Trailer w Ramps

2001 Aluminum Drop Deck Trailer

5 Bale Emmerson Processor

2 Bale Hay Buster Processor

H&S Wheel Rake

Overhead Cake Bin

Portable Solar Panels on Trailer (pump water when the wind doesn't blow)

Cube Feeder

Winkel Cattle Panels & Chute

Silencer Hydraulic Cattle Chute

Tub & Alley

2005 Dodge Flat Bed w Hydro Bed – Cummins Diesel 4X4

2003 Dodge Flat Bed – Cummins Diesel 4X4

Older Gas Pickup

2 Loads Hedge posts

Lots of Hay (Alfalfa and Grass)

There are two Diesel Power units on the Pivots. The owner did run new single phase line to each pivot and had plans to convert them to electric, due to the price of Diesel he did not make the conversion yet.