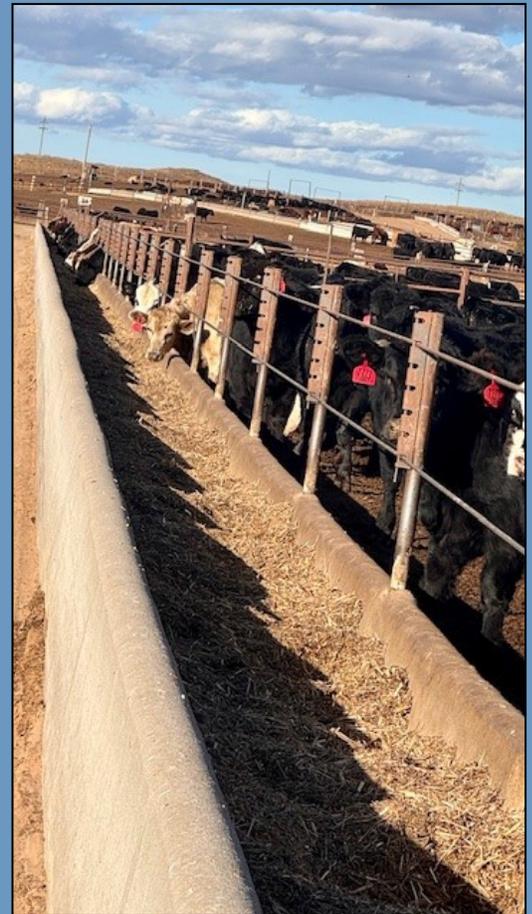


FOR SALE

BANEY FEEDERS NORTH LOT Benkelman, NE Dundy County, 640 Acres



FEATURES:

- ◆ 8500 HEAD PERMITTED LOT
- ◆ SOUTHWEST NEBRASKA
- ◆ GREAT ACCESS
- ◆ IMPRESSIVE IMPROVEMENTS
- ◆ 134 ACRE CENTER PIVOT
- ◆ BRICK RANCH STYLE RESIDENCE
- ◆ PRIDE OF OWNERSHIP THROUGHOUT

RICHARD DAWSON & NICK ZERR, LISTING AGENTS

RICHARD DAWSON: (308) 325-0839
NICK: (785) 673-6424

Email: Richard@agteamland.com
Nick@agteamland.com

For information on all our listings:
www.UCagteamland.com



AgTeam
Land Brokers

EXECUTIVE SUMMARY

THE PROPERTY: The property has extensive improvements with a total of 640 acres with 8,500 head permitted feedlot; 134.5 certified acres of pivot irrigated cropland; approximately 380 acres of native grass pasture and pivot corners; 114 acres of feedlot, building site and residence; and balance in roads. The south fencing slope is sandy loam soil is perfect for feedlot operation.

LOCATION: Address: 70968 Avenue 330, Parks, NE located on major county road approximately 14 miles northwest of Benkelman, NE or 30 miles southeast of Imperial, NE. Benkelman is located 50 miles west of McCook, NE or 210 miles east of Denver, CO.

LEGAL DESCRIPTION: The property is in two adjoining parcels.

N1/2, Section 26, T-2-North, R-39-West, 320 Acres owned by Baney Feeders, LLC.

S1/2, Section 26, T-2-North, R-39-West, 320 Acres owned by Lloyd Q. Wilson, Jr. and Sandra L. Wilson.

All in Dundy County, State of Nebraska

The two parcels are marketed together as one unit. The two parcels both have feedlot pens and are operated under one State of Nebraska permit.

FEEDLOT: 8,500 head permitted capacity—Nebraska Department of Water, Energy & Environment permit #NEG021043

All concrete fenceline bunks with concrete aprons. Steel pipe, cable and railroad tie construction. Approximately 20 pens in North lot and 125 pens in South lot.

Indoor processing facility with Daniels tub and alley. Silencer hydraulic working chute. Design and construction by Settje Agri-Services and Engineering. Sorting alley with hydraulic gates. All steel holding and processing pens, micro-processing computer terminal.

Receiving & Shipping: Double alley with two load out chutes. Enclosed shipping pens with State Certified Scale.

Additional receiving and loadout facility with hydraulic chute in North pens.

Waste water control per State approved permit is synthetic lined holding pond, two debris basins and a lift station to pump affluent to center pivot system in northwest corner of the property.

Holding pond designed by Settje Agri-Service & Engineering, Raymond, NE. Settje performs all monitoring and provides State required reports.

EXPANSION PLAN: Settje has drafted blueprints for three potential expansions:

North: 4,500 head

East: 6,000 head

Southwest: 5,500 head

16,000 head New Potential

BUILDING IMPROVEMENTS:

RESIDENCE: Brick ranch style home with 2,359 sf on main floor with full, partially finished basement. Built in 1976 but recently had major updating and modernization plus new roof and garage doors. Main floor has three bedrooms, three bathrooms, kitchen, living room, dining room, office & laundry room. The basement area has two bedrooms, family room and storage area. Other features include a sun room with hot tub, fireplace, attached two car garage and automatic sprinkler system.

PROCESSING BARN: 40' X 80' metal building built in 2020 with concrete floor & drain. Designed by Settje Agri-Services & Engineering. Daniels crowding alley, tub, Silencer hydraulic working chute with scale, outdoor sorting alley with hydraulic gates to pens, and micro processing computer terminal. Approximately cost of \$530,000.

RECEIVING & SHIPPING BUILDING: Adjacent to the processing building and holding/sorting pens. Double load out chutes with alleys and tubs. Digital State approved livestock scale.
Horse barn & corral.

FEED STORAGE AREA: Large concrete pad for feed truck loading area and feed storage.
70' truck scale-State approved digital.
Scale house.
Distillers grain storage-30' X 70' shed with metal roof and concrete block walls.
Large concrete bunkers for silage and high moisture corn.
Grain bins with capacity of approximately 60,000 bu.
Chief drying bin.
Drive over grain pit with auger to bunker for receiving high moisture corn.
Numerous bulk bins.

SHOP & OFFICE: 60' X 60' metal construction built in 1989. Full concrete floor, heated & insulated. 220 electrical service, two electric overhead doors, 16' sidewalls, vehicle hoist, and wash rack with floor drain. There is a 20' X 20' office located in the building with overhead storage.

TWO CHIEF BRAND STORAGE SHEDS: North building is 50' X 132' with full concrete floor constructed in approximately 1974. 14' side walls and 220 electrical service.
South building is 60' X 140' with dirt floor, 16' side walls, 110 electrical service.
Constructed in approximately 1983. Both *Chief* buildings are in excellent condition with electrical overhead doors at each end.

MISCELLANEOUS BUILDINGS: 2 large bulk fuel storage tanks with electric pumps.
Small building by shop with diesel generator.

WATER RESOURCES:

There is abundant water available for the feedlot. Following pages have a summary of the Nebraska well registrations. The property has one irrigation well, one domestic well for home, one well to monitor ground water quality per State regulations and four stock wells.

IRRIGATED FARMLAND:

134.25 certified irrigated acres. The sprinkler is a Valley System with low pressure nozzles. An electric motor is at the irrigation pivot point. The well was drilled in 1970. Registration #G-033090. 900 gpm, 78' static water level, 110' pumping level. A summary of all registered wells is attached in following pages.

The farm is in a controlled use area controlled by Upper Republican Natural Resource District (NRD). Buyers are encouraged to perform their own due diligence and call the NRD office at (888) 883-9066 or visit the office at 511 East 5th St, Imperial, NE.

OFFERING PRICE: **\$5,500,000 (REAL ESTATE ONLY)**

TERMS: Cash at closing. Closing date is negotiable.

FEED INVENTORY: Can be purchased at Seller's cost.

ALL ROLLING STOCK & EQUIPMENT: Can be purchased separately and conveyed by a Bill of Sale.

2025 REAL ESTATE TAXES: \$7,758.60

BROKER COMMENTS:

When buyers tour a "For Sale" property, their first impression usually determines their interest level. The first impression of Baney Feeders is ultra positive as "Pride of Ownership" is evidenced in every detail. Feedlot pens and bunks are in excellent condition with no broken bunks, gates, etc. All the buildings are clean and well maintained. All this is due to an experienced work crew with many long term employees. The management and ownership is very accessible for information when we tour the property.

Richard Dawson, Owner/Broker

LISTING AGENTS: AGENTS FOR THE SELLERS:

Richard Dawson (308) 325-0839

Nicholas Zerr (785) 673-6424

The property information has been obtained from sources deemed reliable. AgTeam Land Brokers, LLC, is not responsible for errors or omissions. All boundary lines on all maps are for illustrative purposes only and are not a guarantee of precise property boundaries. All prospective Buyers are encouraged to perform their own property due diligence.

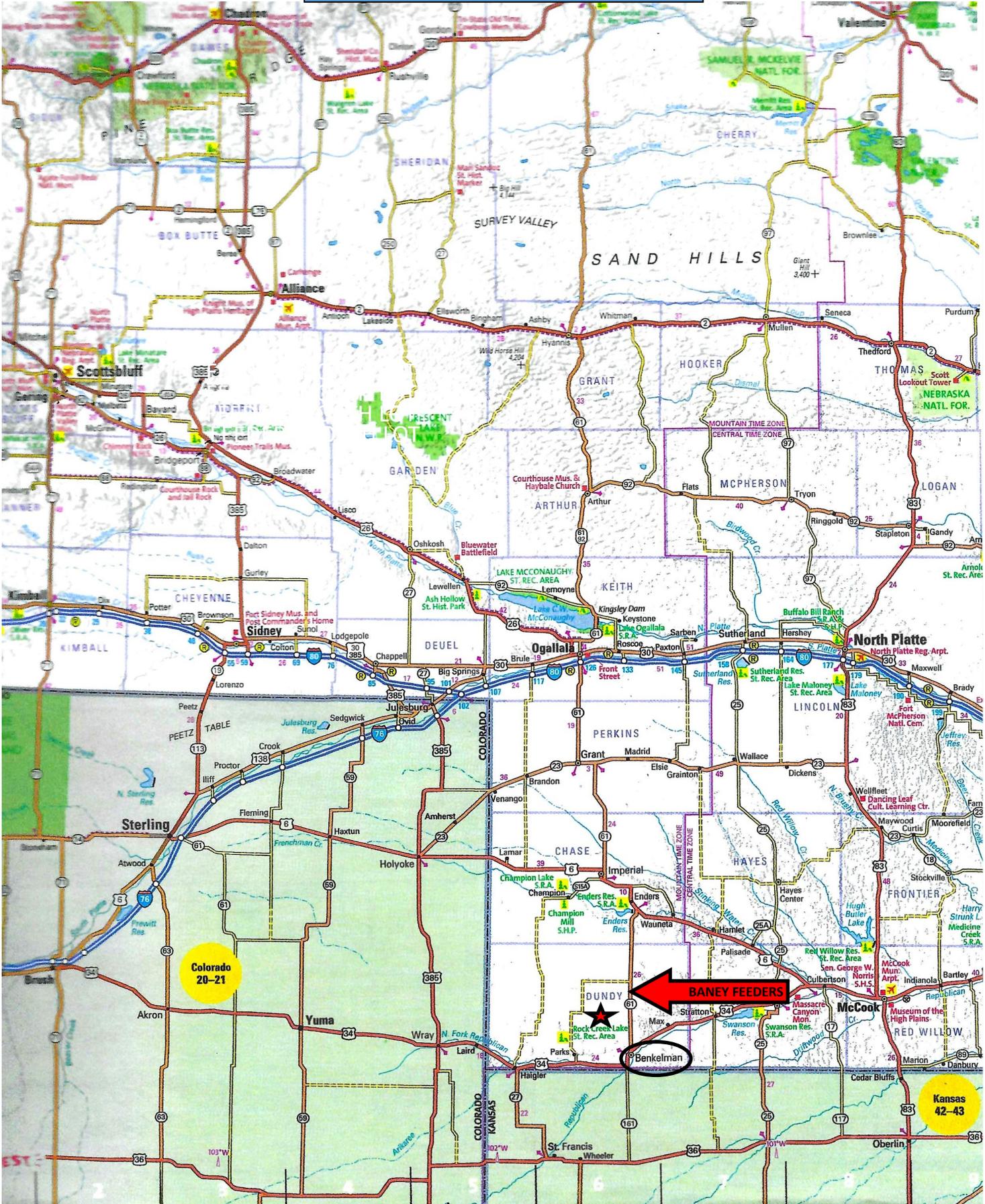
DUNDY COUNTY, NE-A-GREAT LOCATION FOR CATTLE FEEDING OPERATIONS

Dundy County, located in the southwestern corner of Nebraska, has emerged as a prime location for cattle feeding operations due to a combination of favorable environmental conditions, abundant agricultural resources, strategic infrastructure, and innovative sustainability practices. With a population of just over 1,600 and covering nearly 920 square miles, this rural county exemplifies the High Plains' potential for large-scale livestock production. One of the primary advantages is the availability of feed, particularly corn, which forms the backbone of cattle rations in feedlots. Dundy County benefits from irrigation sourced from the Ogallala Aquifer, a critical groundwater resource underlying the region. This enables substantial corn production, with 53,542 acres harvested for grain in 2022 according to USDA data, alongside other feed crops like sorghum (5,936 acres) and forage (18,405 acres). The county's agricultural landscape includes 527,593 acres in farms, of which 56,485 acres are irrigated (about 11%), supporting high-yield crop production despite the semi-arid environment. Area feedlots utilize nearly every bushel of local corn and may import additional supplies from surrounding areas, capitalizing on Nebraska's position as a top corn-producing state. This proximity to feed reduces transportation costs and ensures a reliable, cost-effective supply chain for feedlot operations.

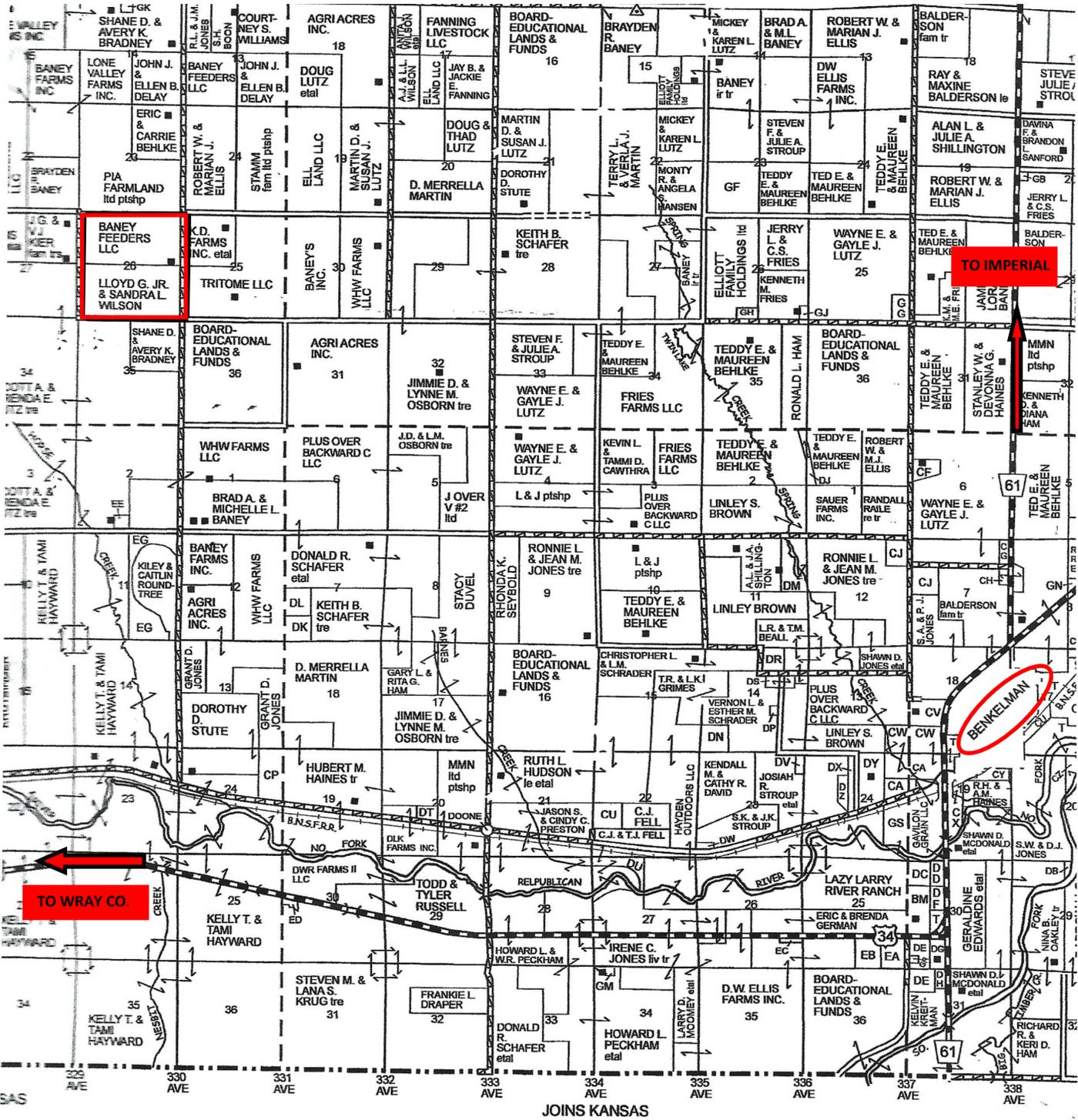
The arid climate further enhances suitability for cattle feeding. Dundy County's semi-arid conditions, with hot summers (average highs around 80°F in Benkelman) and cold, windy winters, minimize mud formation in pens—a common issue in wetter regions that can lead to animal health problems and increased maintenance. The dry environment also aids in manure management, reducing odor and fly issues. Infrastructure and location provide logistical efficiencies. Situated along major routes like US Highway 34 and Nebraska Highway 61, with 41.56 miles of main Burlington Northern Santa Fe rail lines, the county facilitates efficient movement of cattle, feed, and finished animals. Grain elevators in Benkelman offer over 5 million bushels in capacity through coops like Farmers Co-op Association and Viterra. The site's relative isolation—fewer neighbors than alternative locations—minimizes community conflicts over noise or odors, while offering better water access and fewer road constraints.

Area feedlots utilize the close proximity of major packing plants in Colorado (Fort Morgan, Greeley), Kansas (Garden City, Dodge City), and Nebraska (Grand Island, Omaha), streamlining transport to processors and markets. Economically, cattle feeding bolsters the county's \$150 million agricultural economy (2022 USDA figures), where livestock accounts for 52% of product sales (\$78 million) and cattle/calves number 62,741 head. wages, sales, and local spending. In summary, Dundy County's blend of irrigated corn abundance, arid climate, robust transportation, and forward-thinking environmental designs makes it an exemplary hub for cattle feeding. As Nebraska's beef industry thrives on favorable margins from low feed costs and high cattle prices, this southwest region is poised for continued growth in sustainable, high-capacity operations

BANEY FEEDERS NORTH LOT LOCATION MAP



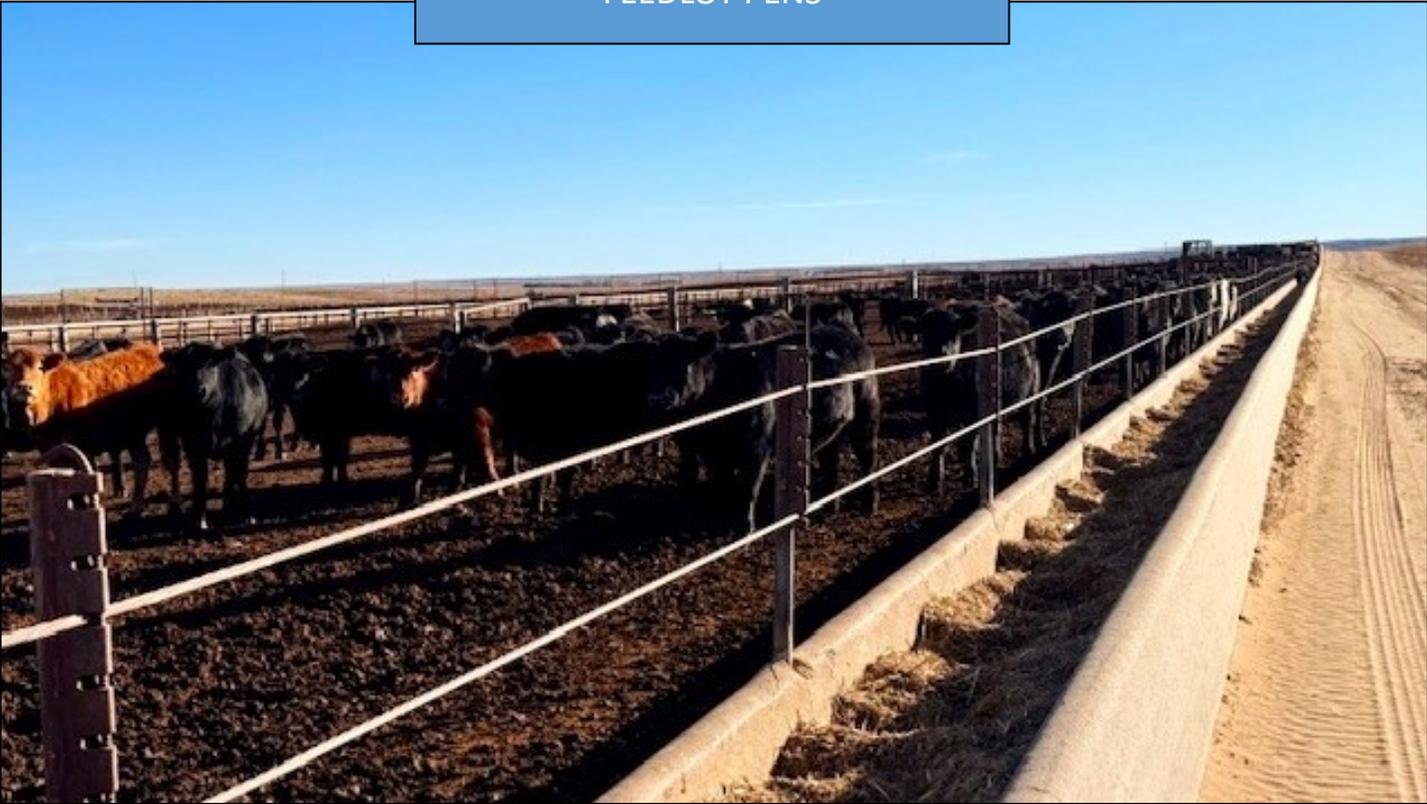
BANEY FEEDERS NORTH LOT PLAT MAP





- Well
- House
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

FEEDLOT PENS



PROCESSING BARN & HOLDING PENS



FEED STORAGE AREA



SHIPPING BARN



PIVOT IRRIGATED CROPLAND



RESIDENCE



MISC PHOTOS



BANEY FEEDERS NORTH LOT
AERIAL MAP

BANEY FEEDS HDQ
BANEY NORTH LOT HEADQUARTERS.



WELL DATA

Nebraska Department of Water, Energy, and Environment
 Processed: 1/12/2026 3:09:08 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL
 Search Results Maximum 100 Per Page

Note:

Public Water Supply information is not available through this tool. If you have a need for such information, please submit a request through the following link: Submit a DWEE Assistance Request Form (<https://app.smartsheet.com/b/form/cfd8e319e8554b7191c6602a62611c19>) . The well owner will be contacted for the purpose of authorizing access to information about their well(s). All registration documentation for water wells registered after January 1, 1969, except Public Water Supply wells, are now available.

Due to possibility of a well being in more than one series, an individual well might be listed more than once.

7 Records Found

Registration# Well ID Permit Number	Use Status Other Use	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series # Heat System Loops	Pump Column Diameter Pump Depth Well Depth Reference Letter	Owner's Name Owner's ID Address
G-033090 WellID: 40101	I A	Dundy Upper Republican 2N 39W 26 NW	03/26/1970 07/27/1970 ---	145 900 gpm 78 ft 110 ft PRO ---	9 in --- 180 ft	Baney Feeders LLC OwnerID: 59284 70968 Avenue 330 Parks NE 69041
G-117174 WellID: 142549	S I	Dundy Upper Republican 2N 39W 26 SWNE 2015N 1515E	08/21/2002 08/30/2002 --- 39304	--- --- 110 ft --- Car ---	--- --- 179 ft	Baney Feeders LLC OwnerID: 59284 70968 Avenue 330 Parks NE 69041
G-117288 WellID: 142828	D A	Dundy Upper Republican 2N 39W 26 SENE 2550N 400E	07/03/2002 09/05/2002 --- 39304	--- 10 gpm 110 ft 150 ft PRO ---	1 in 162 ft 180 ft	Baney Feeders LLC OwnerID: 59284 70968 Avenue 330 Parks NE 69041
G-156591 WellID: 206093	S I	Dundy Upper Republican 2N 39W 26 SENE 1795N 1250E 40° 6' 51.300" -101° 41' 11.400"	05/04/2010 08/09/2010 --- 128110410327075 39435	--- --- --- Car ---	--- --- 190 ft	Baney Feeders LLC OwnerID: 59284 70968 Avenue 330 Parks NE 69041
G-172366 WellID: 232801	S X	Dundy Upper Republican 2N 39W 26 NESE 40° 6' 42.980" -101° 41' 7.270"	01/02/2009 05/30/2014 06/04/2014 --- 39304	--- --- 160 ft --- Car ---	--- --- 175 ft	Lloyd G Jr & Sandra L Wilson OwnerID: 60612 PO Box 57 Imperial NE 69033
G-172366 WellID: 232860 UR-1782	S A	Dundy Upper Republican 2N 39W 26 NESE 40° 6' 42.900" -101° 41' 7.300"	05/29/2014 07/31/2014 1 140664195730103 39410	--- 75 gpm 117 ft 138 ft PRO ---	2 in 167 ft 180 ft	Lloyd G Jr & Sandra L Wilson OwnerID: 60612 PO Box 57 Imperial NE 69033
G-201255 WellID: 280164	S A	Dundy Upper Republican 2N 39W 26 NENE 40° 7' 7.800" -101° 40' 58.600"	09/11/2024 10/03/2024 --- 172798377829947 3907003	--- 45 gpm 103 ft 130 ft PRO ---	2 in 160 ft 180 ft	Baney Feeders LLC OwnerID: 59284 70968 Avenue 330 Parks NE 69041

NEBRASKA

Good Life. Great Resources.

DEPT. OF WATER, ENERGY, AND ENVIRONMENT



Jim Pillen, Governor

January 2, 2026

Brad Baney
Baney Feeders, LLC
70968 Ave. 330
Parks, NE 69041

RE: Baney Feeders, LLC Concentrated Animal Feeding Operation
NDEE ID: 65691
Program ID: NEG021043
Subject: **NPDES General Permit for Operations Confining Cattle**
Permit Coverage Application No. NEG021043
E 1/2, Section 26, Township 02N, Range 39W, Dundy County
Consultant: Settje Agri-Services and Engineering, Inc.

Dear Mr. Baney:

The Nebraska Department of Water, Energy, and Environment (Department) hereby issues coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Concentrated Animal Feeding Operations (CAFOs) Confining Cattle (NEG021000) to your operation. This General Permit becomes effective April 1, 2026 and will expire on March 31, 2031. It may be modified or reissued to reflect regulatory changes.

Coverage under this NPDES General Permit is for the number of livestock waste control facilities (LWCF) and the number of livestock listed below:

Type of LWCF	No. Each Type
Synthetic-Lined Holding Pond	1
Debris Basin	2
Lift Station	1

Species	Number of Head
Feeder Cattle	8,500

Open Lot Area: 32.3 acres
Total Drainage Area: 44.1 acres

Your CAFO shall be operated and maintained according to the approved application, this NPDES General Permit, the site-specific permit terms in Attachment 1 to this letter and the requirements in Title 130, *Livestock Waste Control Regulations*. Please review this permit carefully as you are responsible for your operation's compliance with all permit requirements. Copies of the General Permit and of your Request for Coverage are enclosed for your records. A copy of both documents must be kept on-site at your operation.

This General Permit contains specific recordkeeping, monitoring, operating, maintenance and inspection requirements. Department staff will conduct periodic inspections of your operation to review compliance with permit conditions.

Department of Water, Energy, and Environment
245 Fairbrook Blvd. Suite 100
Lincoln, Nebraska 68521

Jesse Bradley, P.G., Director
OFFICE 402-471-0166 FAX 402-471-0909
d.w.ee@nebraska.gov



The Permittee, authorized representative, or an employee of the operation is required to obtain land application training within 180 days of receiving permit coverage, unless one of these persons satisfactorily completed such training within the past five (5) years. Department records indicate your current training is valid until February 10, 2027. Additional training must be completed every five (5) years.

Approval by the Department is required prior to making any changes or modifications from the approved application to the design or operation of the LWCF. **A new application with a \$200 fee is required for any major modification.**

The Department's issuance of coverage under this NPDES General Permit does not relieve you of other duties and responsibilities under the Nebraska Environmental Protection Act, the amended Nebraska Livestock Waste Management Act or Title 130. In addition, this permit does not remove your responsibility to comply with any Natural Resources District, county or local zoning regulations.

If you have any questions, please contact your inspector or myself at (402) 471-0282.

Sincerely,



Brad Edeal, Supervisor
Livestock & Agriculture Section
Inspection & Compliance Division
brad.edeal@nebraska.gov

Enclosures
cc: Settje Agri-Services and Engineering, Inc.