



WHITETAIL FARM
PAXTON, NEBRASKA





WHITETAIL FARM
PAXTON, NEBRASKA

\$5,975,000 | 2,080± ACRES



LISTING AGENT: MARK JOHNSON

234 N. CHERRY STREET
VALENTINE, NE 69201

M: 402.322.1991

MJOHNSON@HALLANDHALL.COM



TRUSTED *by* GENERATIONS, *for* GENERATIONS

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

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.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



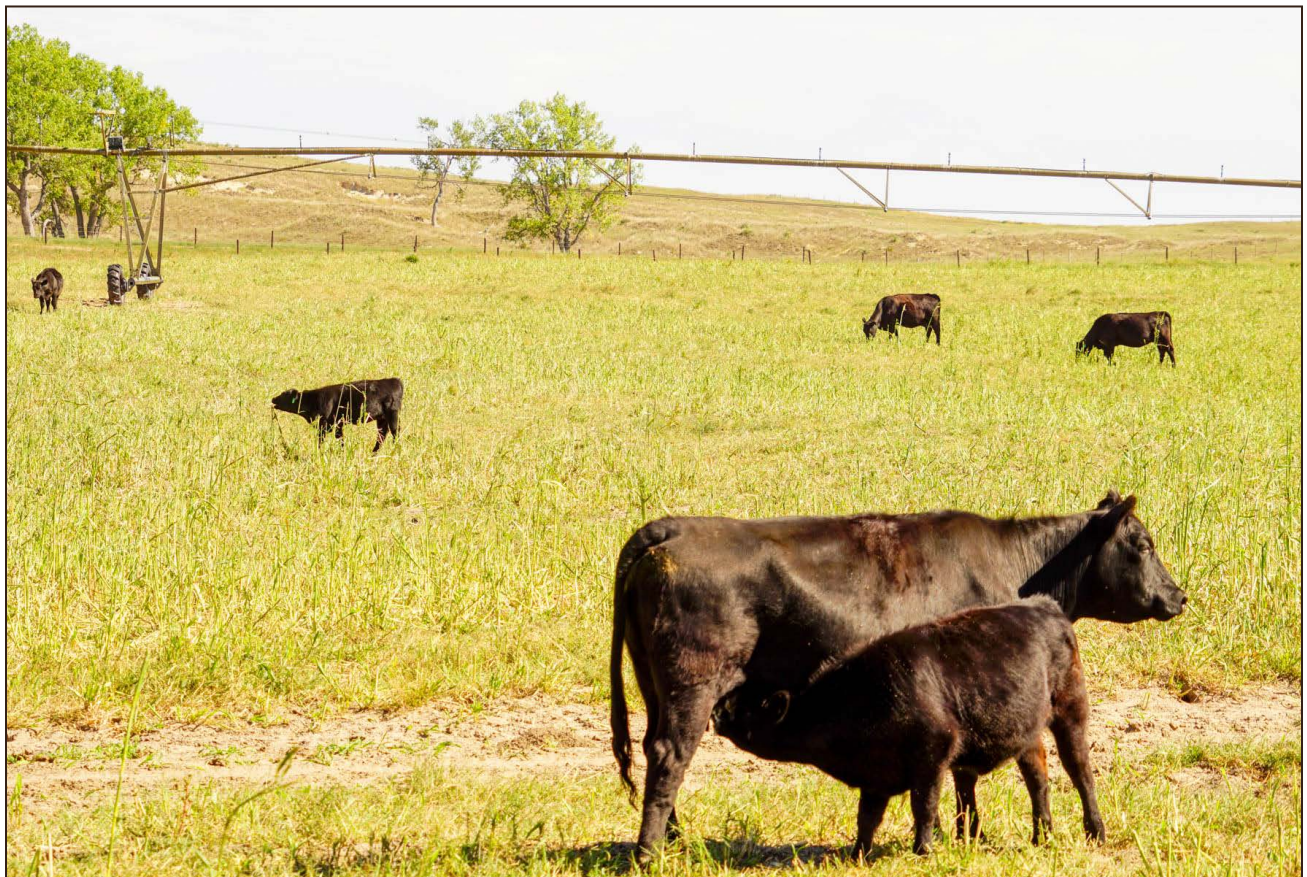
EXECUTIVE SUMMARY

Whitetail Farm is located in McPherson County, Nebraska, and consists of 2,080 ± deeded acres and offers ten irrigated center-pivots covering 1,309± certified irrigated acres and are supported by the world's second-largest aquifer, which is a highly valued natural resource underlying nearly all of Nebraska. All the irrigation wells are high-volume producing with very little drawdown and no pumping restrictions. The farm is currently used as a summer cow/calf high-intensity grazing program, along with some winter feed production. Most of the pivots are in a perennial grass/alfalfa mix and provide top-quality grazing with excellent gains. This is a great opportunity to expand grazing opportunities for a thriving cattle industry.



LOCATION

Whitetail Farm is located in McPherson County, north of Paxton or southwest of Tryon, Nebraska. From Tryon, the farm is approximately 17 miles west on Highway 92 and south six and a half miles on Diamond Bar Road. From Paxton, the Farm is approximately 22.5 miles north on South Paxton Road, then five miles east to Diamond Bar Road, and then one mile north. Paxton is located on I-80, approximately 38 miles west of North Platte.





LOCALE

Whitetail Farm is located in the renowned Sandhills ranching country and is fortunate to have abundant underground water resources, as well as a consistent climate favoring some of the best grasslands in the US and outstanding crop production. Western Nebraska is heavily reliant on cattle and crops, also being an agricultural-friendly state.

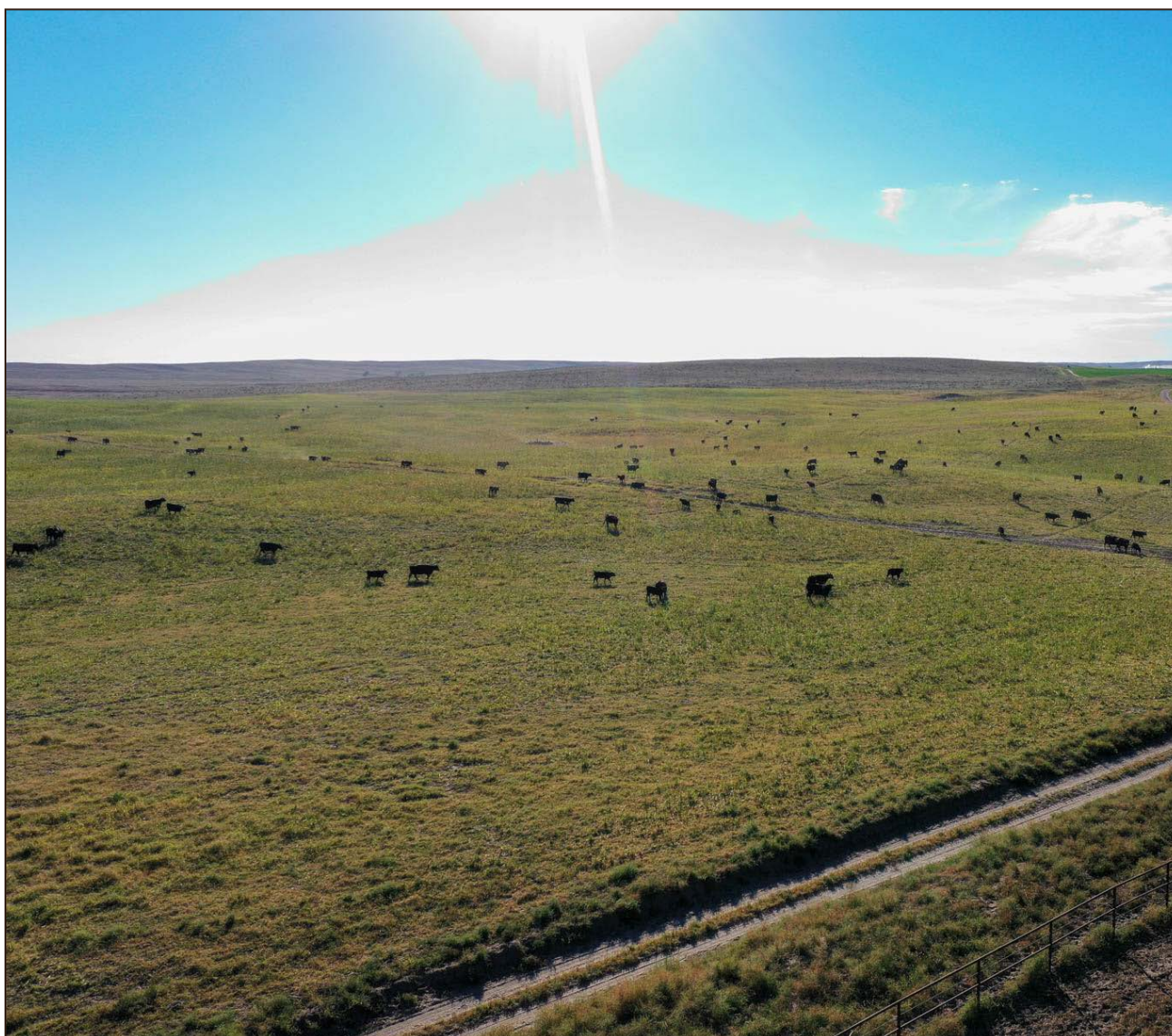


GENERAL DESCRIPTION

Whitetail Farm features ten center-pivot irrigation systems and is currently being operated as a high-density grazing rotation, supporting nearly 800 head of cow/calf pairs during the summer months and still able to produce 650 tons of winter hay. The pivots are planted to a combination of perennial cool-season grasses and alfalfa. The farm is also capable of raising good row crops such as corn and soybeans. All the pivots have been updated with new tower boxes, panels, and driveline equipment. The wells are powered by diesel motors and are high-volume wells with little drawdown and no pumping restrictions. The farm has a newer set of pipe corrals along with a trailer house, shop, and grain storage.

CLIMATE

Whitetail Farm has a growing season of over 130 days and an average annual precipitation of 18-20 inches. Most precipitation falls as rain during the warmer part of the year. Rain is normally heaviest in late spring and early summer. Winter snowfall is frequent, but snow cover usually disappears during the mild periods. Summer highs average in the upper 80's, and winter lows average in the teens.

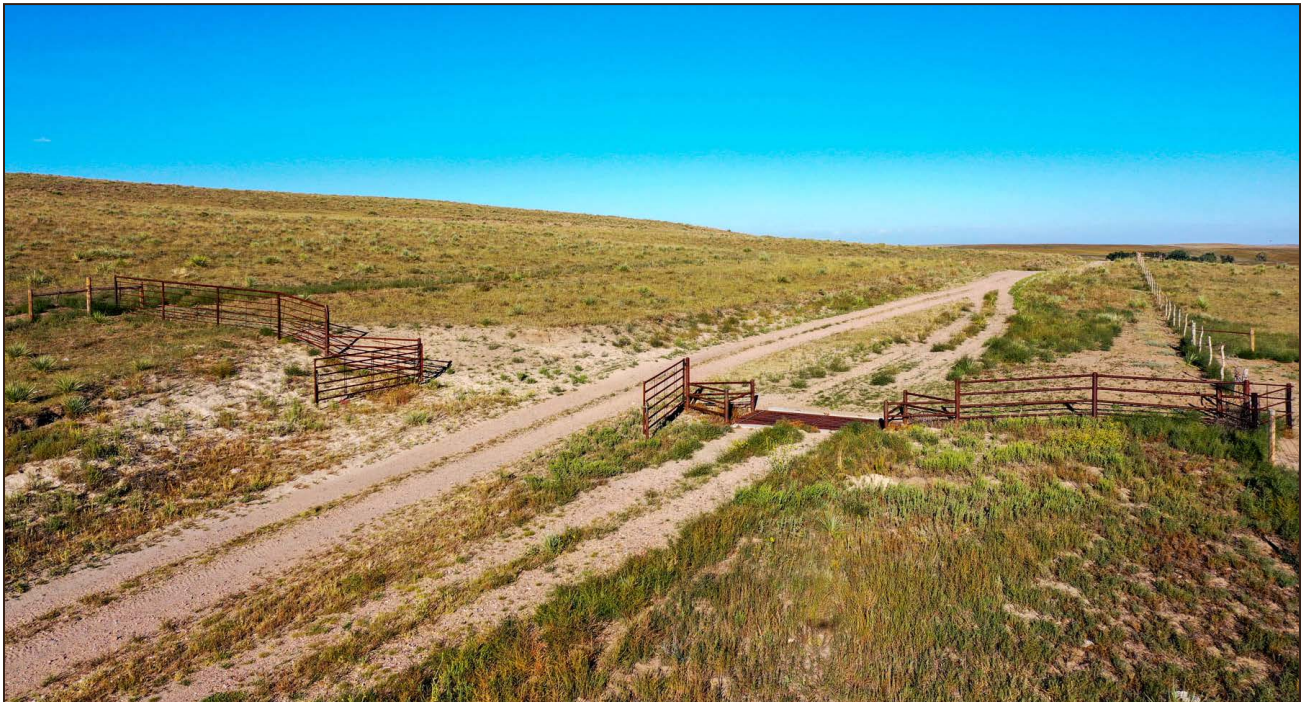




ACREAGE BREAKDOWN



Deeded acres: 2,080± acres
Irrigated acres: 1,309± acres
Native Range acres: 756± acres
Improvements/Corrals: 15± acres
Corn Base acres: 1,168± acres





IMPROVEMENTS

The farm has new pipe corrals that can handle over 800 head of cattle with 13 pens, alley, loadout, and working facility. There is also a steel shop, which is 40' X 76'. The improvements are highlighted by three 22,000-bushel storage bins.

[Click here for Pivot Info Table](#)





WATER RESOURCES

Groundwater wells supply water for the property. Nebraska groundwater is regulated and an abundant water source – about as secure as water gets. Water for the wells comes from a high plains aquifer commonly called the Ogallala Aquifer. It is the largest freshwater aquifer in the continental United States, with freshwater saturation levels in the sandhills ranging up to 1,200 feet. The total volume of water in the aquifer reaches from south central South Dakota to west Texas and is estimated to be approximately 21.8 billion acre-feet, of which approximately 65 acre-feet are located in Nebraska. Whitetail Farm is located in the Twin Platte Natural Resource District (TPNRD), and all wells are certified with the NRD. There are ten irrigation wells located on the farm, and they have no restrictions on pumping; however, no new well can be drilled other than replacement, and no expansion of irrigated acres is allowed. Information on the Twin Platte can be obtained at www.tpnrd.org. Livestock water is supplied through an extensive pipeline system to all pivots.



WILDLIFE RESOURCES

The Sandhills of Nebraska, along with the excellent feed sources from the pivots, create an excellent habitat for wildlife. The farm will hold good numbers of deer, mostly mulies and upland game birds. Nebraska deer and bird hunting licenses are over the counter on a first come bases and easily accessible.



MINERAL RIGHTS

Seller will convey all owned mineral rights.



TAXES

Taxes are estimated at \$25,583 based upon previous years.



BROKER'S COMMENTS

Whitetail Farm is an extraordinary offering located in a reputable area for crop production and cattle grazing. It is rare to find an operation of this size. The farm offers a significant opportunity for the active farmer looking for a farm large enough to maintain a family operation or expand a cattle grazing operation. The farm also represents an opportunity for a large investor to buy high-quality agricultural land in one of America's great farming areas. This is a place to park a significant amount of capital and enjoy the stability and certainty that land is always real wealth.

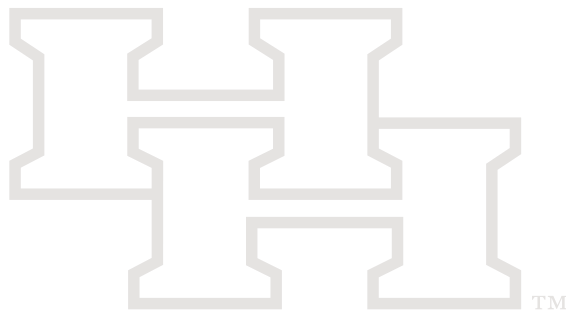




Click on map above for link to MapRight map of property.

PRICE

\$5,975,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. 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 satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

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](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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. [J.T. Holt](#) 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

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

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

BROKERAGE DISCLOSURE TO BUYER

Nebraska licensed real estate brokers and their associate brokers and salespersons are required by law to disclose the type of brokerage relationship they have with the buyers, tenants, sellers, or landlords to whom they are providing services in a real estate transaction. The buyers, tenants, sellers, or landlords may be either clients or customers of a licensee. A client of a licensee is a person or entity who has a brokerage relationship with that licensee. A customer of a licensee involved in a real estate transaction is a person or entity who does not have a brokerage relationship with that licensee, and who is not represented by any other licensee.

There are several types of brokerage relationships that are possible, and you, whether a client or a customer, should understand them at the time a licensee begins to provide brokerage services to you in a real estate transaction. They are: 1) Limited Buyer Agency; 2) Limited Tenant Agency; 3) Limited Seller Agency; 4) Limited Landlord Agency; and with written consent 5) Limited Dual Agency. Hall and Hall **does not** offer common law agency.

The licensee who is offering brokerage services to you, or who is providing brokerage services for a particular property, must make certain disclosures regarding his/her brokerage relationship in the transaction. These disclosures must be made at the earliest practicable opportunity during or following the first substantial contact with a buyer, tenant, seller, or landlord who does not have a written agreement for brokerage services with another licensee.

All real estate licensees providing brokerage services to a buyer are the buyer's limited agent unless:

- 1) The licensee has entered into a written agreement with a seller (a listing agreement) to represent the seller as their limited agent.
- 2) The licensee is providing brokerage services as a subagent of another broker who has an agency relationship with a client.
- 3) The licensee is providing brokerage services under a written consent to limited dual agency.

Agency disclosure information for Buyers and Sellers is on the following page.

[Mark Johnson](#) of Hall and Hall are the exclusive agents of the Seller.

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)

Contact Information:

1. Agent(s) name(s) and phone number(s):

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. ____Init. ____Init

2. Designated Broker name, name designated broker does business under (if different), and phone number:
Mark Johnson, Hall and Hall Partners, LLP, 402-322-1991

Hall and Hall Partners, LLP offers the following broker agency services:

Limited Seller Agency

Limited Landlord Agency

Limited Buyer Agency

Limited Tenant Agency

Limited Dual Agency (only by written agreement)

Hall and Hall Partners, LLP, **DOES NOT** offer the following broker agency services:

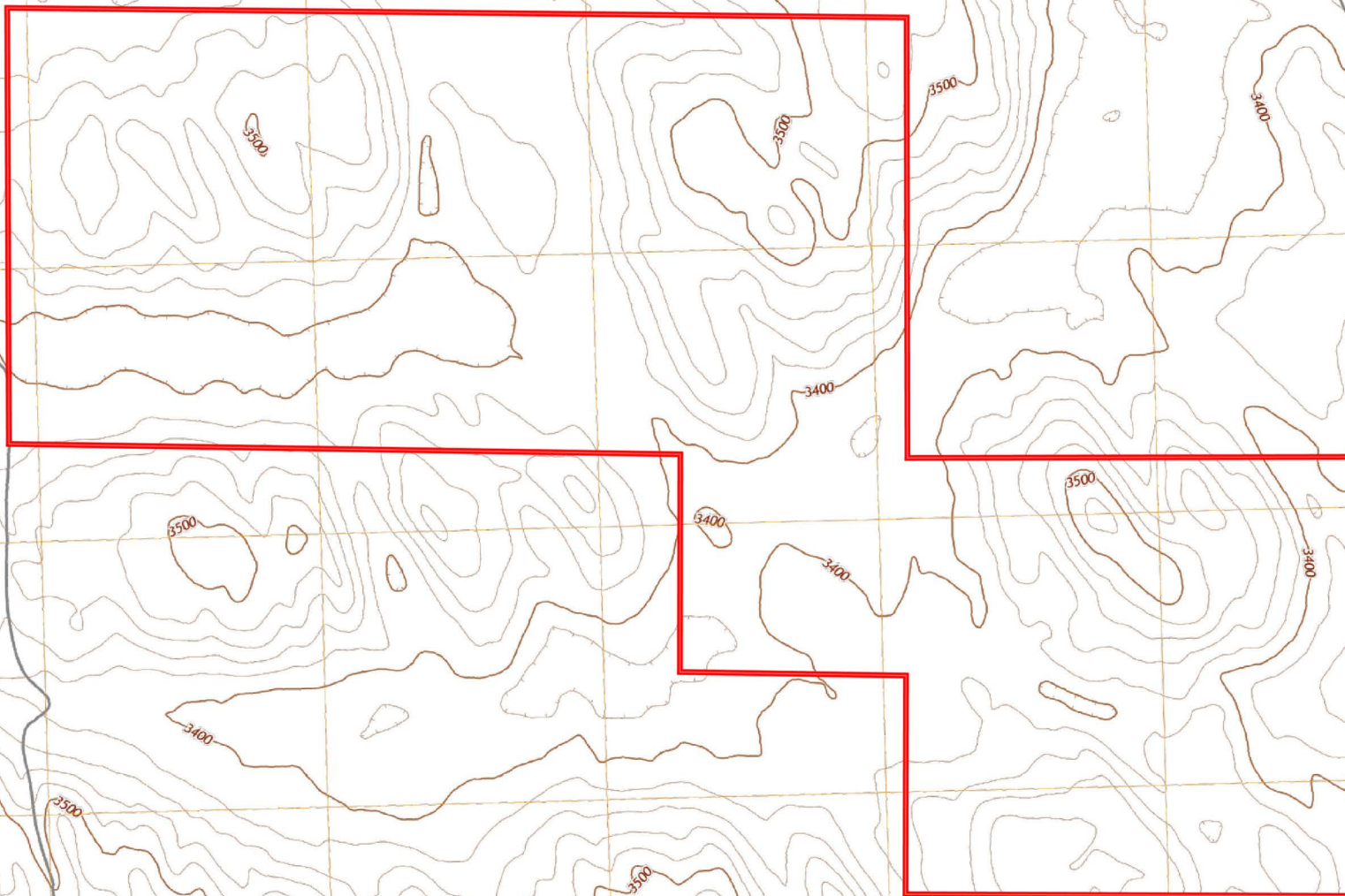
Common Law Agency

Client or Customer name(s): _____, _____

Whitetail Farm

PAXTON, NEBRASKA

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



Whitetail Farm
PAXTON, NEBRASKA

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



DIAMOND BAR RD

DIAMOND BAR RD

DIAMOND BAR RD

DIAMOND BAR RD

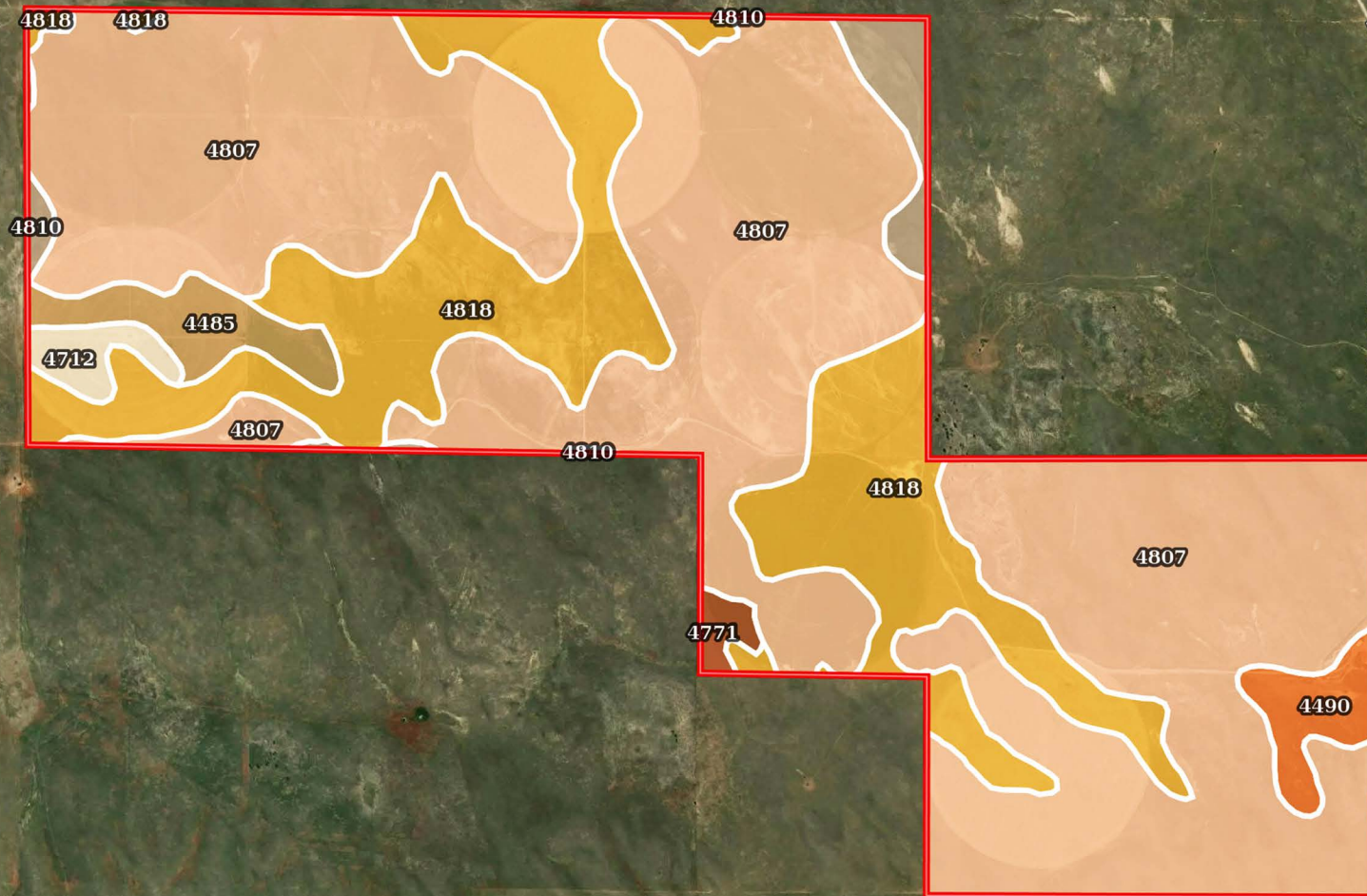
DIAMOND BAR RD



MAPRIGHT

Whitetail Farm
PAXTON, NEBRASKA

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



MAPRIGHT

| Boundary 2067.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	1401.19	67.78	11	16	6e
4818	Valentine loamy fine sand, 3 to 9 percent slopes	491.67	23.78	21	21	6e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	52.93	2.56	0	23	4e
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	45.67	2.21	9	13	6e
4490	Dunday loamy fine sand, 3 to 9 percent slopes	40.76	1.97	0	23	6e
4712	Nenzel loamy fine sand, 0 to 3 percent slopes	23.14	1.12	58	25	4e
4771	Valentine-Mullen complex, 0 to 9 percent slopes	11.8	0.57	0	23	6e
TOTALS		2067.24(*)	100%	13.3	17.58	5.93

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Whitetail Farm Pivot Info Table

Pivot #	Reg #	Static Water FT	Pumping FT	Depth FT	GPM	Cert. Acres	Power Unit	Pwr Unit HRS	Pivot Brand	Pivot HRS	Crop
1	G-062712	179	200	500	825	130	Isuzu	4315	Valley	10,234	Grass
2	G-062713	67	83	380	825	133	Isuzu	4575	Valley	13,295	Sudan
3	G-062716	134	162	456	825	132	Isuzu	2578	Valley	13,478	Grass
4	G-062717	105	124	440	825	129	Isuzu	7600	Valley	12,428	Grass
5	G-062718	28	41	400	825	129	Isuzu	2234	Valley	14,954	Grass/alfalfa
6	G-062719	46	56	380	825	130	Isuzu	2371	Valley	13,693	Grass/alfalfa
7	G-062714	60	76	400	825	130	Isuzu	914	Valley	14,197	Alfalfa
8	G-062715	78	119	400	825	135	Isuzu	2994	Valley	10,235	Grass
9	G-062720	76	107	400	825	137	CaseIH	9600	Valley	13,000	Sudan
10	G-174106	124	160	420	875	124	Isuzu		Zimmatic	8,000	Grass

