



Niobrara River Cabin Ranch
BASSETT, NEBRASKA





Niobrara River Cabin Ranch

BASSETT, NEBRASKA

\$3,500,000 | 775± ACRES



LISTING AGENT: **MARK JOHNSON**

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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.

WITH OFFICES IN:

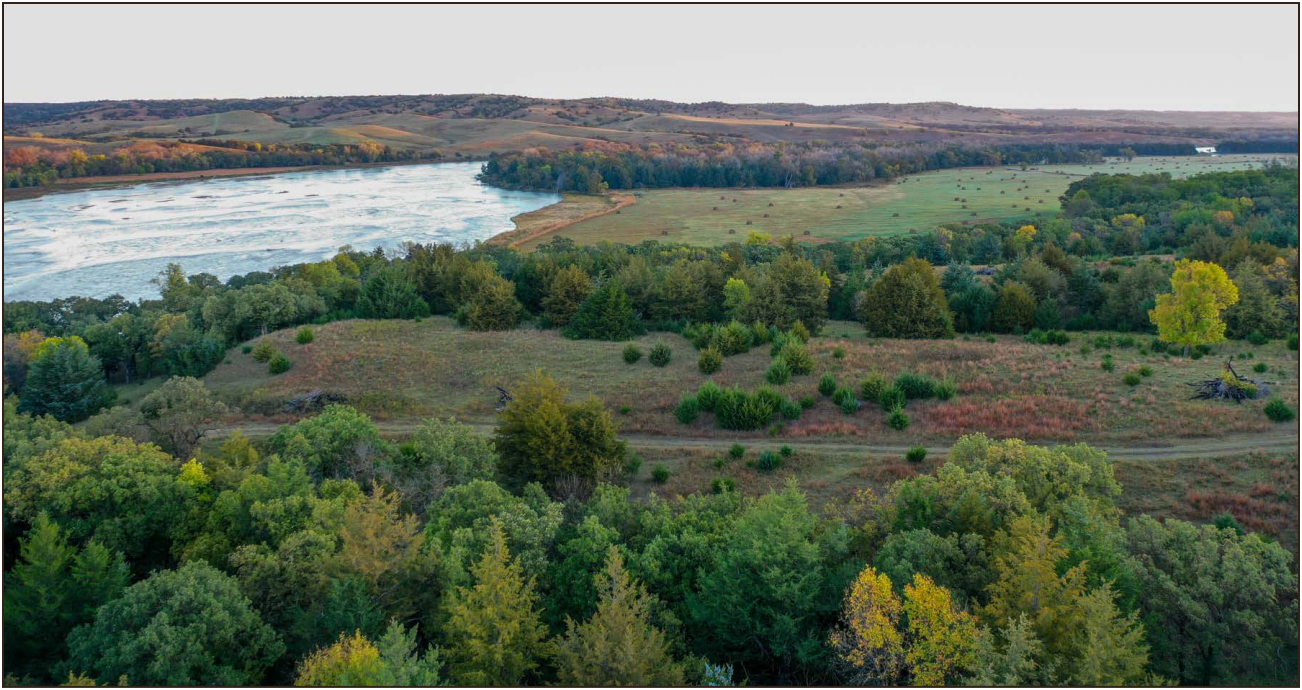
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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



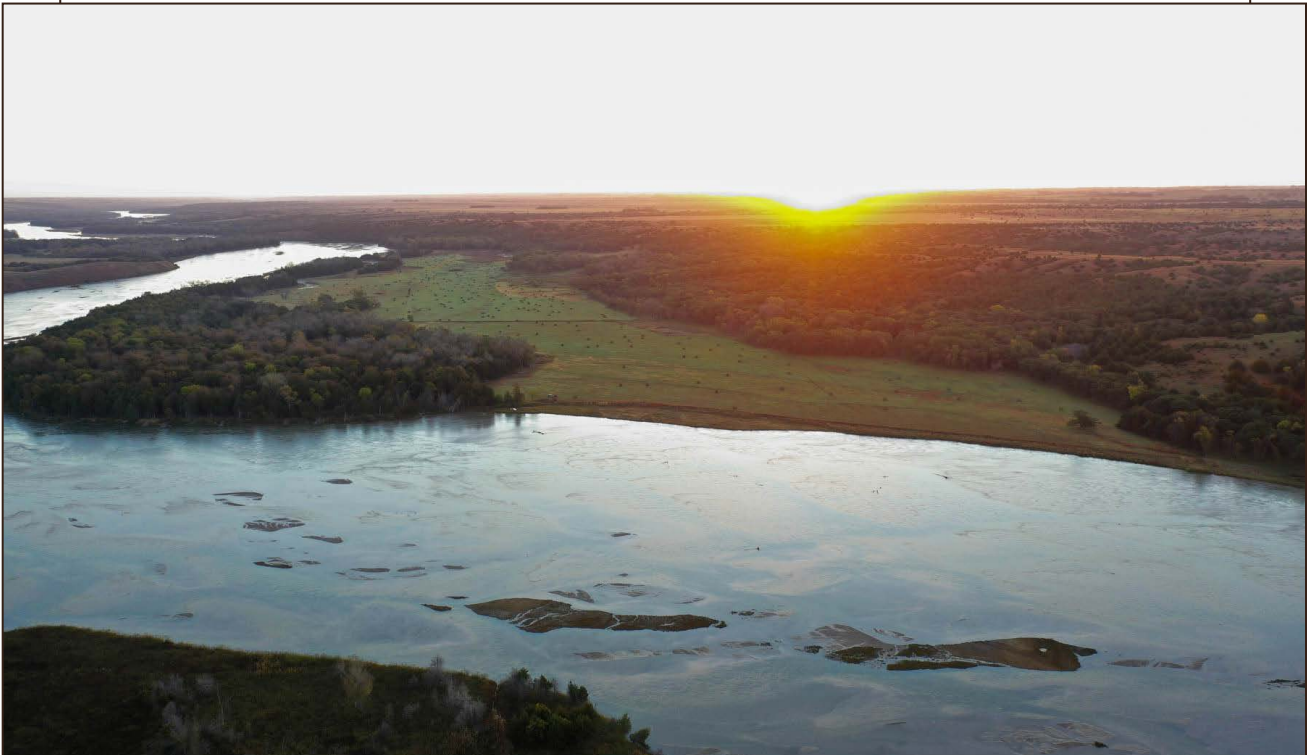
Executive Summary

Niobrara River Cabin Ranch consists of 775± deeded acres near Bassett, Nebraska, in the National Scenic River Corridor. The ranch features a fully furnished log cabin home overlooking the Niobrara River valley. The ranch has one mile of river frontage with tree-covered canyons and hay/alfalfa meadows surrounded by wooded draws and bottomlands. The cabin's extensive windows and wrap-around deck offer a majestic view of the river valley, allowing for enjoyment of all seasons. The ranch is easily accessible by county road and is teeming with wildlife of all kinds. The ranch has been well-maintained, and pride of ownership is evident.



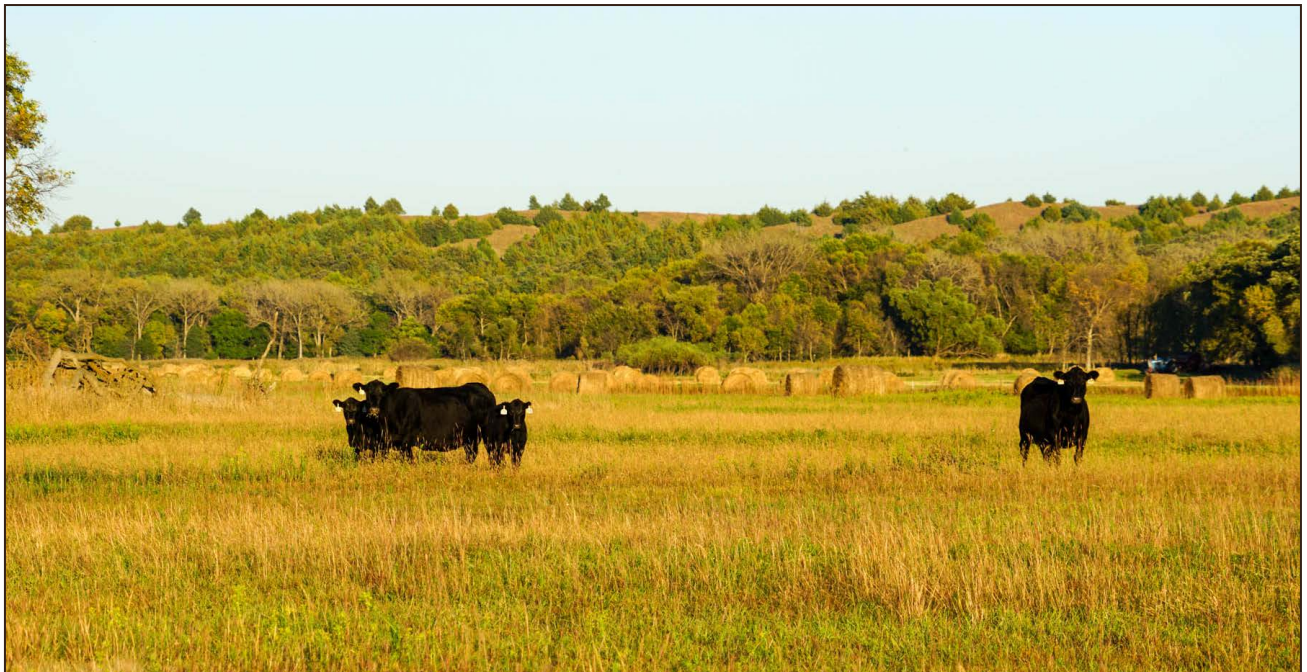
Location

From the Highway 20/7 junction in Bassett, travel five miles north on Highway 7 to 885th Road. Then head east on 885th Road two miles to the intersection with 449th Road. Go north on 449th Road for five and a half miles to the river bottom, and take a sharp right turn on 890th Road and continue two miles east on 890th Road to the Arrowhead Avenue junction, and proceed north for a half mile to the ranch turn. Turn west onto the ranch road and continue to the cabin.



Locale

Bassett, Nebraska, the county seat of Rock County, is a small town with a population of 526 people, located in the heart of the Sandhills region. The town primarily offers ranching and outdoor recreational activities along the Niobrara River, as well as local amenities for residents and visitors. The Niobrara River was designated a National Scenic River in 1991. Bassett offers a variety of amenities, including grocery, dining, banks, hardware, schools, a hospital/nursing home, livestock auction, among other amenities. A jet-capable airport with a 6,800-foot runway located at Ainsworth (ANW) is approximately a 45-minute drive from the property.

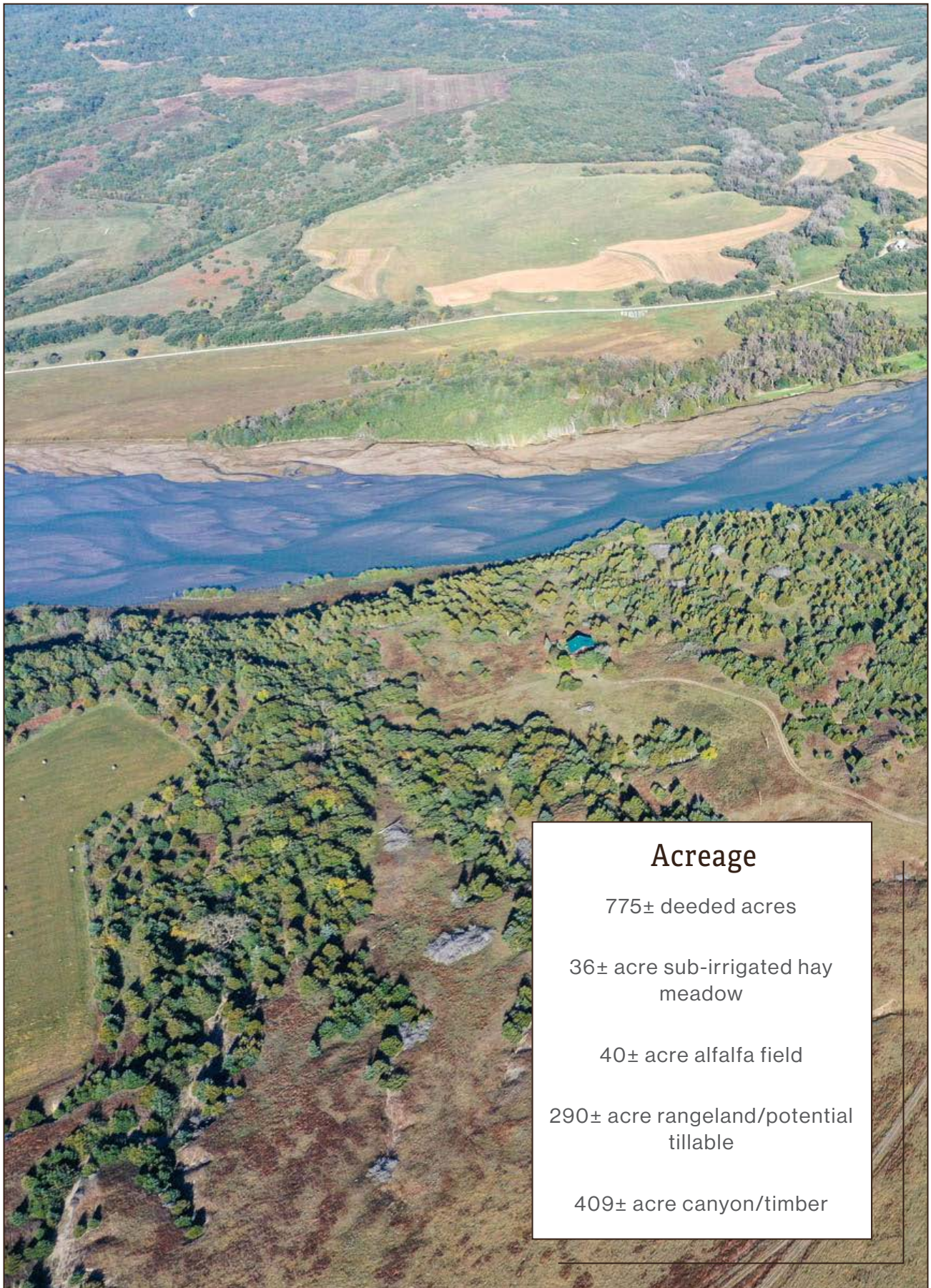




General Description

The log cabin sits atop the canyon rim overlooking the river valley. The ranch has over one mile of accessible river frontage, providing excellent access to river recreational activities. The wooded draws leading to the river bottom are primarily cedar and oak trees. The river bottom is mainly deciduous trees with meadows interspersed. The ranch has had extensive new barbed wire fencing installed, and the cabin has recently undergone improvements, including staining. An alfalfa field lies atop the river valley and is mostly surrounded by trees. There are additional acres suitable for tillage, and a possibility of center pivot irrigation is available with the proper permits.





Acreage

775± deeded acres

36± acre sub-irrigated hay
meadow

40± acre alfalfa field

290± acre rangeland/potential
tillable

409± acre canyon/timber

Improvements

The ranch is highlighted by a 2,800± square-foot, fully furnished traditional log cabin home built in 2000, featuring a fireplace, central air, four bedrooms, four bathrooms, a laundry room, a loft, and a covered wrap-around deck. It is situated atop the wooded draws, providing views of the sunset/sunrise over the river valley. The log cabin features a basement, main floor with a kitchen, a fireplace, and a master bedroom and bathroom, as well as a loft with office space and additional bedrooms. Also noted is the extensive new fence built nearly around the whole perimeter of the ranch. All improvements have had excellent care.

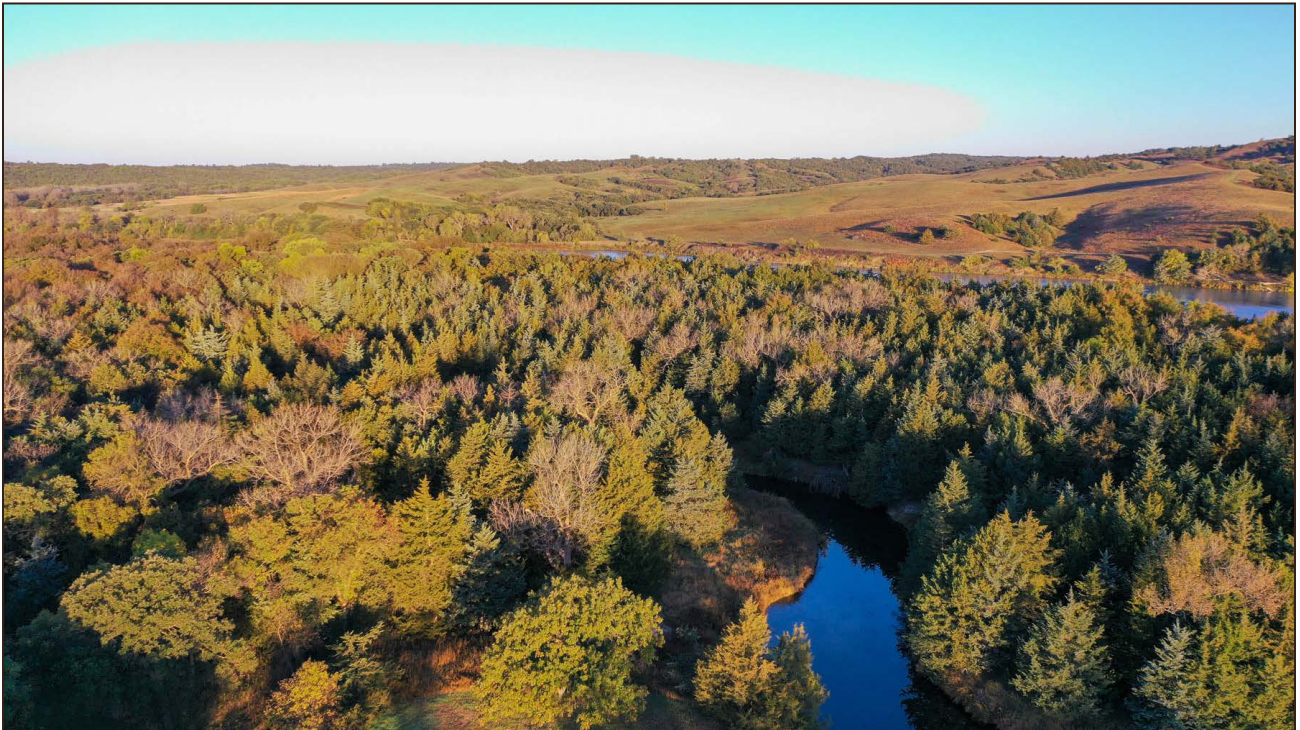






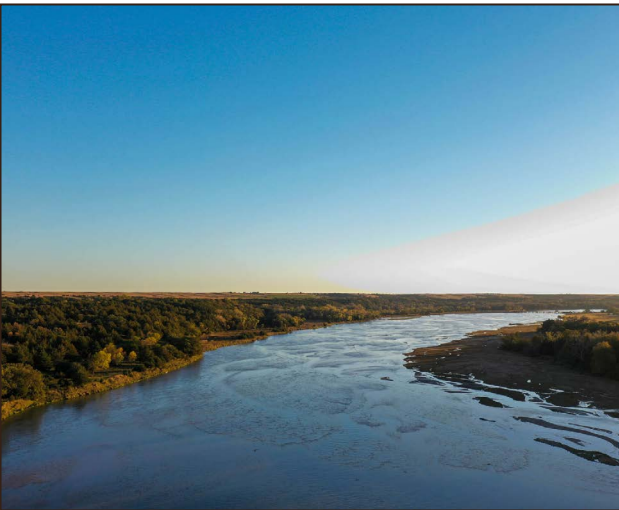
Climate

Rock County, Nebraska, has a humid continental climate with four distinct seasons. The average annual precipitation for the area is 23.8 inches, with the majority of it occurring during the growing season. The warmest monthly average temperature is in July at 88 degrees, and the coldest is in December with an average high of 35 degrees. Average annual snowfall is 30 inches.

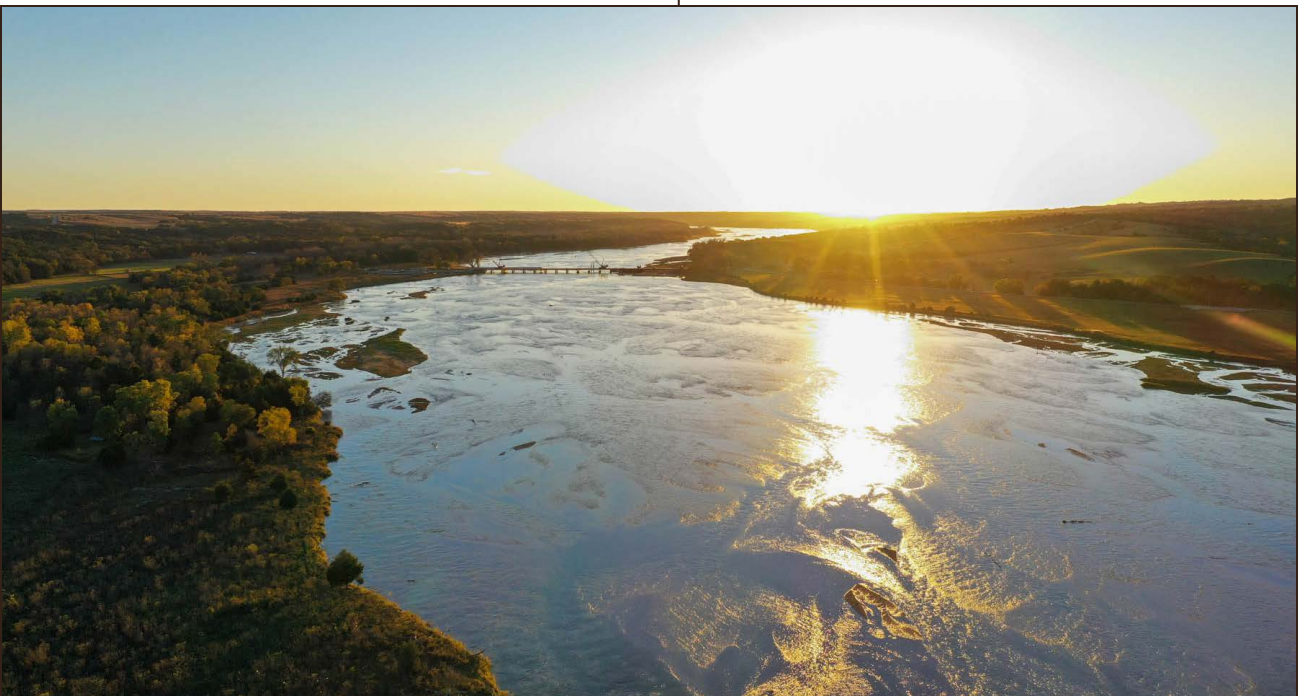




Water Resources



The Niobrara River is a constantly flowing river system that is mostly spring-fed. The river provides an abundance of water activities, including kayaking, canoeing, and tubing. The ranch also has sub-irrigated hay meadows along the banks of the river, along with several slews. Livestock and domestic water are supplied by a 100-foot-deep groundwater well. The area is noted for its high-quality and abundant groundwater.



Wildlife

The ranch is a wildlife haven due to its wooded canyon draws, hay meadows, riparian-rich water frontage, deciduous river bottoms, and abundance of water. On the ranch, you can see deer, elk, mountain lions, turkey, upland game birds, waterfowl, and all other native species, including many songbirds and a few eagles, for birdwatching. The ranch borders the Nebraska Elk Landowner Unit 7 and has the potential to be added to the landowner zone in the future, allowing for the chance at a landowner elk tag.



Taxes

Annual property taxes are estimated at approximately \$5,344.08 based on previous years. degrees. Average annual snowfall is 30 inches.

Mineral Rights

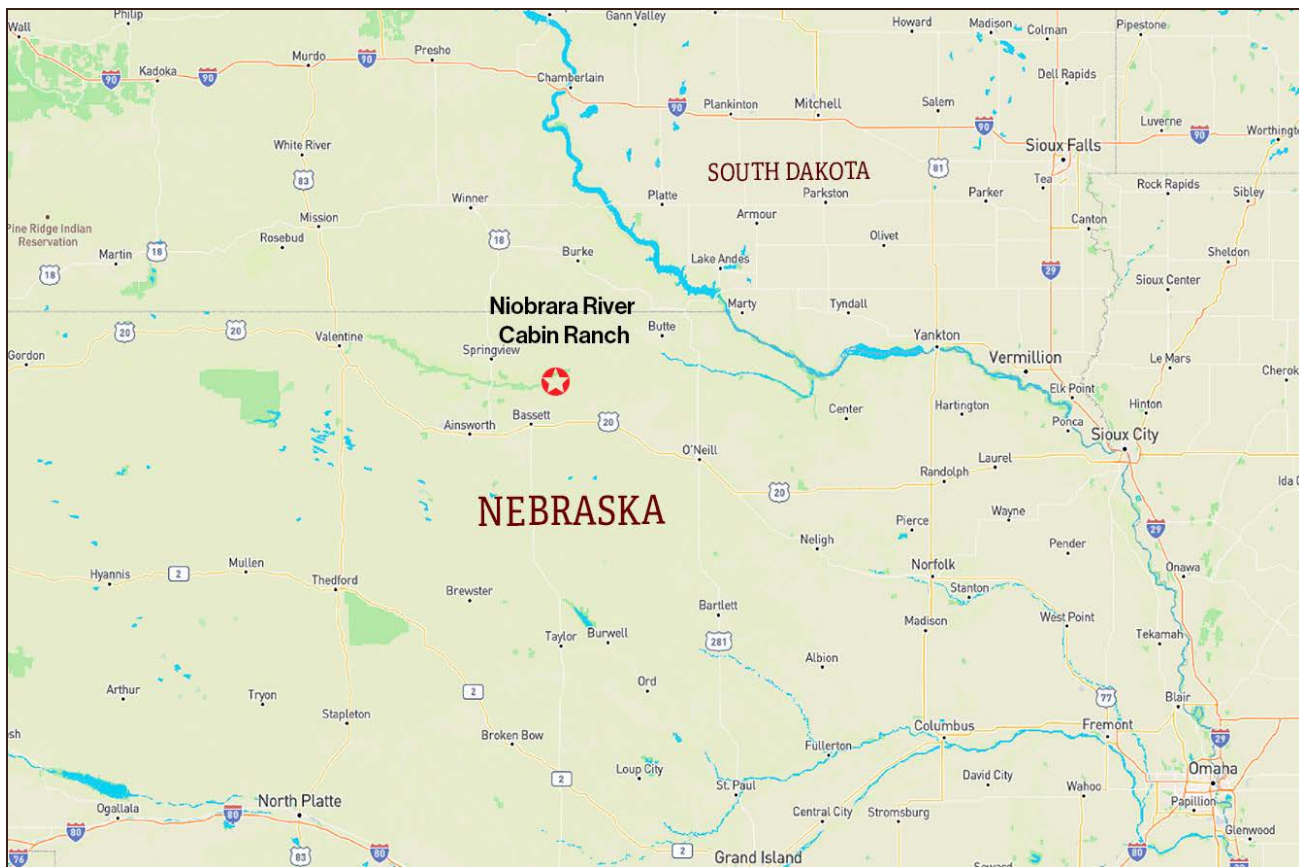
All seller-owned mineral rights, if any, will be transferred to the buyer.



Broker's Comment

The Niobrara River Cabin Ranch is an exceptional river property with outstanding views from the covered wrap-around porch on the log cabin home. The property has been meticulously cared for and managed for wildlife while maintaining an income stream from livestock grazing and haying. The property is well-suited for a year-round residence or a vacation getaway. This property allows for seclusion and Niobrara River frontage, which is a hard find with all the amenities offered, and good access.

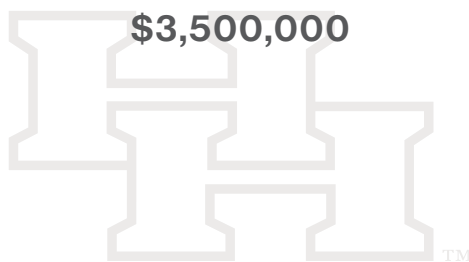




Click on map above for link to Land id™ map of property.

Price

\$3,500,000



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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

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

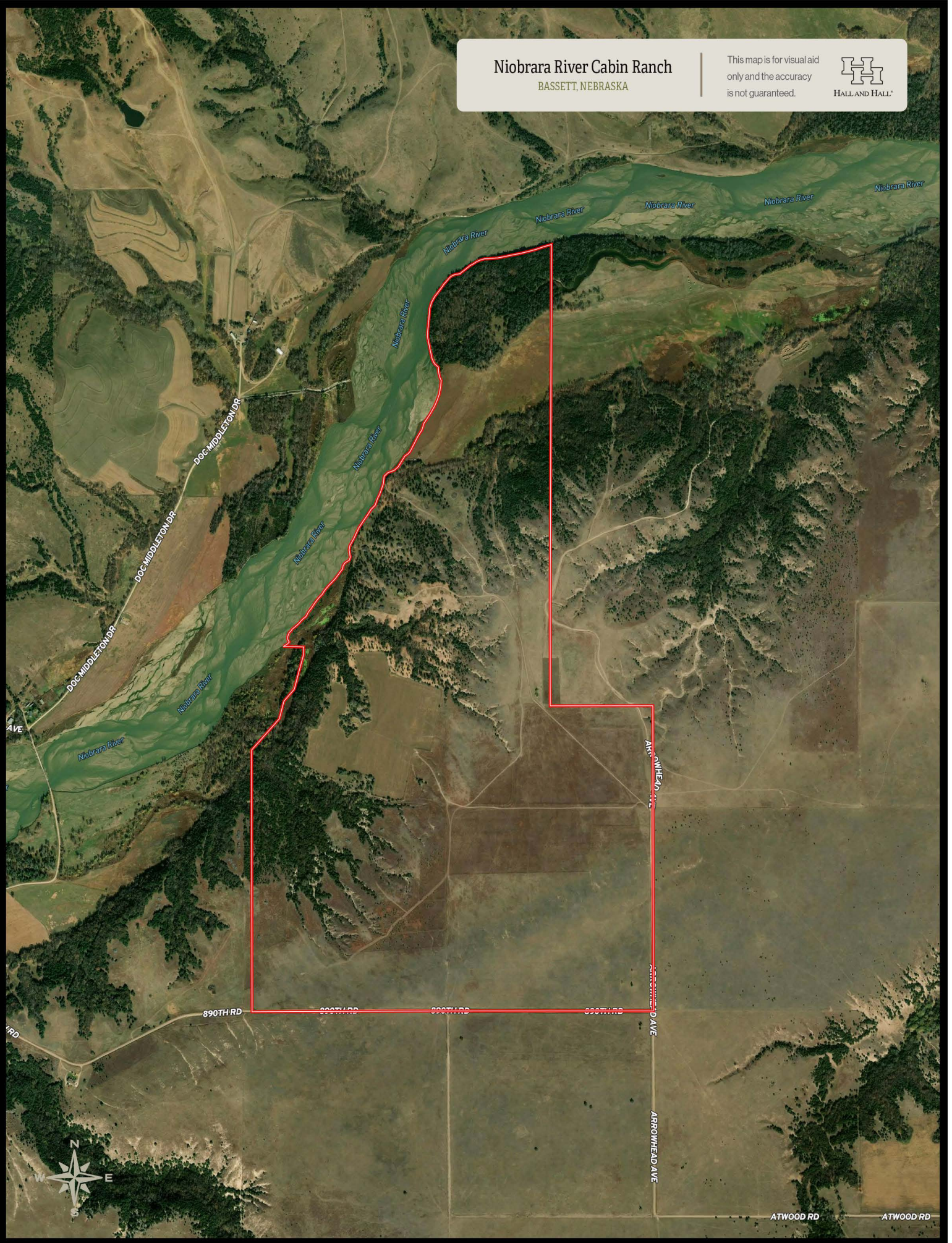
Agency disclosure information for Buyers and Sellers is on the following page.

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

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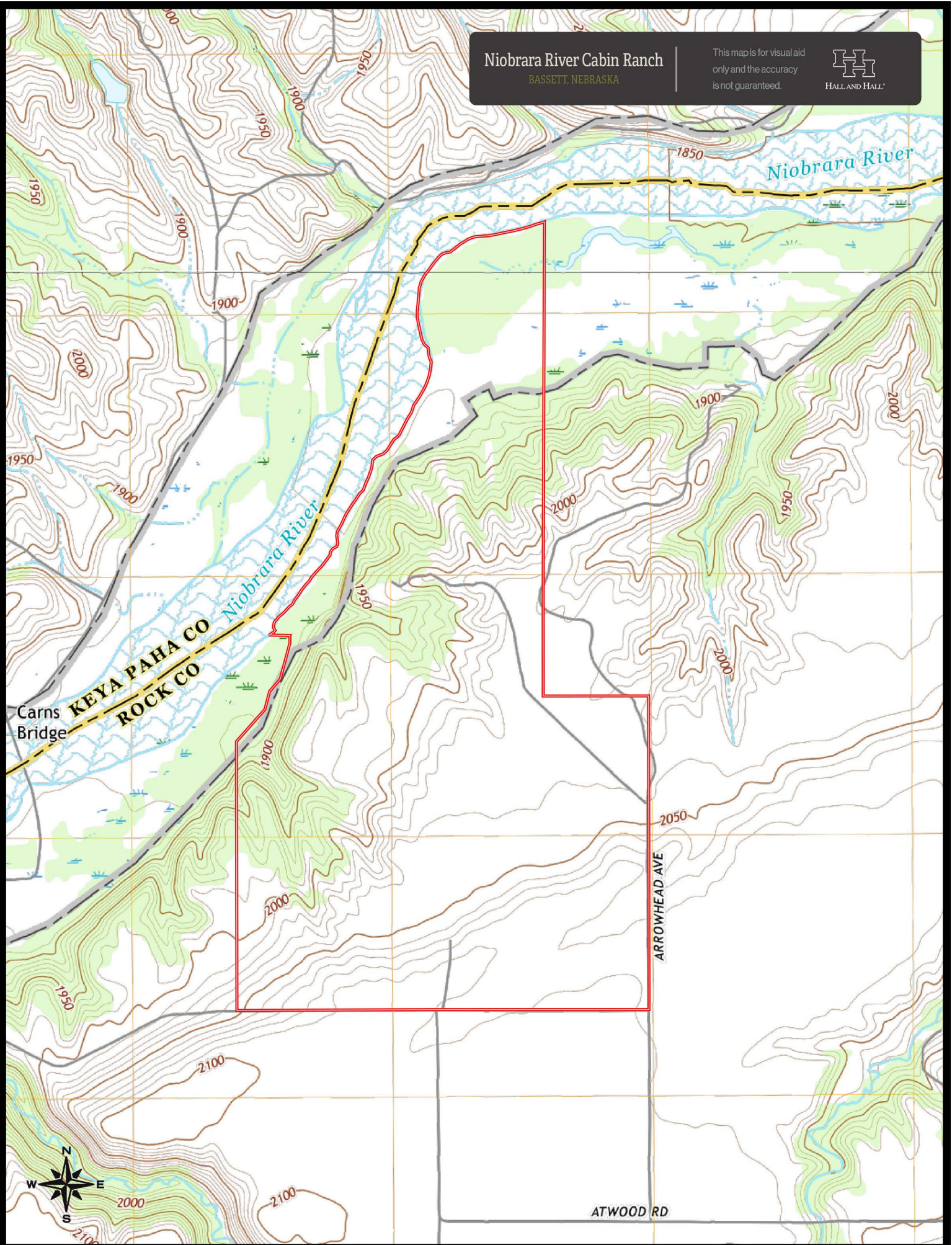
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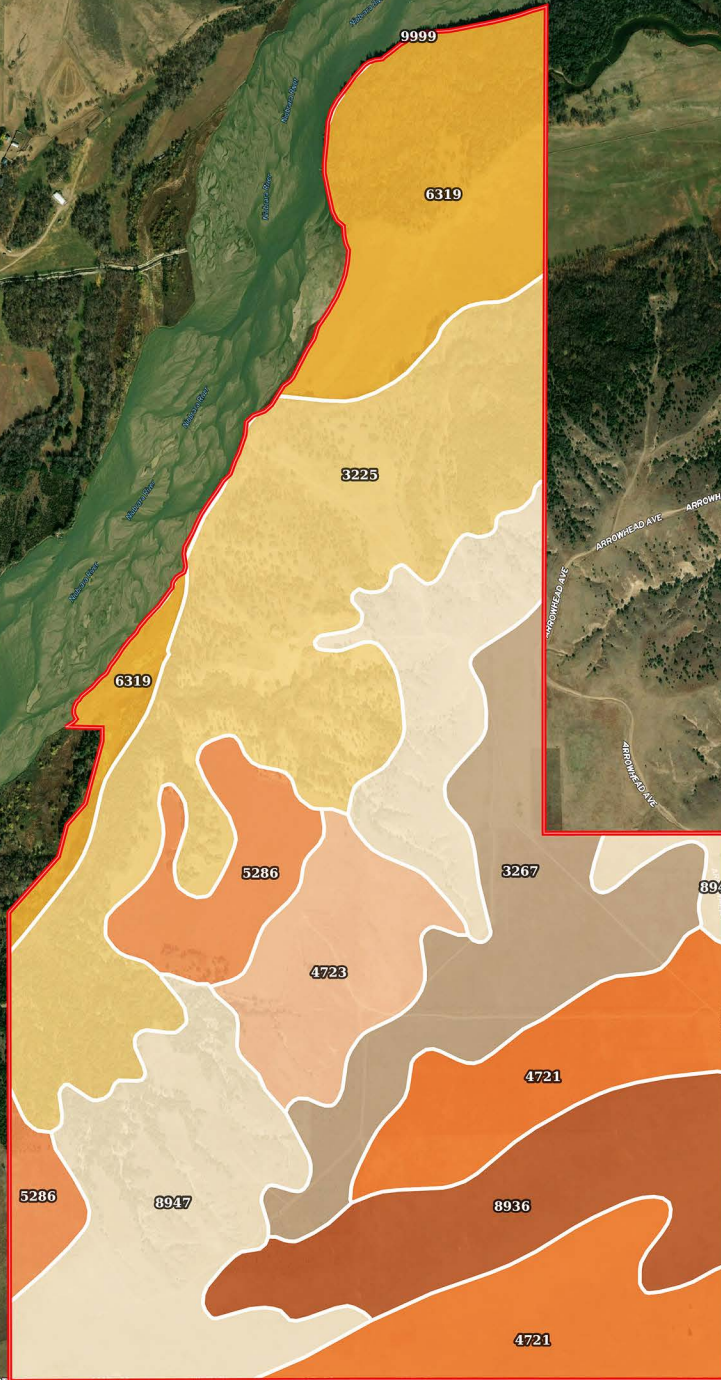
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| Boundary 763.13 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	177.5	23.26	33	26	6e
8947	Simeon-Valentine sands, 11 to 60 percent slopes, eroded	144.5 1	18.94	0	9	6s
4721	Pivot loamy sand, 0 to 3 percent slopes	103.1 6	13.52	0	33	4e
6319	Barney-Boel complex, channeled	93.61	12.27	0	14	6w
3267	Oneill sandy loam, 0 to 2 percent slopes	83.47	10.94	0	43	3e
8936	Simeon-Meadin complex, 0 to 9 percent slopes	72.27	9.47	0	30	6s
4723	Pivot-Valentine complex, 0 to 9 percent slopes	44.59	5.84	0	33	4e
5286	Vetal loam, 1 to 3 percent slopes	43.29	5.67	0	56	2e
9999	Water	0.73	0.1	0	-	-
TOTALS		763.1 3(*)	100%	7.68	26.58	5.06

(*) 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.

