



Paramount Valley Ranch  
AINSWORTH, NEBRASKA







## Paramount Valley Ranch

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**\$15,899,500 | 12,979± ACRES**

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## 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.

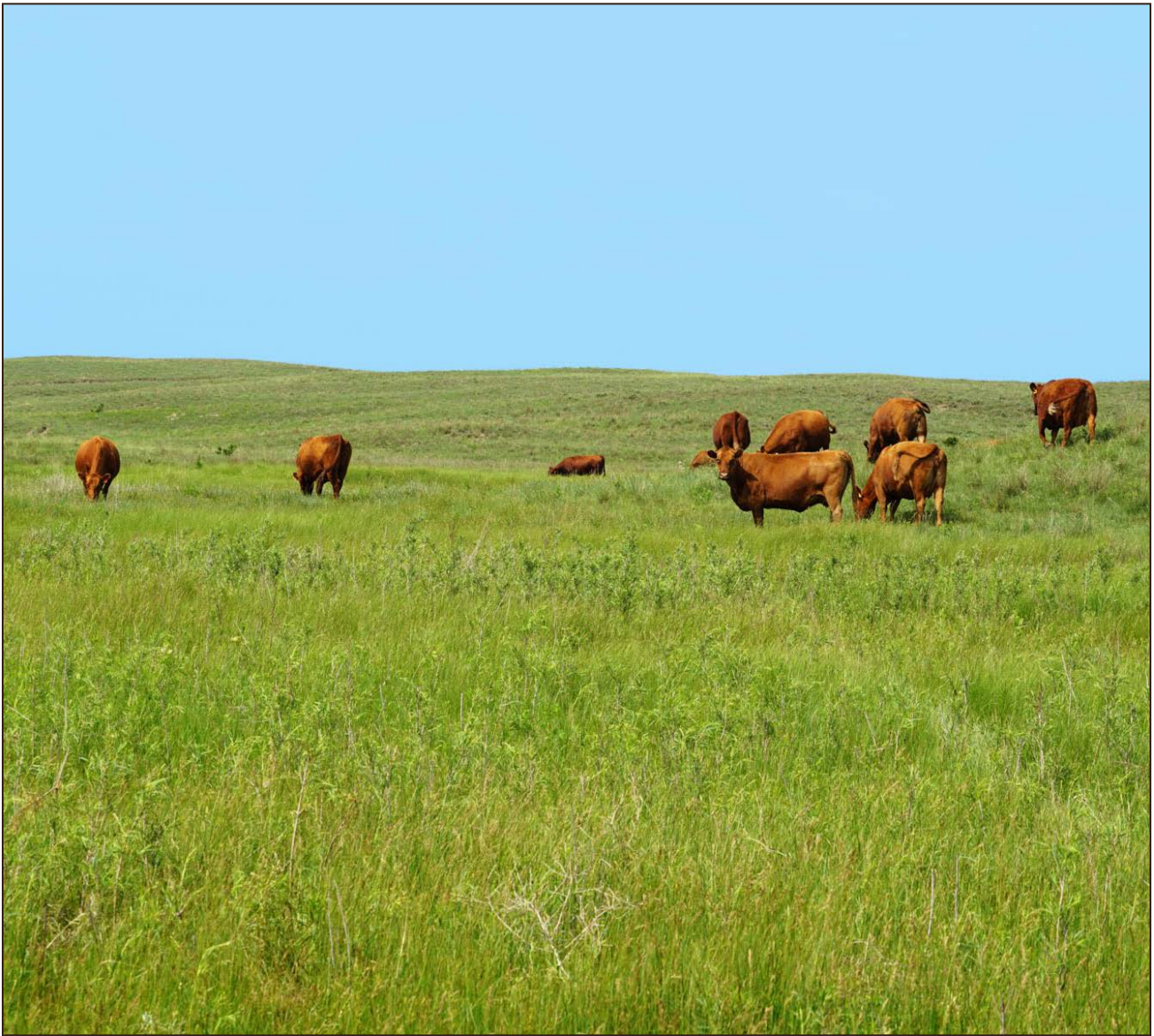
### WITH OFFICES IN:

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

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**



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## Executive Summary

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*Located in the heart of Nebraska's famed Sandhills atop the Ogallala Aquifer, the Paramount Valley Ranch presents a rare opportunity to acquire a self-sustaining cattle operation consisting of 13,617± total acres. This year-round ranch, owner-rated to support 885 cow/calf pairs, boasts an ideal combination of sub-irrigated meadows, gently rolling grass-covered dunes, and an extensive infrastructure of livestock water resources.*

*Key features include a 42-acre freshwater lake, a high-capacity irrigation well permitted for 180 acres, and an underground water pipeline system feeding more than 60 strategically placed tanks. Shelter belts of mature trees offer wind protection for livestock and exceptional wildlife habitat. Though primarily a cattle operation, the ranch also supports populations of deer and upland birds, with opportunity for migratory waterfowl hunting near the lakes and ponds.*



## Location

Paramount Valley Ranch is situated approximately 20 miles south of Ainsworth, along Highway 7. From there, the route continues east on Raven Road for eight and a half miles to Johnson Corner, then an additional two miles east on Cattleman Road to the Paramount Valley Road junction. The ranch entrance lies two miles south along Paramount Valley Road, where the county road terminates at the ranch. Ainsworth, a well-equipped community, is home to an airport with a 6,800-foot runway capable of accommodating jet aircraft. While in a remote setting, the property is accessible by highway and maintained gravel roads.







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## Locale

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The Paramount Valley Ranch lies in a historically agricultural region defined by its strong ranching heritage. The southern portion of Brown County is characterized by cattle operations, while the northern sector includes fertile farmland and the scenic Niobrara River Valley. The ranch sits within the eastern Sandhills, a unique and ecologically significant region of stabilized grassland dunes. Ainsworth, the nearest town, provides full amenities, including schools, healthcare, retail, and an airport with a 6,800-foot runway. The surrounding area supports a tight-knit ranching community with a deep respect for land stewardship and a sustainable ranching lifestyle.





## General Description

Set within the expansive eastern Sandhills, the terrain on Paramount Valley Ranch consists of gently undulating, grass-covered dunes interspersed with broad, sub-irrigated meadows. These low-lying meadows support seasonal and perennial water features, including ponds, a creek, and a spring-fed 42-acre lake. The grasslands host a mix of warm- and cool-season perennial species, ideal for both summer grazing and hay production. The planted tree shelter belts provide critical windbreaks for wintering livestock while enhancing wildlife habitat. The ranch is extensively cross-fenced and features an underground water pipeline network with over 60 livestock tanks. The combination of all the ranch's features supports an owner-rated capacity of 885 head of cow-calf pairs on a year-round basis.







## Acreage and Breakdown

The Paramount Valley Ranch comprises 12,979± deeded acres and a total of 13,617± acres, including a 638-acre Nebraska school land lease. Of the total, approximately 1,140± acres are in sub-irrigated meadows, and 180± acres are supported by a registered, high-capacity irrigation well. A spring-fed 42-acre lake adds to the property's surface water inventory and recreational potential. The land is composed primarily of native rangeland and meadows, with excellent grazing capacity and supplemental forage production.



## Improvements

There are currently no structural improvements on the Paramount Valley Ranch. However, the ranch benefits from extensive infrastructure development, particularly in water management and fencing. An elaborate buried water pipeline services over 60 stock tanks, ensuring consistent water availability across the operation. Cross-fencing enhances pasture rotation and grazing efficiency. The 180-acre irrigation system is not currently in use but could provide flexibility for forage production and potential future development. Despite the absence of buildings, the property is operationally ready and self-contained, offering a clean slate for the next owner to develop facilities tailored to their needs.







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## Climate

The Paramount Valley Ranch lies within a semi-arid region, experiencing a continental climate, featuring warm, clear summers and cold, dry winters with average annual precipitation ranging from 20 inches to 24 inches. Temperatures typically range from 15°F to 87°F throughout the year, with extremes rarely dipping below -4°F or rising above 97°F. This climate supports a strong growing season and is well-suited to cattle operations and hay production, particularly given the shallow water table and sub-irrigated meadows.

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## General Operations

Paramount Valley Ranch functions as a self-sustaining cow/calf operation, owner-rated at 885 head on a year-round basis. Sub-irrigated meadows provide hay for winter feeding, and extensive pastureland offers consistent grazing supported by ample water. Cross-fencing and a wide water tank distribution system facilitate rotational grazing and livestock management. The abundant water resources, nutrient-rich grasses, and shelter belts make this a highly functioning and efficient cattle enterprise.





## Water Resources

Water is one of Paramount Valley Ranch's most critical assets. The property sits above the Ogallala Aquifer, the largest freshwater aquifer in the United States, with saturated depths reaching up to 1,000 feet. Surface water features include several ponds and a spring-fed 42-acre lake. An extensive buried water pipeline services more than 60 stock tanks across the ranch. Additionally, the property includes a registered high-capacity irrigation well permitted for 180 acres, which is not currently in use but provides flexibility for future use.



## Wildlife Resources

The ranch supports a wide array of wildlife, owing to its natural water features, shelter belts, and open prairie. Mule and whitetail deer are common, and the meadows and lakes offer habitat for upland game birds and migratory waterfowl. While not managed as a dedicated hunting property, the land provides substantial opportunities for recreational hunting within a natural, undisturbed setting.



## Taxes

The annual property taxes for Paramount Valley Ranch are approximately \$69,002 based on recent assessments.



## Mineral Rights

All seller-owned mineral rights will convey with the sale of the property.





## Broker's Comments

*Paramount Valley Ranch offers a rare opportunity to own a productive cattle operation located in one of the most renowned and water-rich regions in the United States for livestock production. With its combination of sub-irrigated meadows, shallow water table, and abundant native grasslands, the Sandhills are widely recognized as one of the premier cow/calf production regions in the country. Paramount Valley Ranch promises not just operational value, but a chance to participate in the legacy of Sandhills ranching — a region where tradition, natural beauty, and practicality intersect.*







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

Price

**\$15,899,500**

Offered in cooperation with April Good of Lashley Land and Recreational Brokers.



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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 is the exclusive agent 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): \_\_\_\_\_



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

