

Lodgepole Creek Ranch

Cheyenne & Deuel Counties, Nebraska



Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

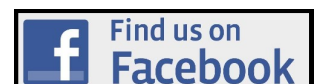
North Platte, NE 69103

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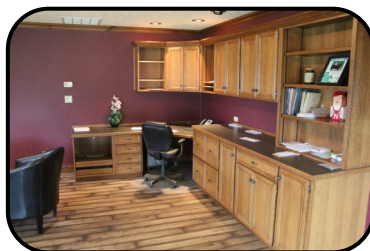


Lodgepole Creek Ranch

- Location:** The **Ranch** is located between Lodgepole and Chappell in southeastern portions of the Nebraska panhandle. Very good access is provided by US#30 which splits the property. The **Ranch** has excellent visibility from and is also split by I-80 in an area between Denver, Cheyenne, and North Platte. This location and access is ideal for a purebred cattle operation severing multiple states, east and west coasts.
- Acres & Taxes:** 10,321 tax assessed, deeded acres; 2018 taxes payable 2019 were \$79,540.
- Land Use:** The **Ranch** is well balanced with: 490 acres pivot, 190 acres gravity irrigated, 480 acres dry cropland, 225 acres sub-irrigated meadow areas along Lodgepole creek, and 8,806 acres native rangeland. This combination allows for a variety of management options depending on the year and class of cattle. Buildings occupy about 130 acres.
- Irrigation:** **Lodgepole Creek Ranch** includes 4 pivot irrigation systems varying from 82 to 85 to 103 to 220 acres (490 total). These pivots are served by 3 electric irrigation wells, with an additional back-up. 190 gravity irrigated acres include 3 available wells. The property has 760.9 Certified Irrigated Acres in the South Platte NRD. Irrigated soils are 40% Class I, 40% Class II.
- Rangeland:** Terrain of the **Ranch** is mostly gently rolling, treeless and with good visibility. The 12 main pastures are very well watered by primarily submersible wells, with some windmills. Most areas include two water sites per pasture.
- Improvements:** The Headquarters include an excellent Owners Home, very nice Office building, and two small homes; plus excellent pipe cattle facilities, corral system, feed processing area all in a very attractive setting beside Lodgepole Creek. An excellent Calving facility is located to the south, and the very nice AI facility to the north of US#30.
- Price:** **\$9,500,000**
- Comments:** **Lodgepole Creek Ranch** has historically operated as a cattle production facility to produce elite breeding stock for the livestock industry. The near new AI facility allows for semen collection, artificial insemination on a mass scale, collection of donor cows and transfer of either fertilized eggs or embryos. The Headquarters area provides an excellent setting for any style of registered cattle event. **Lodgepole Creek meanders west to east throughout the property, providing live water & wildlife habitat.**

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AI Facility - Lodgepole Creek Ranch

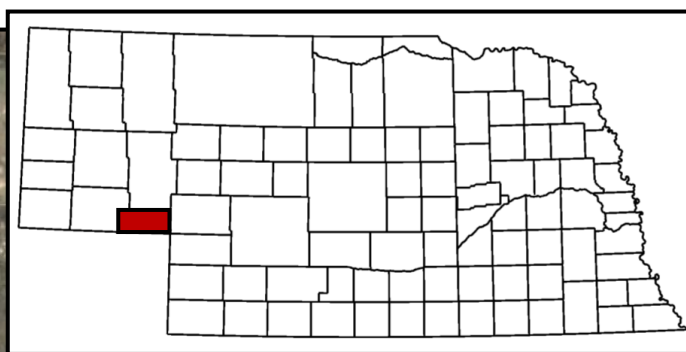
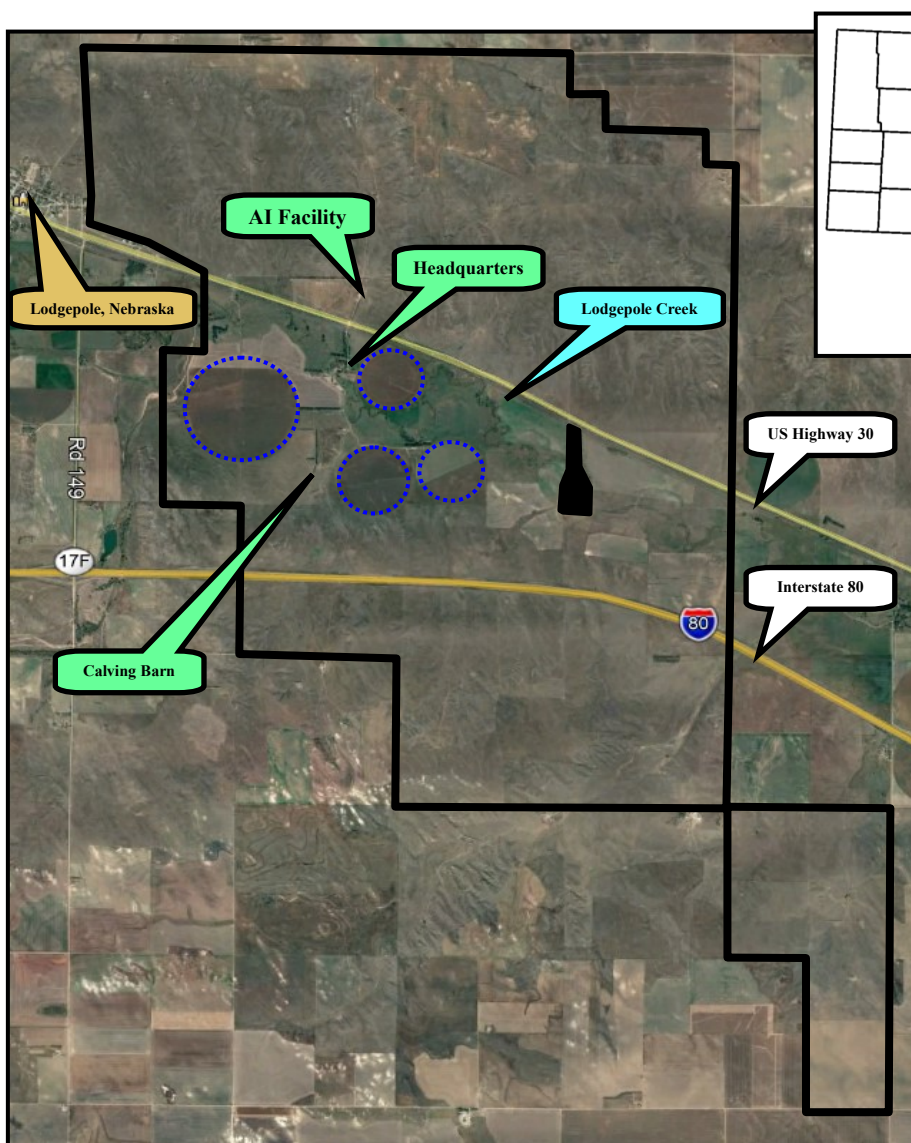


This state-of-the-art facility includes full concrete floor, excellent overhead lighting, with lab or hot house. The curved cattle tub leads to two alleys and chutes, each designed for specific work related to artificial insemination of cattle. Outside facilities are excellent welded pipe chutes, pens, alleys. 18 individual pens to the northwest each include 200 ft concrete bunk with the automatic waterers in the fenceline.

Semen collection, donor cow collection, artificial insemination, embryo transfer available here.

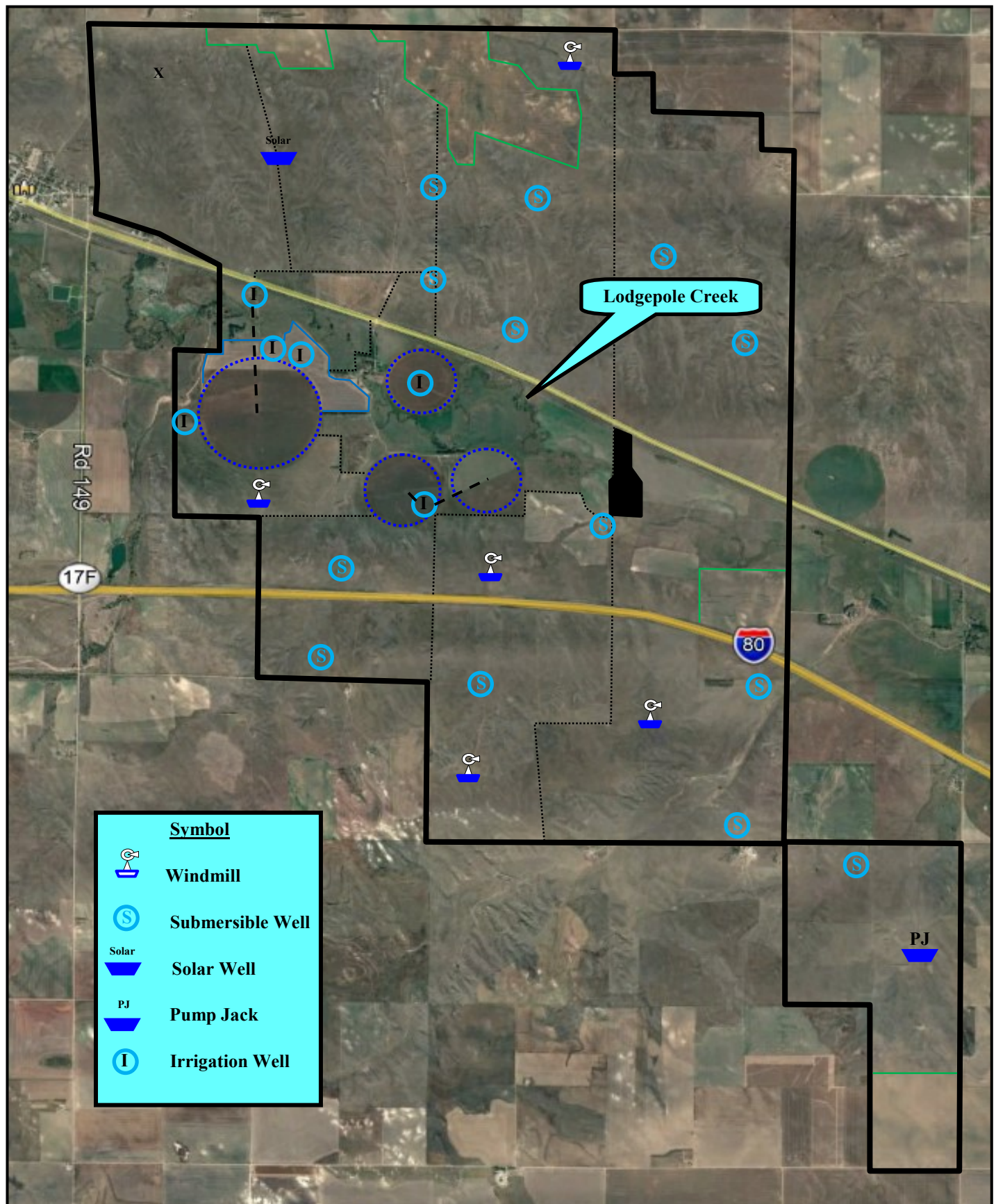


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Lodgepole Creek Ranch includes the following USDA-FSA Base Acres & Yields:
 Corn 756.6 acres @ 122 bu PLC yield; Wheat 302.9 acres @ 36 bu PLC yield.

Lodgepole Creek Ranch



Headquarters



Calving Facility - Lodgepole Creek Ranch



This metal clad pole barn includes large hot room/lounge on east end with welded pipe calving pens and pull stall, plus open area on west end. All dirt floor with easy access and cleaning. Pens with automatic waterers to the south.



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Farm, Ranch & Recreational Properties



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