

WESTERN NEBRASKA

JM Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 2,666± | OFFERED AT \$5,500,000
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THE RANCH

The 2,666± acre JM Ranch is set in the scenic Pine Ridge area of northwestern Nebraska, home to elk, deer, antelope, turkey, grouse, coyotes, and bobcats. Whether you are looking for a beautiful working cattle ranch or a multi-species hunting retreat, the JM Ranch is a property full of possibilities. The ranch headquarters features a 60' x 180' all steel building (built 2002) that houses all of the necessary equipment as well as a one-bedroom, one-bath apartment and a three-bedroom, two-bath home. The shop is heated and insulated, with concrete floors and several overhead doors.

The ranch is cross-fenced into multiple pastures, each with several water sources. Water on the ranch is provided from numerous springs, ponds, windmills, creeks, and tanks on pipeline. The current owner has made a considerable investment in water wells, miles of new fences, sporting infrastructure, stocking fishing ponds, planting thousands of trees, and revamping water sources across the ranch.

This is one of the most diverse and improved ranches in the panhandle offering a playground for the outdoor enthusiast while maintaining a working agriculture operation. Two stocked ponds, several shooting ranges, and miles of trails offer entertainment when the cattle work is complete. The north and west portion of the ranch is made up of dryland farm ground and native grasses; as you venture deeper into the ranch you are greeted with pine- and cedar-lined canyons. The abundance of surface water, diverse terrain, and quality of forage make this a premier hunting destination.

Also, on the northeast corner of the ranch, there is a managers home and working facility. The home consists of 3 bedrooms and 2 bathrooms overlooking the beautiful Pine Ridge scenery with Chadron Creek running through the Northern boundary. The working facility includes multiple outbuildings and corrals that are all steel pipe construction with a substantial windbreak surrounding them entirely. Corrals also feature a loading chute, tub, alley and foremost chute along with numerous sorting pens and alleyways for ease of use. This is a perfect location for the managers home as it lays along the main entrance of the ranch ensuring the privacy of owners headquarters without interrupting ranch operations.

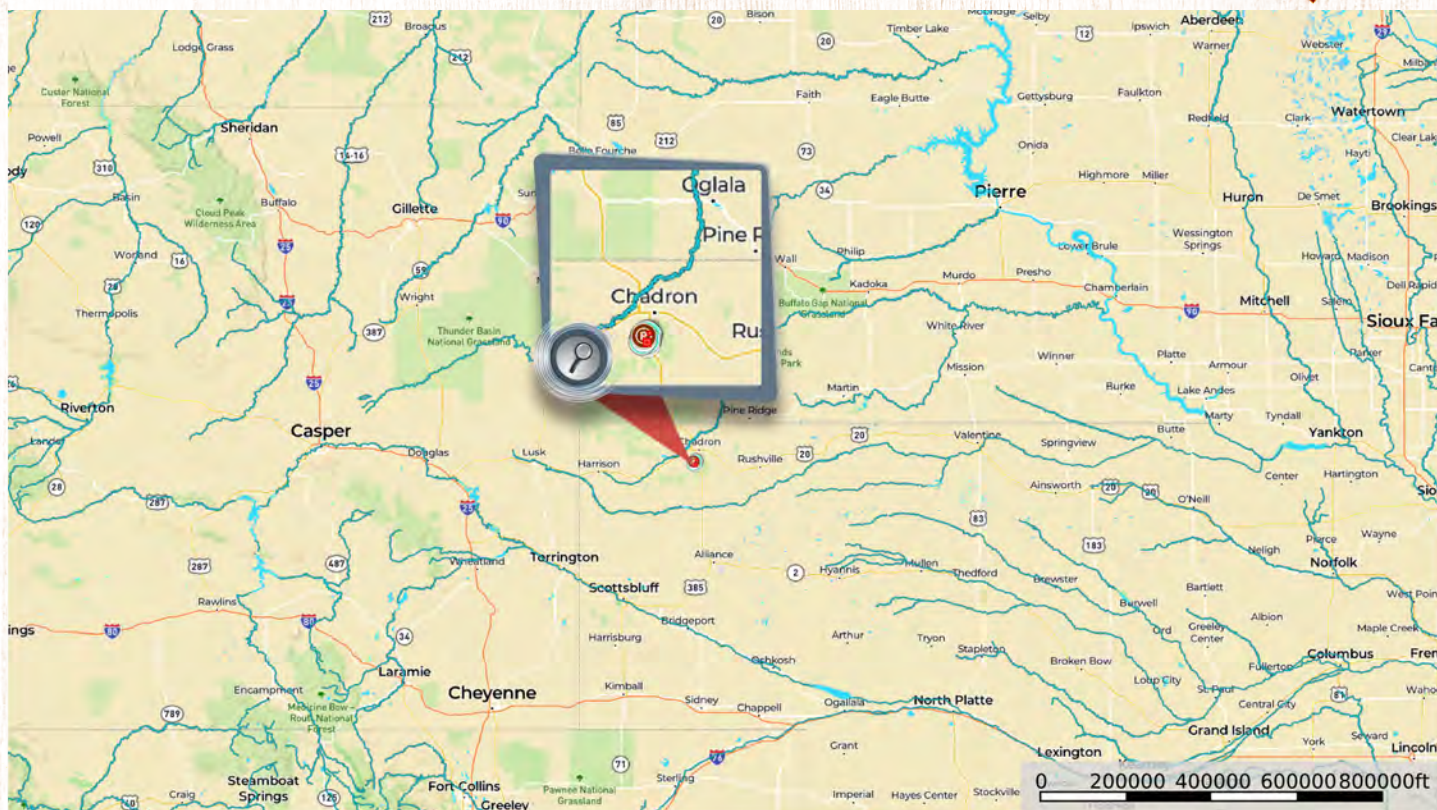


PRICE

\$5,500,000 (FIVE MILLION AND FIVE 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

The Ranch is located 5.4 miles from the center of Downtown Chadron. From the intersection of Highway 385 and Highway 20, drive south on Highway 385 for 2.0 miles. Turn west on Country Club Rd and follow for 2.1 miles, turn right on Buttermilk Rd and follow for 0.5mi to the private drive heading outh to the entrance to the Ranch.

The JM Ranch is conveniently located 9.5 miles from Chadron Municipal Airport which offers daily flights to Denver International Airport and Rapid City Regional Airport.

- Rapid City, SD ~106mi
- Cheyenne, WY ~202mi
- Casper, WY ~187mi
- Denver, CO ~294mi
- Scottsbluff, NE ~97mi
- North Platte, NE ~216mi

CHADRON AT A GLANCE

Chadron is a friendly community and home to Chadron State College with a population of approximately 5,851. What began in 1885 as a few wooden shacks and dirt roads has evolved into a 21st Century economic leader in the Nebraska Panhandle. Chadron boasts one of the three state colleges, beautiful city parks, a recently designated Commercial Historic District, four public schools (one primary, one intermediate, one middle and one high school), modern medical facilities, great housing opportunities and low taxes. There is an FAA-approved Title 139, public airport. Chadron is conveniently located 100 miles south of Interstate 90, and approximately the same distance north of Interstate 80 on U.S. Highway 385. Recreational opportunities are varied and unique, and the climate is generally moderate..

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THE LAND

Total Deeded	2025.64 ± AC
Forest Service	640.68 ± AC
Total Acreage	2666.32 ± AC

Of the total acreage, 387± acres are comprised of dryland farm ground with freshly seeded alfalfa for producing all the ranch's feed requirements. The balance of the ranch (2,279.32± acres) is comprised of native hard grasses, known for putting pounds on cattle and supporting wildlife.

Acreage counts are believed to be accurate but have not been verified by a professional survey.

CLIMATE & ELEVATION

The elevation at the ranch ranges from 3500' to 3920' above sea level. Chadron, Nebraska gets 19 inches of rain, on average, per year. The US average is 38 inches of rain per year. Chadron averages 46 inches of snow per year. The US average is 28 inches of snow per year. On average, there are 229 sunny days per year in Chadron. The US average is 205 sunny days.



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CARRYING CAPACITY

Owner rated at 175-200 cow/calf pairs year around with supplemental feed during the winter. The JM Ranch has a sufficient feed base to provide hay for the ranch stock and has historically produced hay for sale in favorable precipitation years.

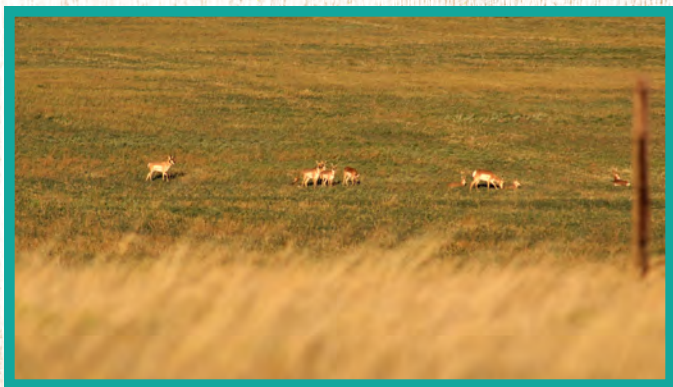
Carrying capacity can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.

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 JM Ranch have several options available to market their livestock.

- Sheridan Livestock Auction (Rushville) ~27mi
- Sugar Valley Stockyards (Gering) ~114mi
- Gordon Livestock market (Gordon) ~42mi
- Crawford Livestock Market (Crawford) ~27mi

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HUNTING & RECREATION

The ranch offers the unique opportunity to own a substantial, fully operational, highly productive cattle operation that also has excellent recreation capabilities without sacrificing either facet. The ranch is home to elk, deer, antelope, turkey, and upland birds. The vast landscape and varying terrain also lends itself to other recreation opportunities such as ATV, fishing, hiking, camping, birdwatching, and snowmobiling. The ranch has two ponds that make fishing a family-friendly environment as you are sure to not leave the ponds empty-handed. The ponds have been stocked with largemouth and smallmouth bass, perch, catfish and bluegill.

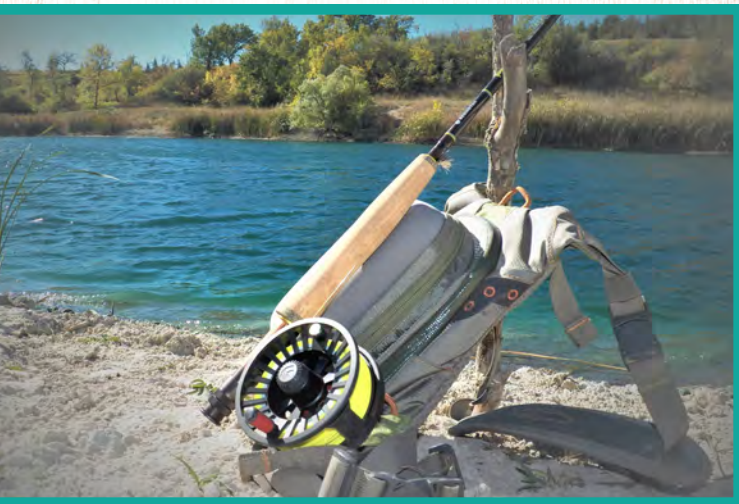
SHOOTING SPORTS

Whether you like to plink targets on a cool summer morning, practice tactical shooting, shoot blue rock, or test your mettle behind a 1,000-yard rifle, you can be assured that the facilities are in place to hone your skills in any discipline. Multiple shooting facilities have been built in various locations throughout the ranch that include a blue rock range overlooking the canyons and a raised shooting position. In addition to a 1,000-yard rifle range with targets set every 50 yards, there is a self-contained shooters' pod - with electricity, fans, and shelving - that can accommodate three shooters and three spotters safely at one time. The two pistol ranges can accommodate several styles from tactical training to working on your marksmanship. Each of the three shooting ranges have shipping containers for storing all your targets and gear. The outdoor enthusiast will be right at home with these top-notch facilities.

The extensive infrastructure at the ranch would lend itself nicely for a corporate retreat, tactical training facility, working cattle ranch, or a resort that offers a wide array of outdoor experiences for its guests.



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WATER

Wildlife, views, and most importantly water are all plentiful on the ranch. All pastures have multiple water sources for livestock provided by a combination of pipeline, springs, creeks, and windmills. Tanks are strategically placed throughout the ranch to ensure proper grazing distribution and resource utilization. There is approximately two miles of "West Fork Chadron Creek" that flows through the property year around providing excellent habitat for wildlife and a water source for livestock.

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.

FENCES & BOUNDARY

The fences are in good/usable repair for a cow-calf operation, with many miles being newer construction. Fencing consists of wood posts and 4 strand barbwire.

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.



MINERAL RIGHTS

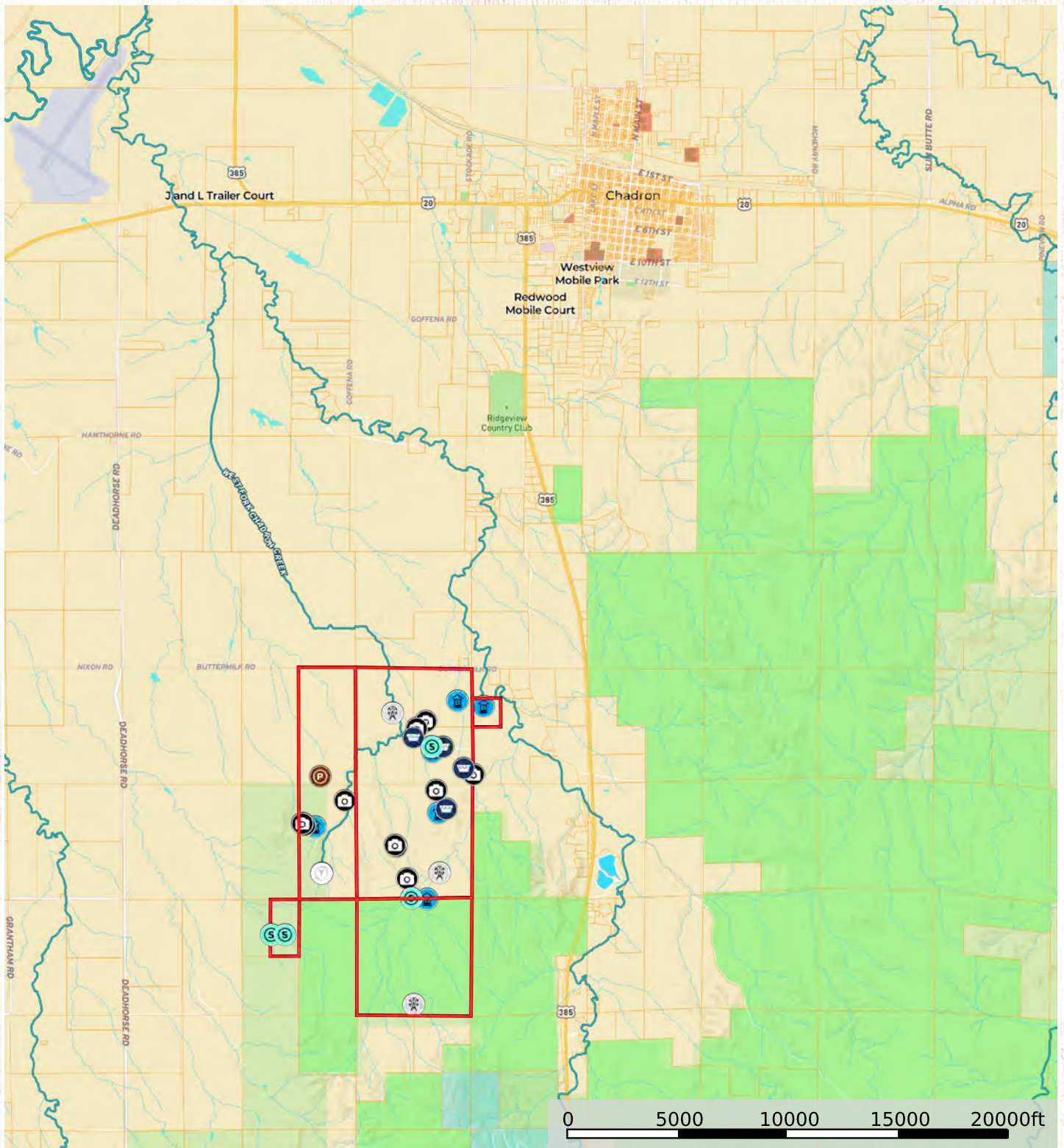
Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.



CONDITIONS OF SALE

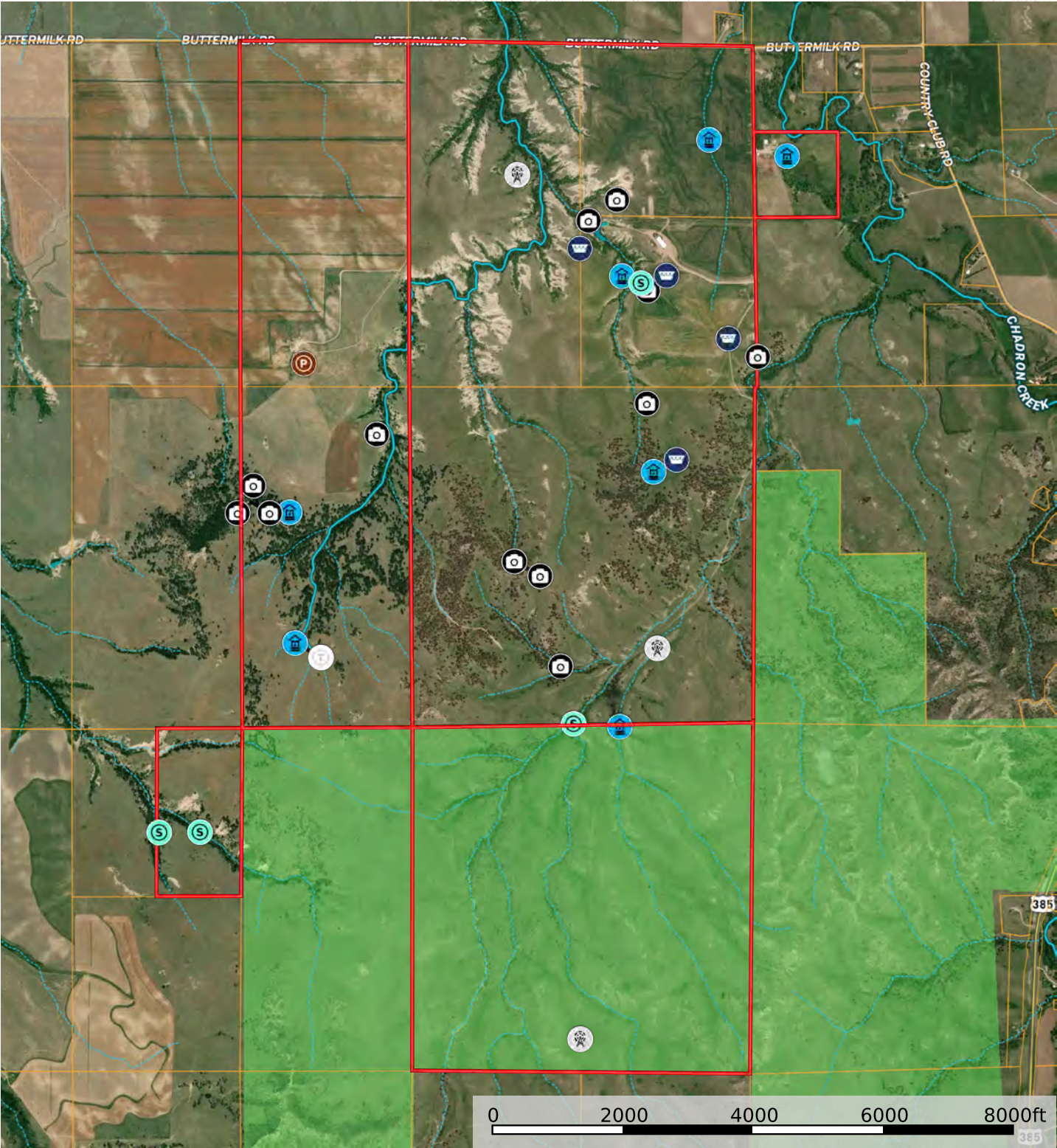
All offers shall be in writing and accompanied by an Earnest money deposit of \$150,000 (one hundred fifty thousand dollars) and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees 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.

LOCATION OVERVIEW

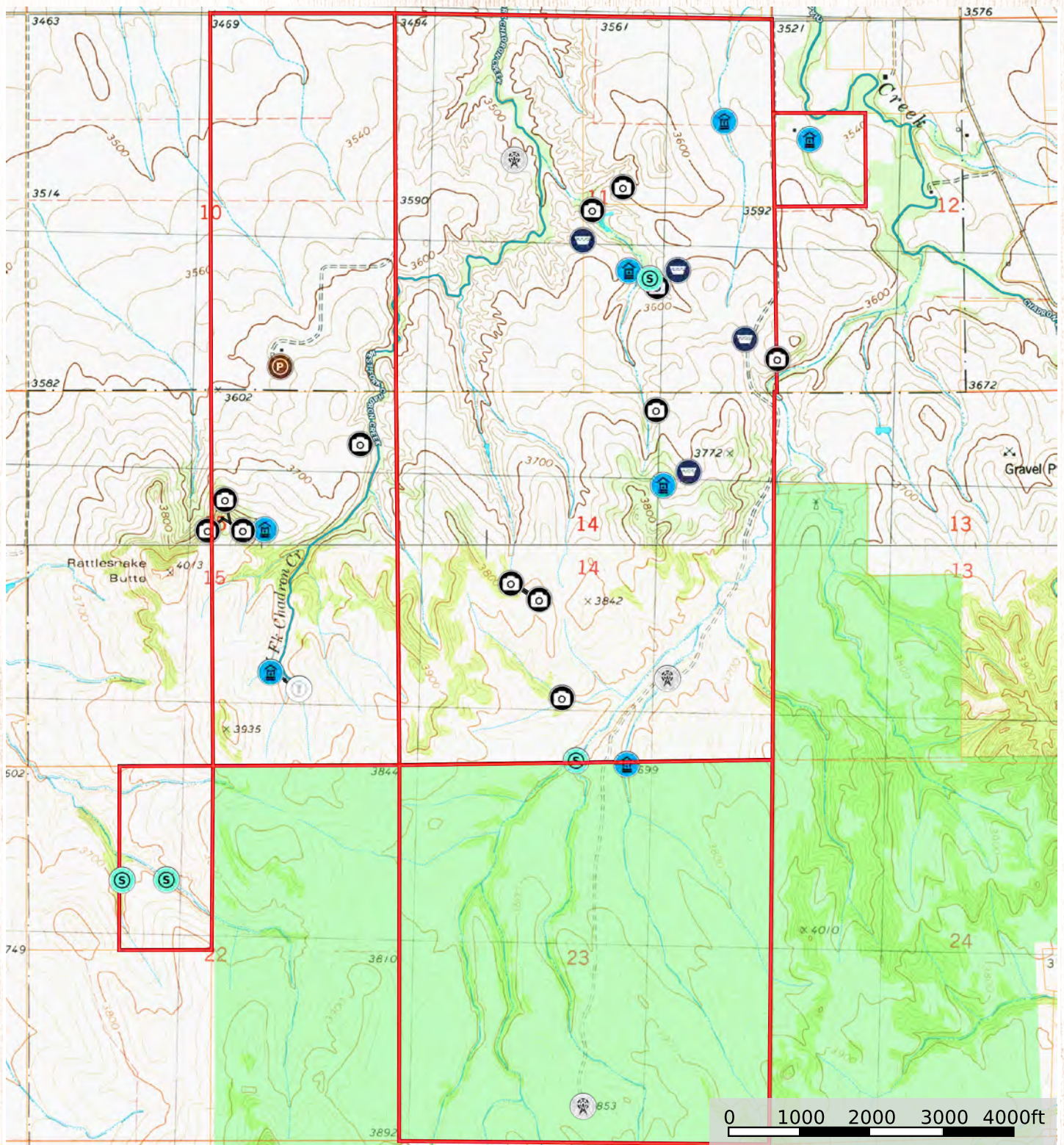


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PROPERTY DETAIL



TOPOGRAPHY





JEFF GARRETT 308.672.6334

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 three children: Macie, Tripp, and Wade. 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!

Holly Allison grew up in the Sandhills of Nebraska. She received a college rodeo scholarship to attend Laramie County Community College, where she earned her A.A. in Communications. Holly then received her B.A. in Public Relations from Missouri Valley College.

Holly and her son enjoy going rock hunting and hiking. She has two



dogs, and enjoys helping on the family cattle ranch. She loves being in the outdoors whether it is camping, kayaking, riding horses, or hiking. She also likes to go antiquing, and has an obsession with vintage campers.

Holly is a proud member of the REALTORS® Land Institute, Cheyenne Board of REALTORS®, the National Association of REALTORS®, and the Wyoming Association of REALTORS®. She is passionate about creating income streams through real estate, and has had several successful endeavors.

Holly's extensive work at LCCC as the Director of Admissions and Assistant Director of Enrollment Services has prepared her for a career helping turn her clients' real estate dreams into reality. Her compassion, strong work ethic, and determination make Holly the perfect choice for all of your real estate needs! Call Holly today to begin your buying or selling experience.

HOLLY ALLISON 307.631.1876



Our team consists of experienced, knowledgeable farm and ranch experts with the networking and marketing power of Wyoming's #1 real estate brokerage. We know that every farm, ranch, and recreation property is unique, and we customize an individual marketing plan to maximize exposure locally, regionally, and nationally. Capturing the highest price in the shortest amount of time requires a plan to be in place, a market strategy, and someone to run with it. By using a comprehensive marketing program of print media, digital tools, mailings, and networking, we have a proven record of successfully promoting and selling properties of every shape and size.

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.