



OTTER CREEK RANCH
KEITH COUNTY, NEBRASKA





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\$16,000,000 | 15,117.45± ACRES



LISTING AGENT: MARK JOHNSON

234 N. CHERRY STREET
VALENTINE, NE 69201

M: 402.322.1991

MJOHNSON@HALLANDHALL.COM



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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

The award-winning Otter Creek Ranch is located 24 miles north of Ogallala, Nebraska, in the southern Sandhills. The ranch consists of 15,117± deeded acres and is situated near the north shore of Nebraska's largest reservoir, Lake McConaughy. The ranch has two sets of improvements, which are highlighted by Otter Creek, which originates on the ranch from cold water springs and meanders over two and a half miles through the ranch. The creek is one of only a few cold-water spring-fed gravel bottom creeks in Nebraska that can support a healthy trout fishery. The ranch is primarily Sandhills native rangeland and utilized as a summer range for over 1,000 head of cows while still maintaining superior range conditions. Otter Creek has won numerous awards for its management and stewardship over the years, which is evidenced by the quality of native rangeland and ownership pride. The Sandhills, along with the Otter Creek drainage, provide excellent wildlife habitat throughout the ranch.



LOCATION

Otter Creek Ranch is 24 miles north of Ogallala, Nebraska, or 11 miles east of Lewellen. From Ogallala, travel north on Highway 61, crossing the Lake McConaughy Dam to the junction of Highway 92. Then, travel 13.5 miles west to the ranch sign. The headquarters are located a short three miles north of the ranch sign. Ogallala is the county seat and has the most major amenities. It is situated along the Platte River and Interstate 80.



LOCALE

Ogallala has a rich Old West history as a railroad and cattle town going back to the early days of cattle drives from Texas. The area is still mostly an agricultural epicenter but is also home to Nebraska's largest Reservoir with over 100 miles of sandy beach shoreline. The reservoir is less than a half mile from the ranch and is visible from many locations on the ranch. You will see a mix of tourists and local cowboys throughout the summer days in the area. Many travel long miles to spend days at the reservoir and take in the surrounding beauty of the Nebraska Sandhills.

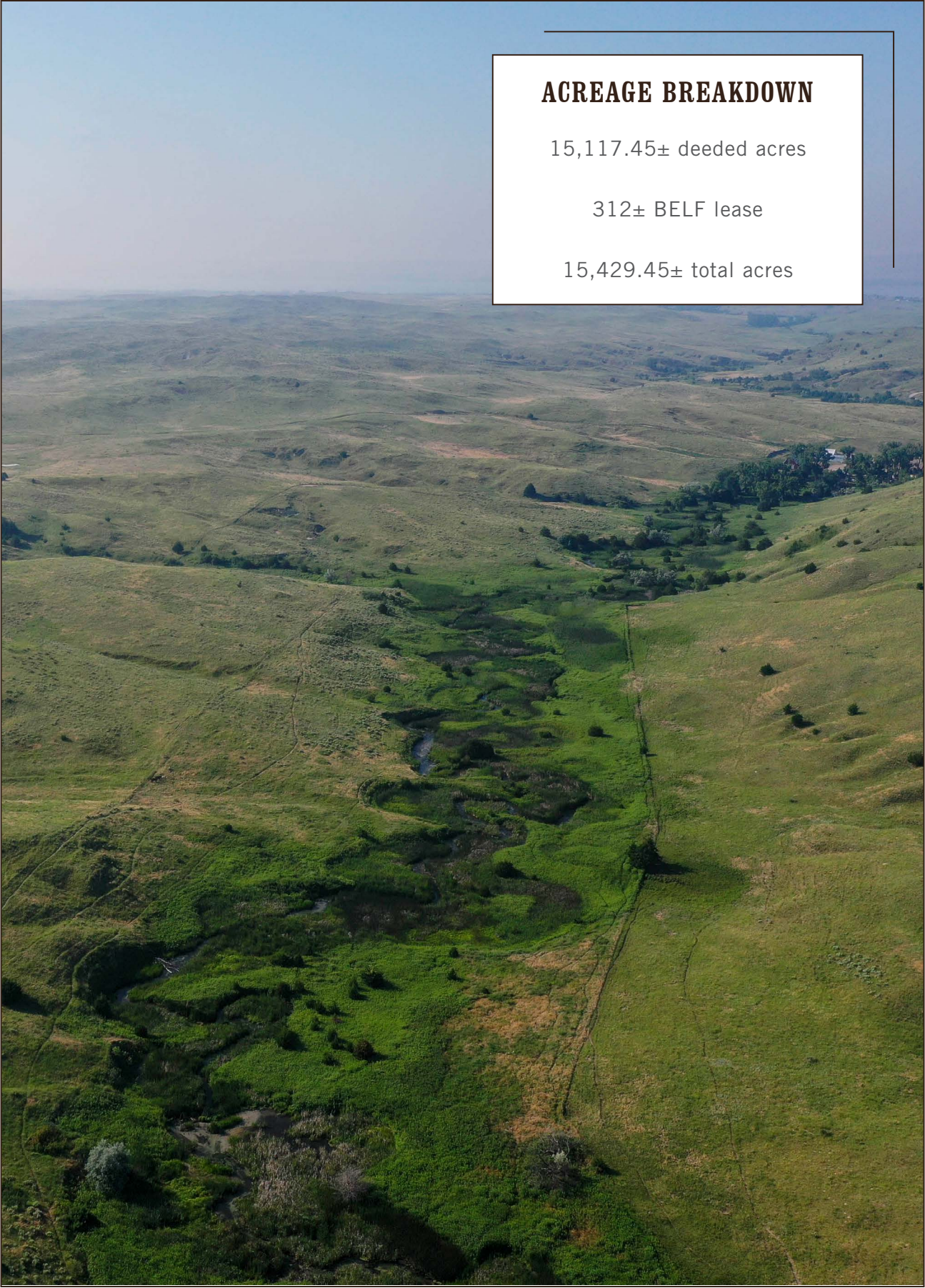




GENERAL DESCRIPTION

Otter Creek Ranch exemplifies a Sandhills grass ranch with ample water and is the recipient of numerous awards, such as the 2012 Grassland Conservation Award and the 2013 Rangeman's Award. The ranch has been meticulously managed throughout the years while enhancing habitat for wildlife and maximum efficiency without harm to the delicate Sandhills ecosystem. The ranch's headquarters are situated along the banks of Otter Creek and provide great weather protection in the scenic creek valley. The ranch is primarily composed of rolling sandhills and is the headwaters for Otter Creek. The Creek bottom has been fenced out to enhance habitat quality, and an extensive underground water pipeline system supplies livestock water throughout the ranch. Livestock water and fences have been properly maintained.





ACREAGE BREAKDOWN

15,117.45± deeded acres

312± BELF lease

15,429.45± total acres



IMPROVEMENTS

The ranch has a set of improvements, including the main headquarters along Otter Creek and a second set of improvements on the west side of the ranch. The headquarters include a 2,006± square foot three-bedroom, two-bathroom home, built in 1990, with a detached garage that is just a few feet from the creek bank. Also at the headquarters is a 3,880± square foot shop with an attached 16-foot open front lean-to. A historic barn with an arena/round pen is also part of the main headquarters, along with numerous other outbuildings. All the headquarters buildings are located along Otter Creek in a very picturesque setting. At the west building site, an older but very well taken care of 2,000± square foot four bed two bath home and large historic barn wood barn that has been re-sided and roofed with metal. Also, there is a shop at the west building site. Both sets of improvements have good winter protection and secluded living.



CLIMATE

Ogallala, Nebraska, enjoys a mild and pleasant climate throughout the year. Average temperatures in the summer range from the mid-50s to the high-90s Fahrenheit, while average winter temperatures hover around 25 degrees Fahrenheit. The area receives, on average, 20 inches of precipitation each year, with most of it coming in the spring and early summer months. Most days are sunny and dry with low humidity levels, making Ogallala an ideal place to live for those who enjoy pleasant weather conditions.



Rainfall 20.1 inches

Snowfall 29.9 inches

Precipitation 69.9 days

Sunny 228 days

Average July High 89.5 degrees

Average Jan Low 14.5 degrees

Elevation 3,222 feet

GENERAL OPERATIONS



Currently, Otter Creek Ranch is being utilized as a summer range for approximately 1,000 cows with calves at the side. The ranch does not have general hay ground for winter feed but would make a solid year-round cake and range cow/calf operation or summer yearling ranch. There is a high-capacity irrigation well located on the ranch that has not been fully developed and lacks a permit. The ranch is highlighted by a very extensive set of steel pipe-working corrals and facilities. The owner has planted numerous living shelterbelts strategically located for winter livestock protection. Overall, this ranch exemplifies a low-overhead, low-input operation that will thrive in its environment.

WILDLIFE RESOURCES



Otter Creek provides excellent wildlife habitat with the sparsely timbered creek valley and draws. The creek bottom has been fenced off and allowed to naturally create a brush and tall grass habitat in which wildlife thrives. The ranch has no shortage of natural water and springs. Notable wildlife on the ranch includes both whitetail and mule deer, antelope, turkeys, grouse, and waterfowl. Current management practices have been incorporated to enhance wildlife habitat, and a new owner will reap the benefits.





WATER RESOURCES

Otter Creek Ranch lies atop the vast Ogallala Aquifer, and near the ranch area, the aquifer is noted to be up to 500 feet deep. The aquifer is the source for Otter Creek, which originates on the ranch from a boiling cold-water spring. Otter Creek is one of only a few creeks in Nebraska that have gravel bases and are supportive of trout fishery. There are numerous livestock wells that supply an extensive underground water pipeline to many of the pastures. All pastures are watered well for proper livestock management. Located just off the ranch border is Nebraska's Largest reservoir, Lake McConaughy, which is a clear water reservoir that is 22 miles long and four miles wide, has over 100 miles of shoreline, and has extensive sand beaches. The reservoir provides excellent boating, fishing, and recreational opportunities just minutes from the ranch. In fact, from many locations on the ranch, the reservoir can be seen.



MINERAL RIGHTS

All seller-owned mineral rights will be conveyed.

TAXES

Annual taxes of the previous year are \$70,177.76, 2024 tax exemption/credit of \$34,513, and net property tax for 2024 of \$35,664.14.



BROKER'S COMMENTS

Otter Creek Ranch provides an excellent opportunity at a low overhead operating ranch with miles of live water and close proximity to Nebraska's largest reservoir, which has over 100 miles of shoreline. This ranch would make a great cake and range cow/calf operation or summer yearling ranch. The ranch has had incredible resource management and has been noted by several awards. The ranch headquarters location along Otter Creek provides solitude and privacy with creek frontage on one of Nebraska's few cold-water streams capable of productive trout fishery. Otter Creek's location, ranching opportunity, wildlife abundance, and area attractions offer a solid investment opportunity.



Click on map above for link to MapRight map of property.

PRICE

\$16,000,000



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ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

Agency Disclosure Information for Buyers and Sellers

Company Hall and Hall Partners, LLP Agent Name _____

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being **offered**.

For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

Limited Seller's Agent

- Works for the seller
 - Shall not disclose any confidential information about the seller unless required by law
 - May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property
 - Must present all written offers to and from the seller in a timely manner
 - Must exercise reasonable skill and care for the seller and promote the seller's interests
- A written agreement is required to create a seller's agency relationship

Limited Buyer's Agent

- Works for the buyer
 - Shall not disclose any confidential information about the buyer unless required by law
 - May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction
 - Must present all written offers to and from the buyer in a timely manner
 - Must exercise reasonable skill and care for the buyer and promote the buyer's interests
- A written agreement is not required to create a buyer's agency relationship

Limited Dual Agent

- Works for both the buyer and seller
 - May not disclose to seller that buyer is willing to pay more than the price offered
 - May not disclose to buyer that seller is willing to accept less than the asking price
 - May not disclose the motivating factors of any client
 - Must exercise reasonable skill and care for both buyer and seller
- A written disclosure and consent to dual agency required for all parties to the transaction

Customer Only (list of services provided to a customer, if any, on reverse side)

- **Agent does not work for you**, agent works for another party or potential party to the transaction as:
 Limited Buyer's Agent Limited Seller's Agent
 ~~Common Law Agent (attach addendum)~~
- Agent may disclose confidential information that you provide agent to his or her client
- Agent must disclose otherwise undisclosed adverse material facts:
 - about a property to you as a buyer/customer
 - about buyer's ability to financially perform the transaction to you as a seller/customer
- Agent may not make substantial misrepresentations

 Common Law Agent for Buyer Seller (complete and attach Common Law Agency addendum)

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS. By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

Acknowledgement of Disclosure

(Including Information on back of form)

(Client or Customer Signature)

(Date)

(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

ROAD

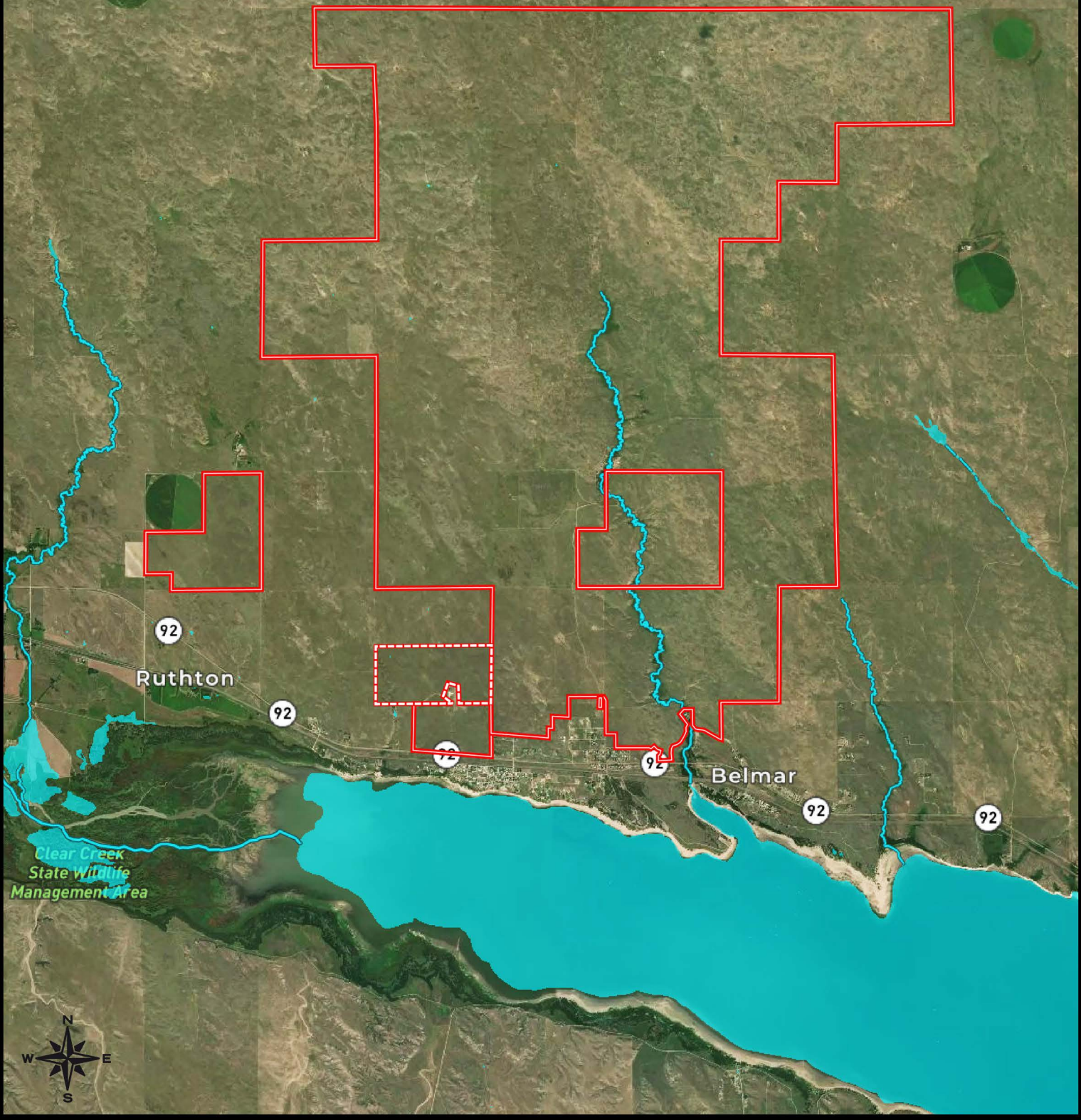
Otter Creek Ranch

LEWELLEN, NEBRASKA

Deeded Land

State BELF Lease

This map is for visual aid only and the accuracy is not guaranteed.



Ruthton

Belmar

Clear Creek
State Wildlife
Management Area

Otter Creek Ranch

LEWELLEN, NEBRASKA



Deeded Land



State BELF Lease

This map is for visual aid only and the accuracy is not guaranteed.



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