



# FOR SALE

## LOCO FARMS LLC.

Perkins County and  
Chase County, Nebraska

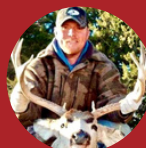
**OFFERED AT:**  
**\$35.5M**

### ***ABOUT THIS PROPERTY:***

At over 11,000 total acres, one could say LOCO Farms LLC. has built a legacy. They have spent a lifetime putting together one of the best sole-owned and operated farms in the U.S. It is now being offered to the next generation for ownership and operation. Located South of Ogallala, Nebraska near the town of Grant, this operation truly is incredible and a one-of-a-kind Nebraska farm!



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This spectacular farm is spread out across two counties, Perkins and Chase, in Southwestern Nebraska where “Corn is King.” It has been meticulously put together and developed to maximize efficiency and profitability in the Ag industry. The diverse operation includes a full irrigated high quality alfalfa operation, an irrigated corn and soybean operation and also a dryland corn, wheat and millet program.

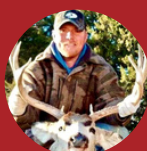
If you have been involved in agriculture, you understand the truly incredible opportunity that comes with this farm. Putting an operation of this size and caliber together is difficult to do. LOCO Farms LLC. boasts a well-established operational farm with a great balance of irrigated and dryland acres, fertile soils, level land and a very good water supply, since it is located on the Ogallala aquifer. With this combination, they are always capable of producing a high-quality crop.

The area is very well-known for having great end-users for farm commodities with large cattle feeding operations, local grain handling facilities, and railway access all close by. For the producer or investor, this legacy farm has it all.

This diverse operation has two headquarters. The main one is located in Perkins County and houses the main farm shop, new scale, grain and equipment storage. The second is strategically located in Chase County with an additional farm shop, and grain and equipment storage. This combination allows more efficient use of time and assets.



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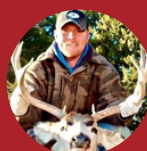
## Perkins County Acres and Assets

The heart of LOCO Farms in Perkins County is truly something to see. The amount of forethought, planning and effort that went into creating this footprint is truly amazing.

The Perkins County operation consists of 6604.16 total deeded acres and 1900 acres of State School land leases. There are 1325 certified irrigated acres that are irrigated by 9 center pivots. Currently the operation grows dairy quality alfalfa on the irrigated acres and a combination of corn, soybeans, millet, and wheat on the dryland. The operation center in Perkins County includes a building site situated on 5.75 acres in section 3-10-40. This building site includes three 36,000-bushel grain bins with dryers, one 30,000-bushel grain bin with dryer, two cone bottom 9,000-bushel bins and one non cone bottom 9,000-bushel bin. There are also two shops. One is 65'x40' and insulated with concrete floor throughout. The other is 230'x120' with concrete floors throughout and insulation and heat in the east 70 feet. A third 200'x80' machine shed is also located here and used to keep equipment out of the weather. A new grain scale is currently being installed to allow for more efficient storage and shipping of all commodities harvested from the farm. Whether you are hauling loads of hay to the dairy or delivering corn to the bins, you will always know the exact weight of the truck.



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There are 3 total home sites located in the Perkins County portion. The first home is the owner's homestead. This property screams luxury. It is located on its own 105-acre parcel that consists of a beautiful 2891 sq.ft., 3 bedroom, 2.5 bath, custom-built ranch style brick home with geothermal heating and cooling and high-end custom finishes throughout. This home also has an attached 4-car garage and its own 84'x100' heated and cooled steel building. This beautiful improvement gives you ample room to store all your toys and equipment, or it could be utilized as a second operating center for your farm.

The remaining two homesites include a 1342 sq.ft. single-story home and a 1360 sq. ft. single-story home, both currently utilized for employee housing.

## FEATURES:

**Total Perkins County Deeded Irrigated Acres: 1325+/-**

**Total Perkins County Deeded Dryland Acres: 5280+/-**

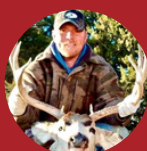
**Total School Land Leased Acres: 1900+/-**

**Total Perkins County Pivots Included: 9**

**Total Perkins County Taxes: \$122,333.72**



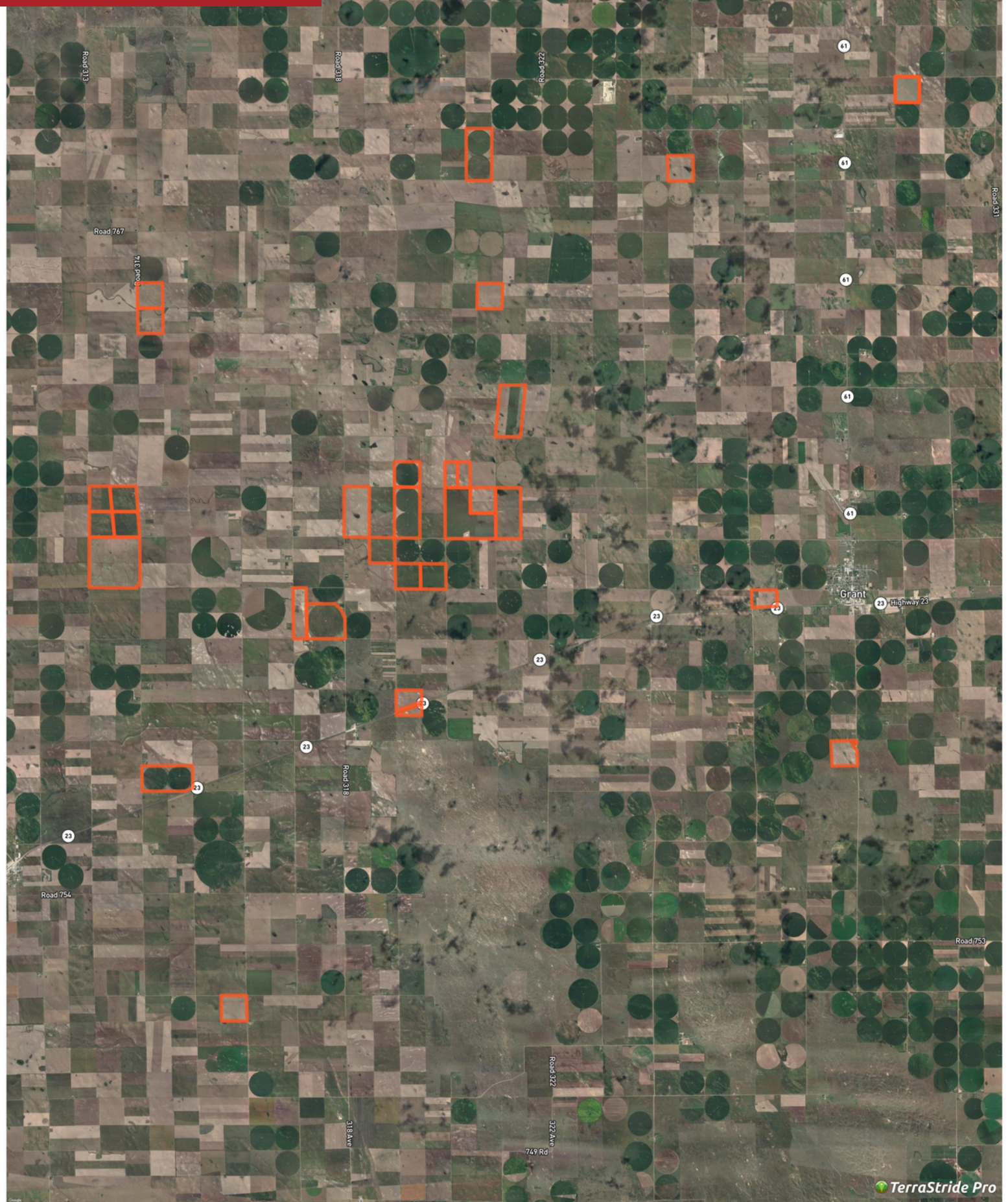
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# LOCO Farms

Perkins County





## Chase County Acres and Assets

The portion of LOCO Farms located in Chase County is directly South of the main operation in Perkins County. Having this diversification allows the operator to spread out his risk and also capitalize on the potential of varying markets and profitability. This portion also consists of a combination of irrigated and drylands acres centered around the hub of grain storage and shop headquarters. The Chase County operation includes 1402+/- deeded acres and 1280 acres of State School land leases. There are 1351.6 certified irrigated acres that are irrigated with 11 different pivots. In Chase County they are currently growing corn, soybeans, and wheat.

The Chase County headquarters are located on the North side of road 742. The 6.25 acre building site includes a 100'x60' machine shed with concrete floors, and a large quonset building, which is 117'x70' with concrete floors throughout. There are also 14 grain bins, ten 9,000-bushel bins, one 8,000-bushel bin, one 6,000-bushel bin, one 17,000-bushel bin, and one 35,000-bushel bin. All bins have good fans/dryers allowing you to store up to 156,000 bushels of grain.

## FEATURES:

**Total Chase County Deeded Irrigated Acres: 570+/-**

**Total Chase County Deeded Dryland Acres: 832+/-**

**Total School Land Leased Acres: 781+/- Irrigated, 500+/- Drylands**

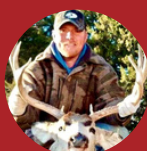
**Total Chase County Pivots Included: 11**

**Total Owned Equipment on Leased Acres: 6 Pivots and 6 Electric Irrigation Well Motors**

**Total Chase County Taxes: \$33,062.00**



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# LOCO Farms

## Chase County





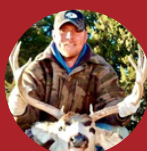
## Local Area End Users and Commodity Marketability

The sellers have great relationships established for the next buyer to assume options to continue working with the following opportunities:

- New Incoming Large North Platte Packing Plant
- Oshkosh, NE Heifer Development
- Dairy Opportunities
- Feedlot Producer End Use Options
- Railway Access on Deeded Property
- Large local Area Grain Handling Facilities
- Local Fertilizer and Inputs Locations Close Proximity
- Organic Farm Opportunities
- Hay Broker and Full Commodity End Use Contact List



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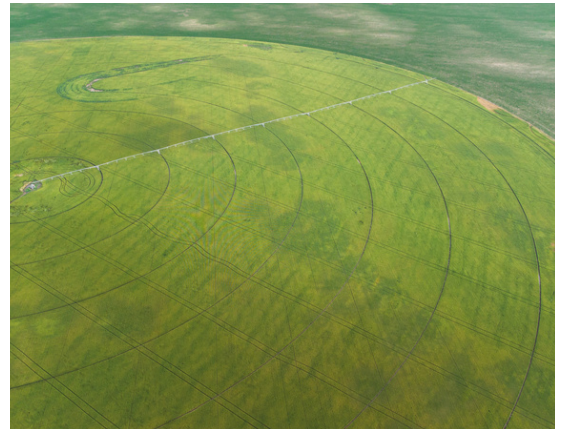


SCAN TO VIEW  
The Video

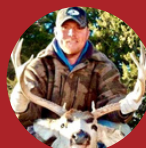


## PROPERTY FEATURES SUMMARY

- **Total Deeded Irrigated Acres:** 1895+/-
- **Total Deeded Dryland Acres:** 6112+/-
- **Total School Land Leased Acres:** 3181+/-
- **Total Owned Equipment on Leased Acres:** 6 Pivots and 6 Electric Irrigation Well Motors
- **Total Pivots Included:** 20
- **Homes on property:** 3
  - Owner's residence: 2891 sq. ft. (on 105 acres)
  - Employee housing #1: 1342 sq. ft.
  - Employee housing #2: 1360 sq. ft.
- **Farm shops:** 2
- **New grain scale**
- **Crops currently farmed:** corn, soybeans, wheat, alfalfa, millet
- **Two building sites on 12 total acres**
- **Total grain bins:** 21
  - 36,000-bushel w/dryer: 3
  - 35,000-bushel: 1
  - 30,000-bushel w/dryer: 1
  - 17,000-bushel: 1
  - 9,000-bushel cone bottom: 2
  - 9,000-bushel non cone bottom: 1
  - 9,000-bushel: 10
  - 8,000-bushel: 1
  - 6,000-bushel: 1
- **Quonset:** 1 - 117'x70', concrete floor
- **Shops / Machine Sheds:** 4
  - 65'x40' shop - concrete floor and insulation
  - 230'x120' shop - concrete floor, insulation and heat in the east 70 feet
  - 200'x80' machine shed
  - 100'x60' machine shed - concrete floor



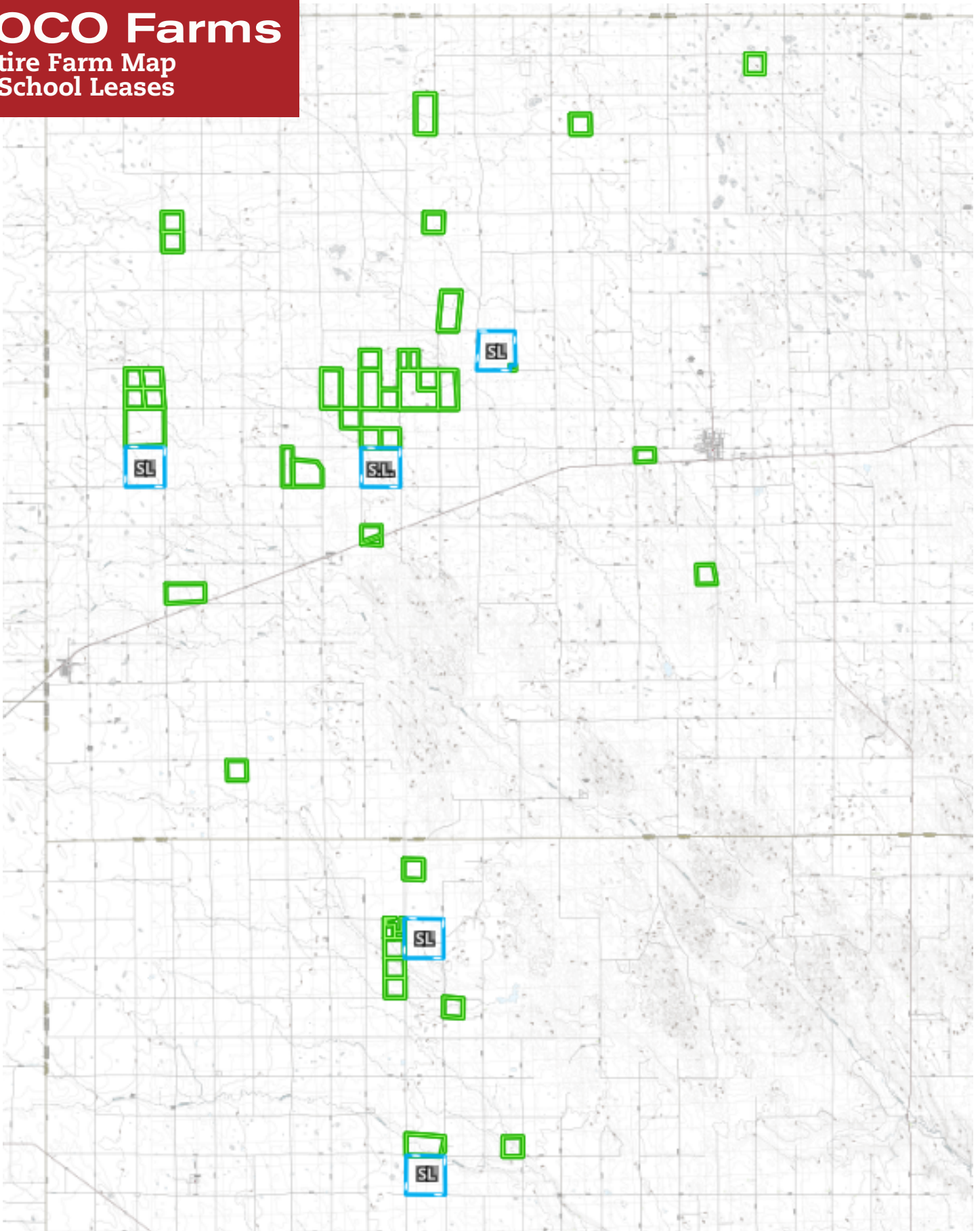
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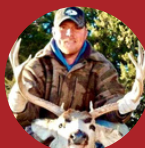
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# LOCO Farms

Entire Farm Map  
w/School Leases



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## Comments from the brokerage:

I'm a born and raised Rural Nebraskan and come from a Rural Nebraska farm. I have also spent my entire life and career in the agricultural and farming industry. I truly believe that the quality, sheer size and the diversity of this Western Nebraska Farm, tied in with local end use market demand, gives a rare opportunity to a new buyer. This kind of farm doesn't come along often!! We feel Truly Honored to represent it! Thank You, Jessens!!



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Diversification. That is the one thing that comes to mind when thinking about LOCO Farms, LLC. Living in central Nebraska all my life and being personally involved with agriculture, I rarely find an operation that is as diversified to the scale LOCO Farms is. The amount of acres devoted to various crops, whether it be corn, soybeans, wheat, alfalfa, millet, or any number of the other commercial crops, allow for a stability in the operation unheard of in today's economic climate. The owners have put some serious heart into developing the land holdings and I am honored to be trusted to find the next operators and stewards of the land. Thank you for the opportunity, Loren and Collette!!



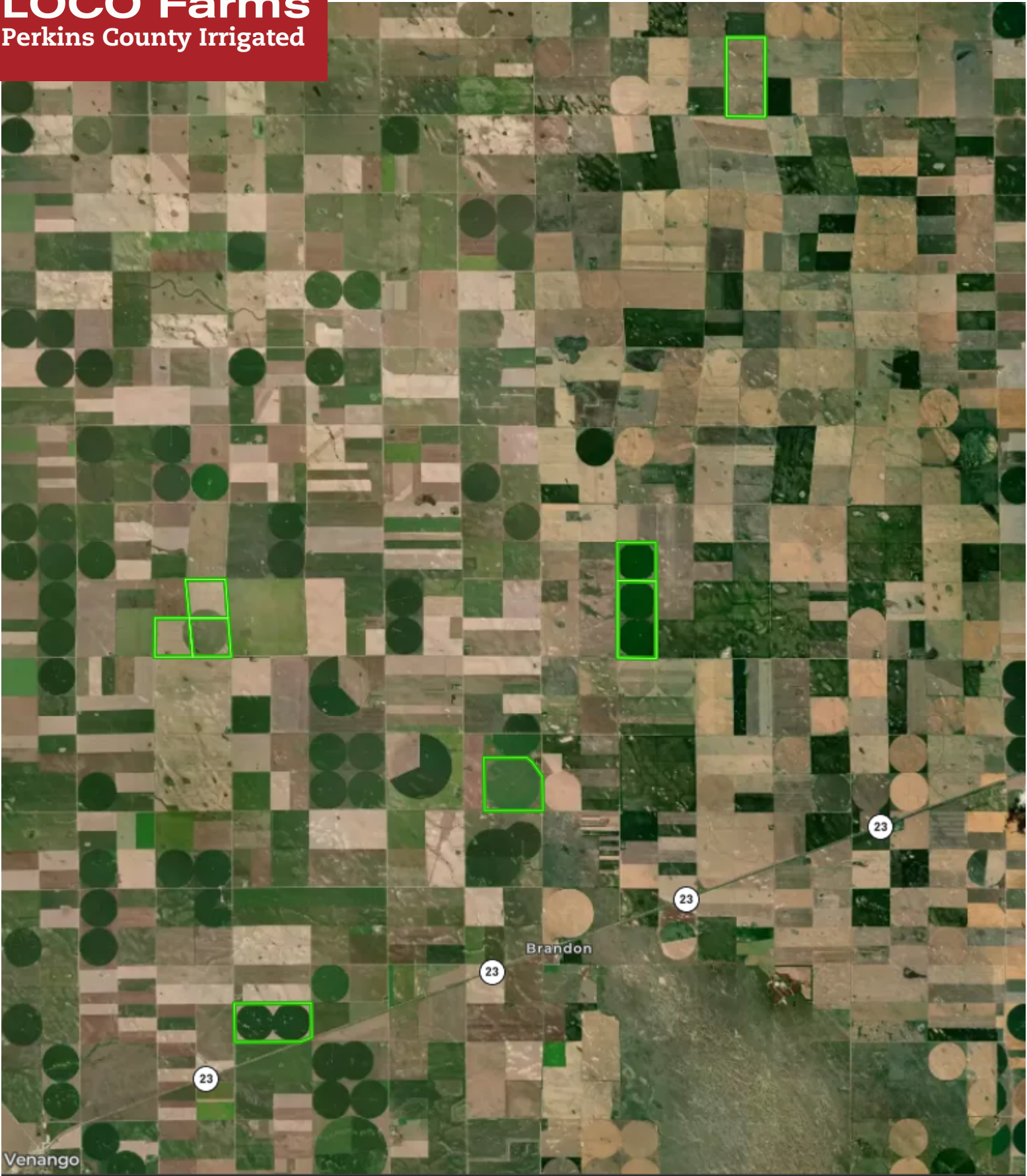
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# LOCO Farms

Perkins County Irrigated



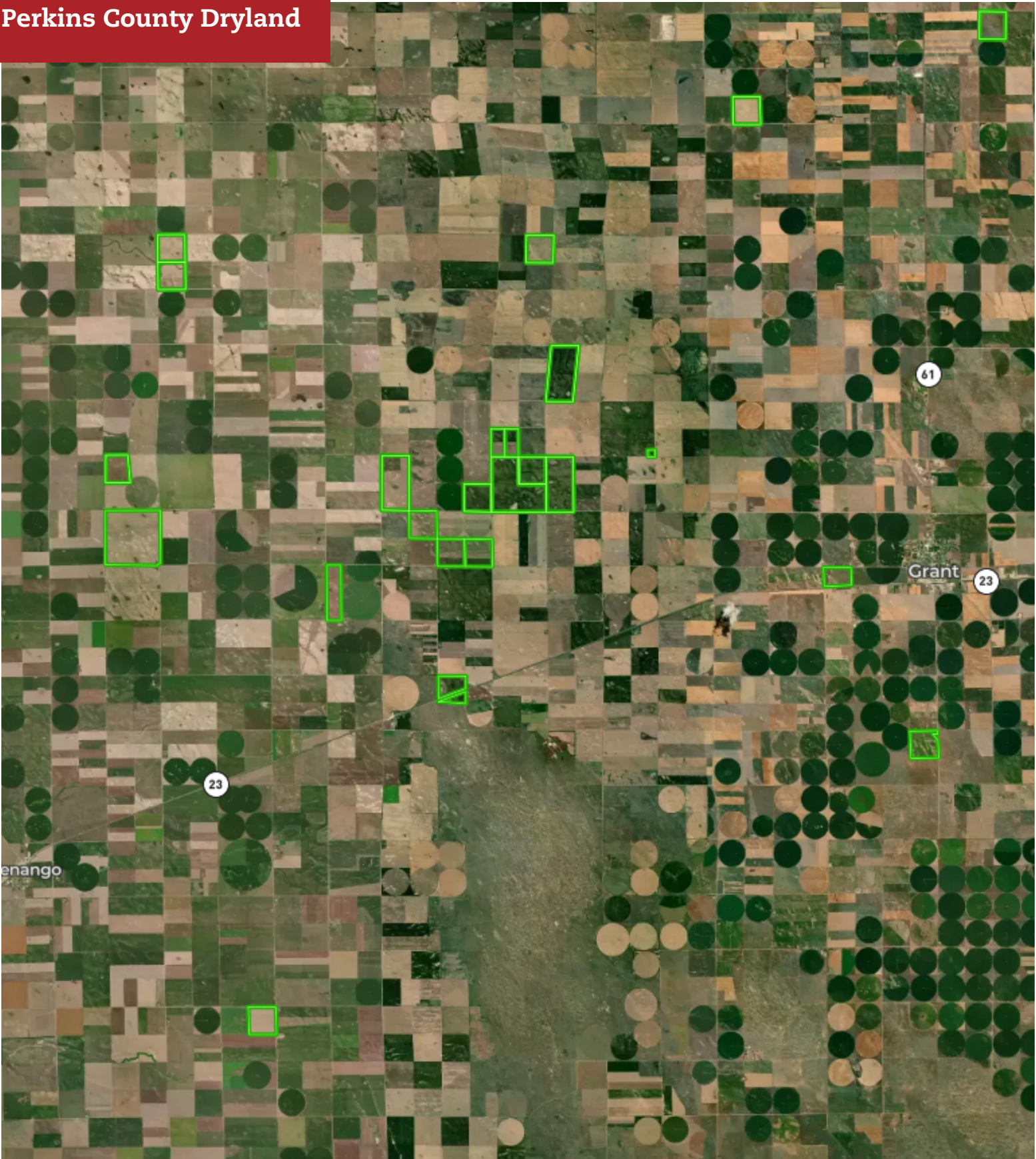
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# LOCO Farms

Perkins County Dryland



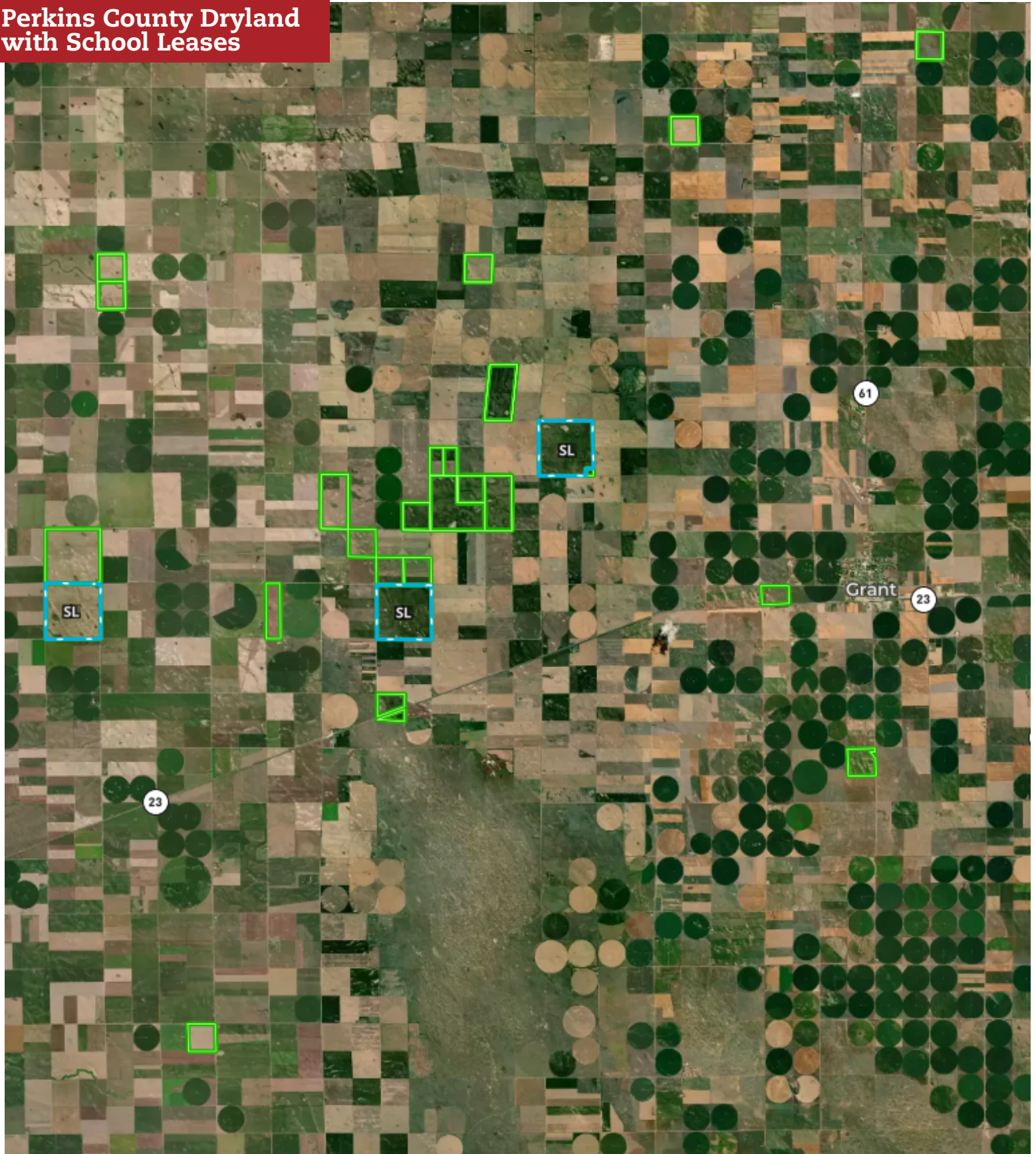
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# LOCO Farms

Perkins County Dryland  
with School Leases

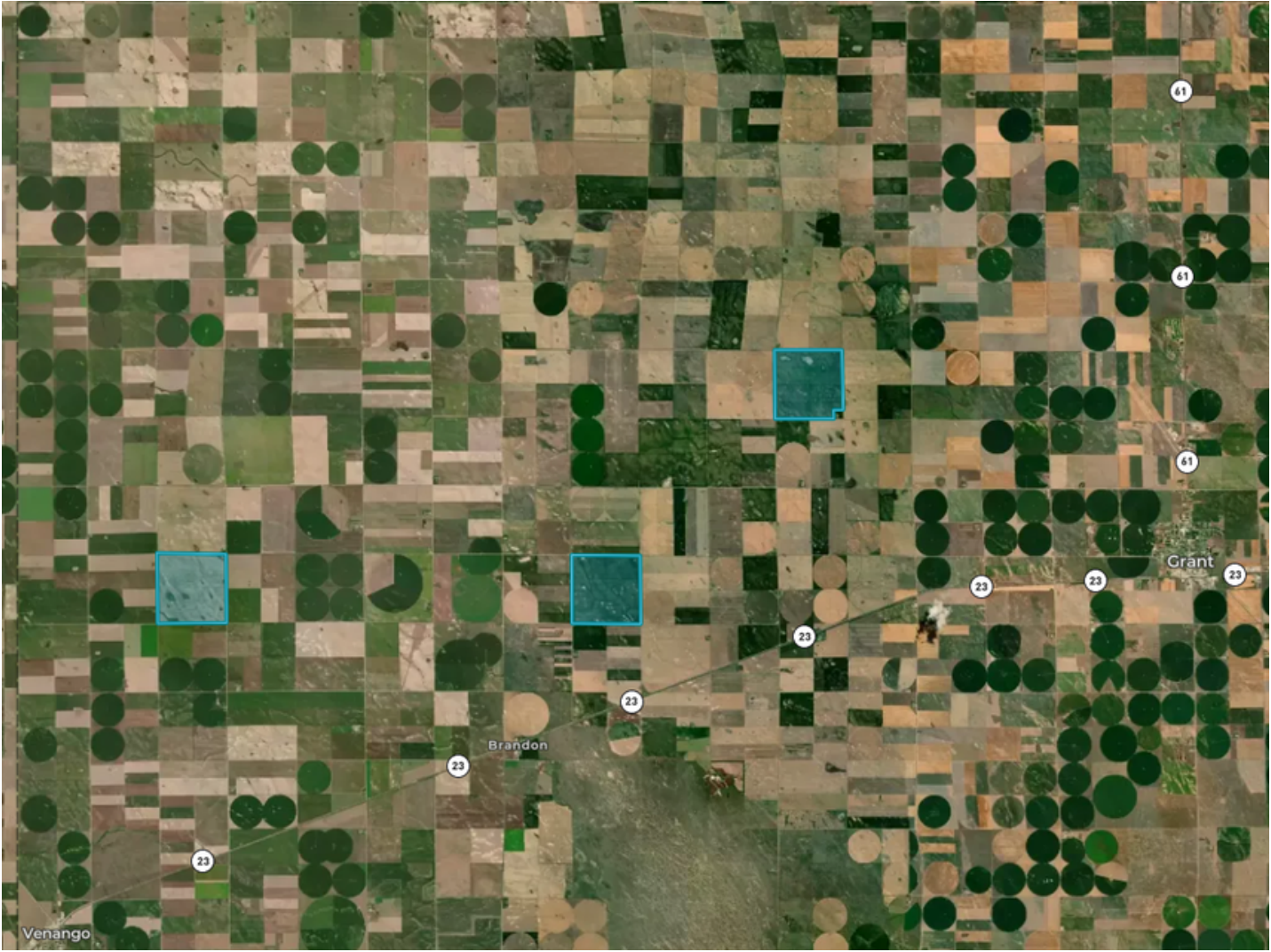


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**LOCO Farms**  
State School Lease  
Perkins County Dryland



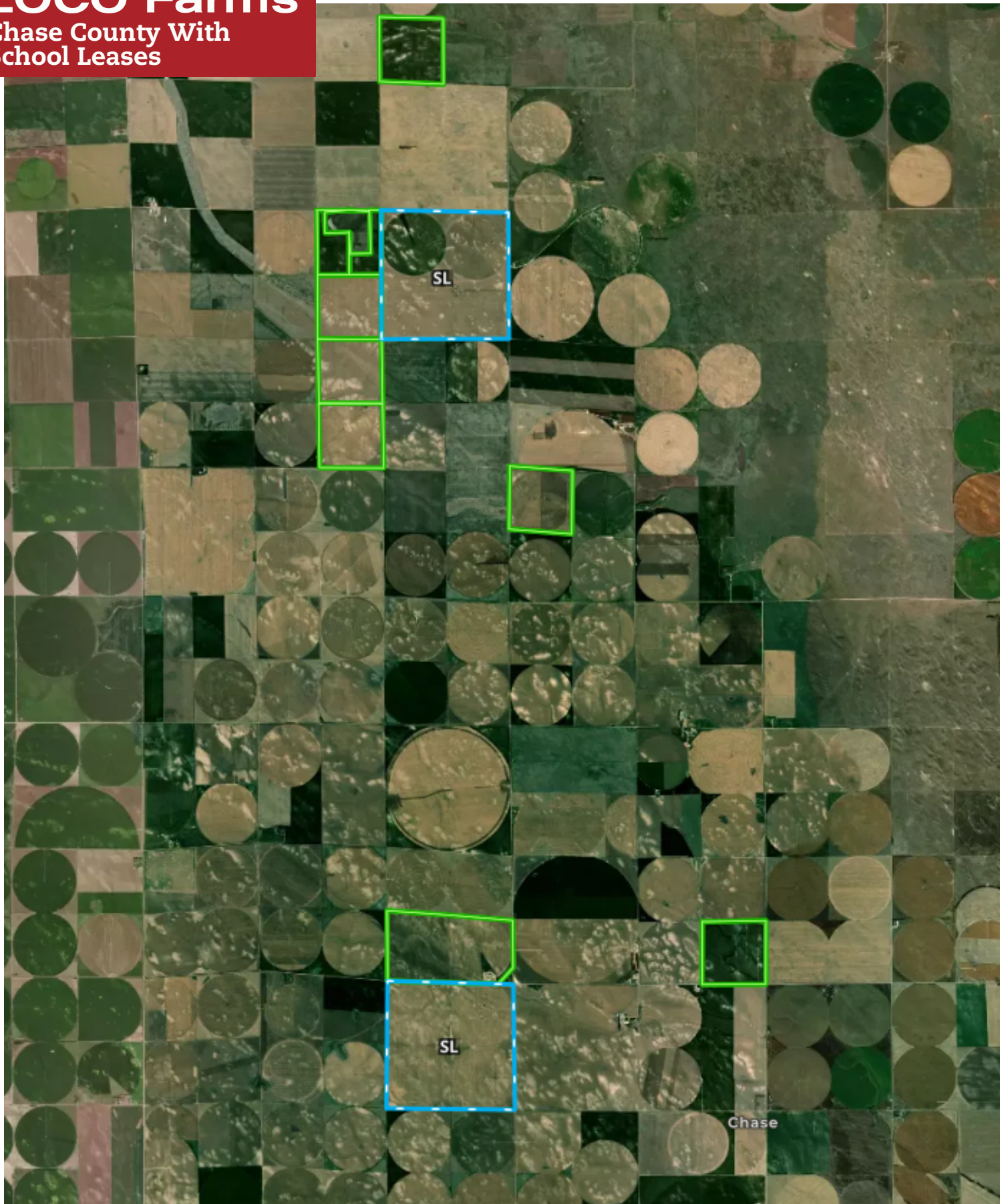
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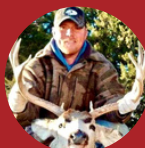
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# LOCO Farms

Chase County With  
School Leases



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