



Whitney Ranch
CRAWFORD, NEBRASKA





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\$1,605,000 | 1,284± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



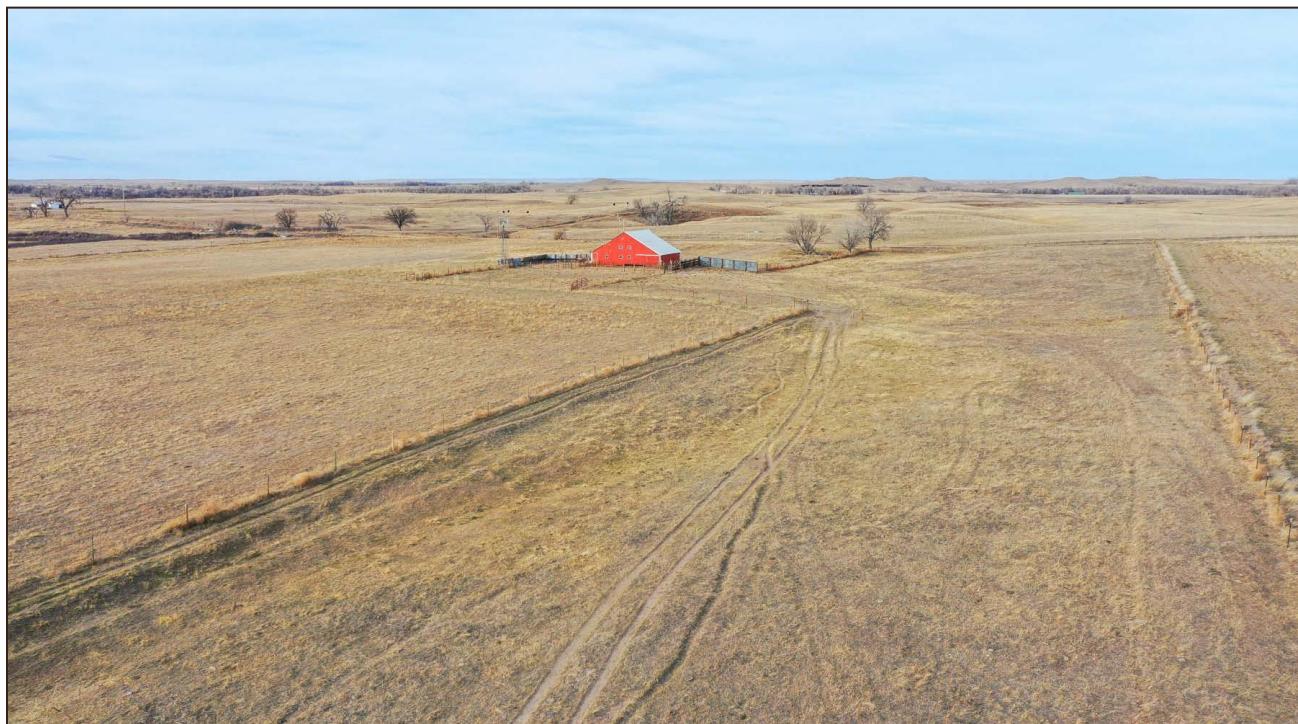
Executive Summary

Whitney Ranch is located near Crawford, Nebraska, and consists of 1,284± deeded acres. The ranch is primarily flat to slightly rolling with native rangeland and alfalfa/grass hayfields. Grazing pastures have all-new exterior fences, and the property has excellent Highway 20 access, along with several county roads. One water well with a submersible pump is piped to several tire water tanks. Whitney Rural Water crosses the property and supplies two tanks with water for livestock.



Location

The ranch is located eight miles east of Crawford in the scenic and historic Pine Ridge area of northwest Nebraska. The ranch is accessible on Highway 20 and has a county road that traverses through and around the perimeter of the ranch for easy access. Fort Robinson State Park and Legend of the Buttes golf course are within eyeshot of the ranch, and commercial air service is only 11 miles away. Chadron is less than 14 miles east of the ranch, offering all major amenities, and is home to Chadron State College.





Locale

Northwest Nebraska is predominantly an agricultural landscape, but it is also highly influenced by its rich cultural history, scenic views, and abundant recreational opportunities. It is a rural area but highlighted with the major amenities of commercial air service just minutes away, along with Fort Robinson State Park and Crawford. Crawford offers basic amenities, including a golf course, grocery store, bank, gas stations, and schools. Just a few minutes away is the town of Chadron, which offers all major amenities along with a state college. The ranch is located near the Nebraska National Forest, offering endless opportunities for hiking, biking, riding, hunting, and scenic drives. It is truly a Western scenic ranch feeling with major amenities just a fingertip away.



Fort Robinson State Park



Photo Credit: Nebraskaland Magazine/Nebraska Game and Parks Commission.

At 22,000 acres, this is the largest state park in Nebraska. Formerly an active military post, Fort Robinson State Park is now a popular destination for outdoor, recreational enthusiasts and history buffs. The park offers some of the most beautiful scenery in the West, and visitors can enjoy learning about Old West history, hiking and biking, camping, great lodging, and sights of buffalo and Longhorn cattle herds. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the death of the famed Sioux Chief Crazy Horse. Over the years, the fort served the Red Cloud Indian Agency as a cavalry remount station, K-9 dog training center, POW camp, and beef research station. It was established as a state park in 1962.

Get acquainted with the park by taking a ride in a horse-drawn wagon or enjoying the open air on horseback. If you're feeling more adventurous, tour the buttes in an open-top Jeep. On the popular Fort Robinson Express, visitors can experience the way pioneers and settlers traveled a century ago—by stagecoach. In the afternoon, guests can enjoy a cool swim indoors in the Lindeken Pool, which also has an outdoor wading pool and sundeck. Fishing is available at Soldier Creek or in any of the open ponds. Nebraska history is well-preserved in the many historic or reconstructed buildings at the Fort—the 1887 Adobe Officers' Quarters, 1906 Blacksmith Shop, POW Camp, and Cheyenne Outbreak Barracks. Evening activities include rodeo games, special shows at the Post Playhouse, and the Chuckwagon Buffalo Stew Cookout with campfire sing-alongs. The Fort Robinson Inn serves breakfast, lunch, and dinner daily during the summer season.

<https://outdoornebraska.gov/location/fort-robinson/>

Legend Buttes Golf Course

Legend Buttes Golf Course is a 9-hole course located on the west side of the City on Highway 20 between Fort Robinson and Crawford at the base of the picturesque "Red Cloud Buttes". Designed by Mr. Weiss, it was opened in 1992. The course features 3,178 yards of golf for a par of 36 and with White River meandering through the course. The course is open April 1st to October 1st with additional play as the weather permits. Reservations are not required although suggested.



Photo Credit: Journalstar.com



General Description

The pine-covered, high-timbered ridges stand out at a distance from the ranch, which lies on the valley floor and primarily has flat to gently rolling topography. A strong agricultural component is felt from the ranch with many new improvements, including miles of new four-wire barbed wire fence and an underground pipeline for livestock water. An older barn, but functional, stands on the property and would provide a location for a homestead. The ranch consists of native rangeland and productive hayfields. Access is provided by Highway 20 and numerous county roads.





Acreage Breakdown

Total deeded acres: 1,284±

Dryland hay ground acres: 500±

Grassland acres: 784±



Improvements

**Building**

Livestock Barn

Dimensions

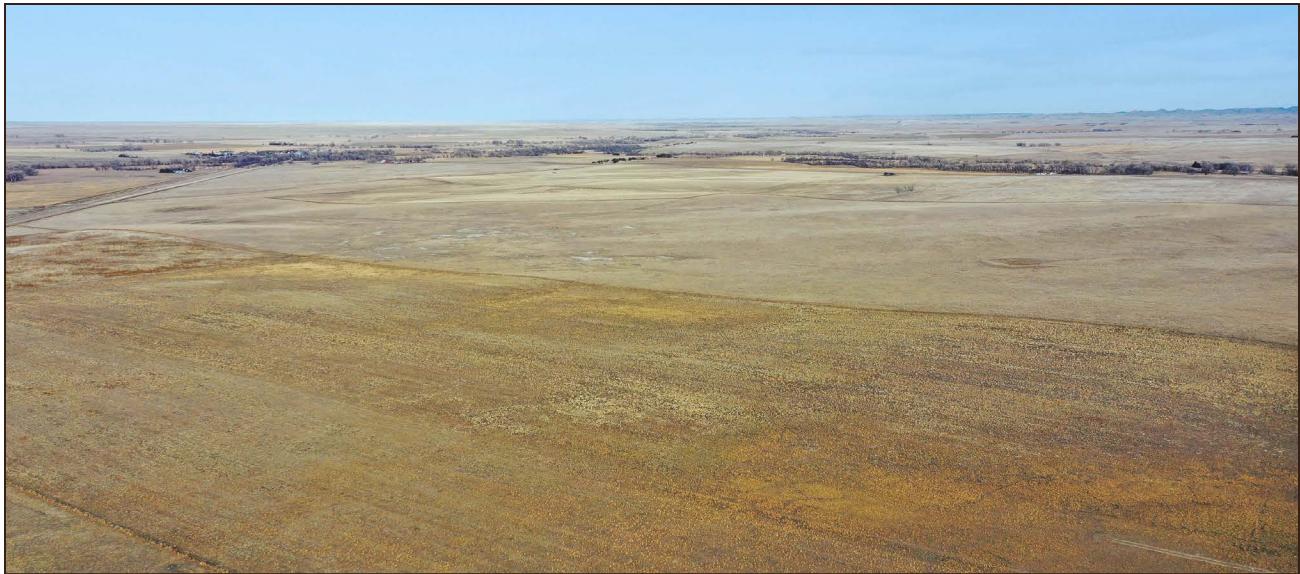
1,536 sq. ft.

48'X32'X10'

Underground water pipeline

Miles of new four-wire barbed fence





Climate Averages & Elevation



Rainfall: 17.9 inches

Snowfall: 52.4 inches

Precipitation: 75.8 days

Sunny: 224 days

Average July High: 87.8°

Average January Low: 14.4°

Comfort Index: 7

UV Index: 4.6

Elevation: 3,678 feet



General Operation

The operational side of the ranch is a combination of native rangeland and planted hay fields. This allows for a year-round operation or the option of grazing the entire ranch for the summer months with livestock. The ranch is currently leased out for livestock use.



Water Resources

Livestock water is supplied by a groundwater well with a submersible pump, which is then distributed around the ranch via an underground pipeline to numerous rubber water tanks. The ranch also has access to the Whitney Rural Water Line.

History

The ranch and surrounding area have a deep connection to the wild west history of the plains, including many Native American conflicts. Nearby Fort Robinson was operated as a fort from the early days of the Old West until after World War II. Many original buildings survive and remain in use at the park today, and others have been reconstructed. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the death of famed Sioux Chief Crazy Horse. Over the years, the fort served the Red Cloud Indian Agency as a cavalry remount station, K-9 dog training center, POW camp, and beef research station. It was established as a state park in 1962. The ranch contains several old homesites, from just remnants to standing log cabins. They create a meaningful and unparalleled knowledge of the ranch's past and the homesteaders' struggles.



Water Rights

All seller-owned water rights and interests will convey with the sale. Seller believes to own all water rights.

Mineral Rights

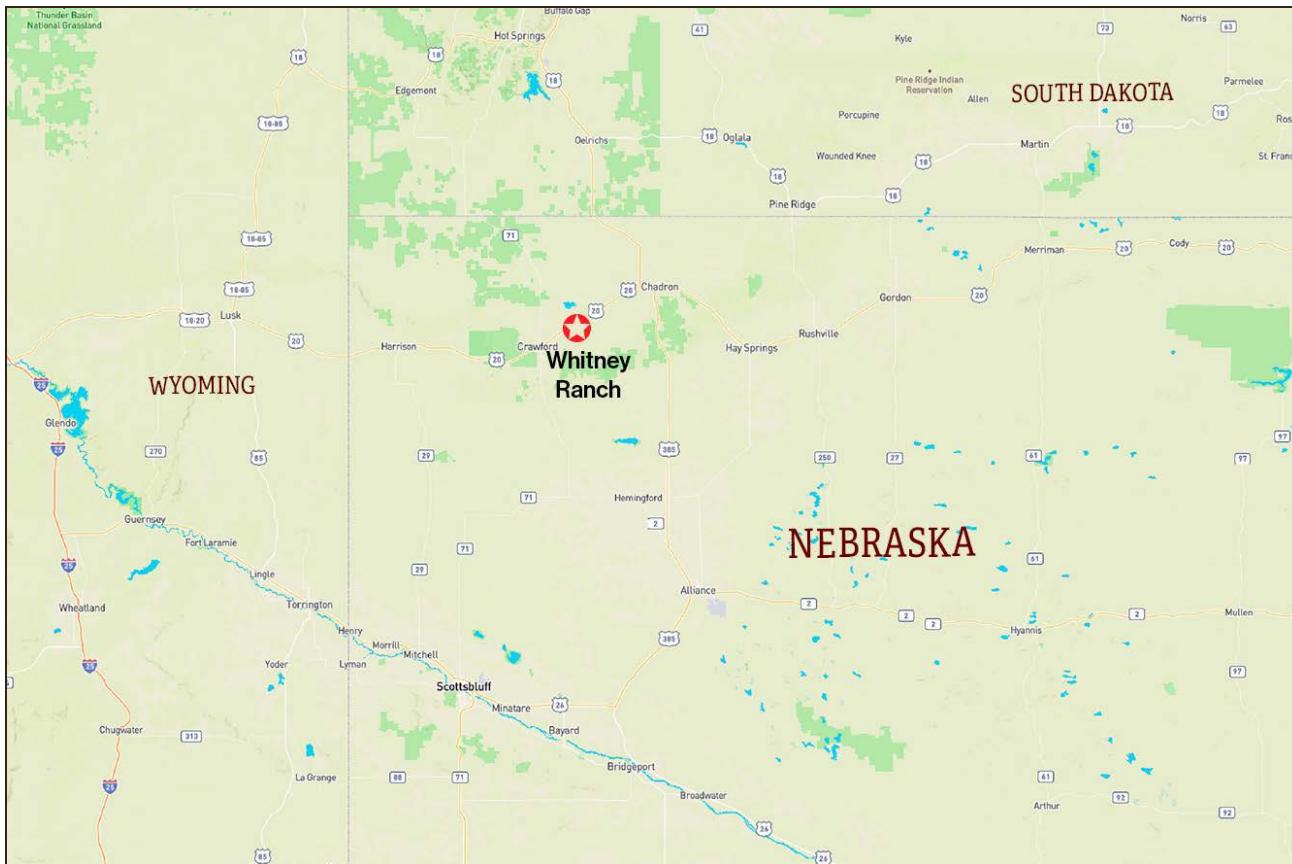
Mineral rights are not guaranteed; any seller-owned mineral interest will be negotiable or conveyed with the sale.



Broker's Comment

Whitney Ranch provides an excellent chance to expand your existing livestock operation, start your own operation, or a great investment opportunity with excellent location and access. The surrounding area has a lot to offer and adds to the amenities of the ranch.





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

Price

\$1,605,000



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- 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.
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- 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 (ASFMR), 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.

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

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Agency Disclosure Information for Buyers and Sellers

Company Hall and Hall Partners, LLP Agent Name

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

<p>Limited Seller's Agent</p> <ul style="list-style-type: none"> • 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 <p><u>A written agreement is required to create a seller's agency relationship</u></p>	<p>Limited Buyer's Agent</p> <ul style="list-style-type: none"> • 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 <p><u>A written agreement is not required to create a buyer's agency relationship</u></p>
<p>Limited Dual Agent</p> <ul style="list-style-type: none"> • 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 <p><u>A written disclosure and consent to dual agency required for all parties to the transaction</u></p>	<p>Customer Only (list of services provided to a customer, if any, on reverse side)</p> <ul style="list-style-type: none"> • Agent does not work for you, agent works for another party or potential party to the transaction as: <ul style="list-style-type: none"> — 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: <ul style="list-style-type: none"> - 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

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

(Client or Customer Signature) (Date)

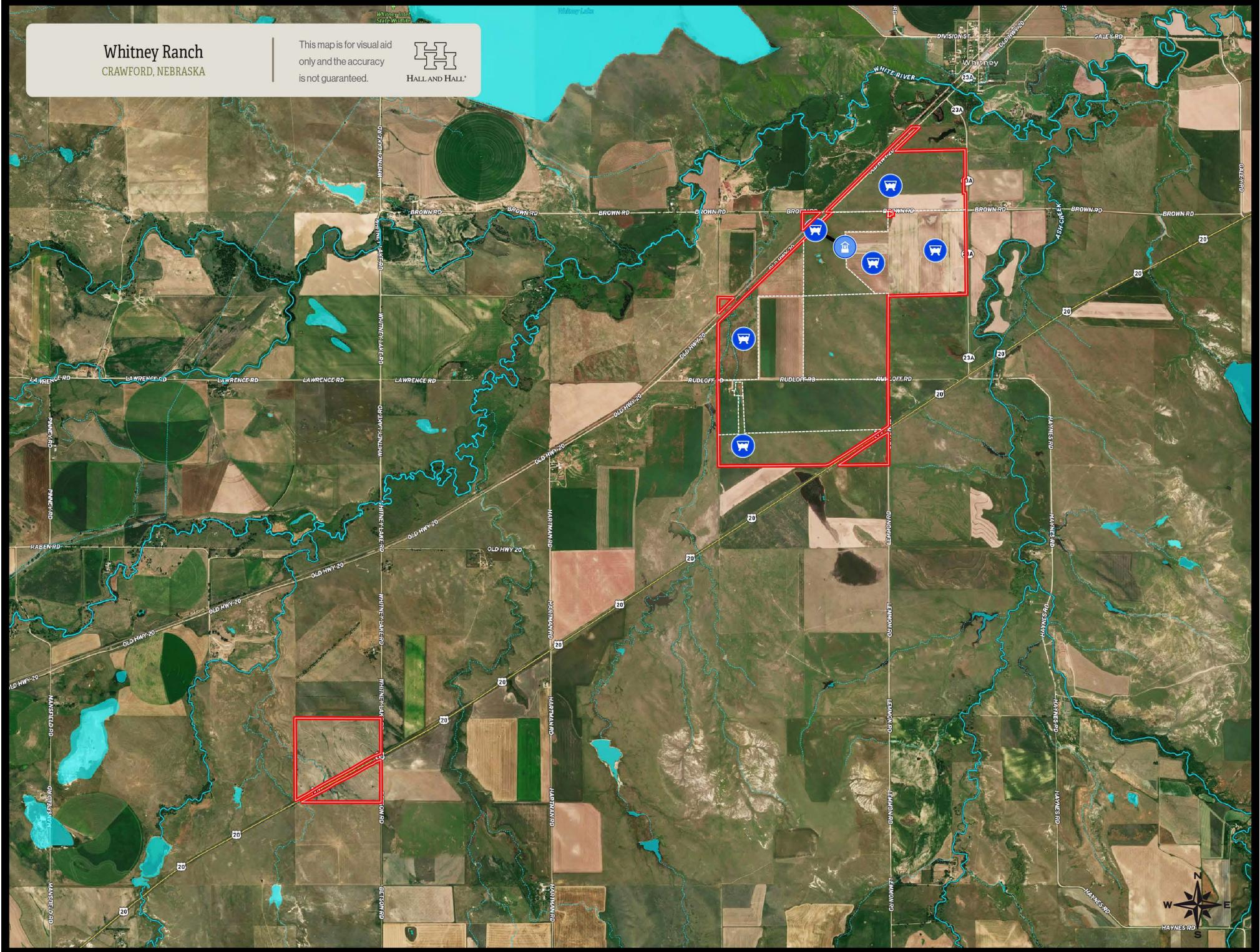
(Client or Customer Signature) (Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

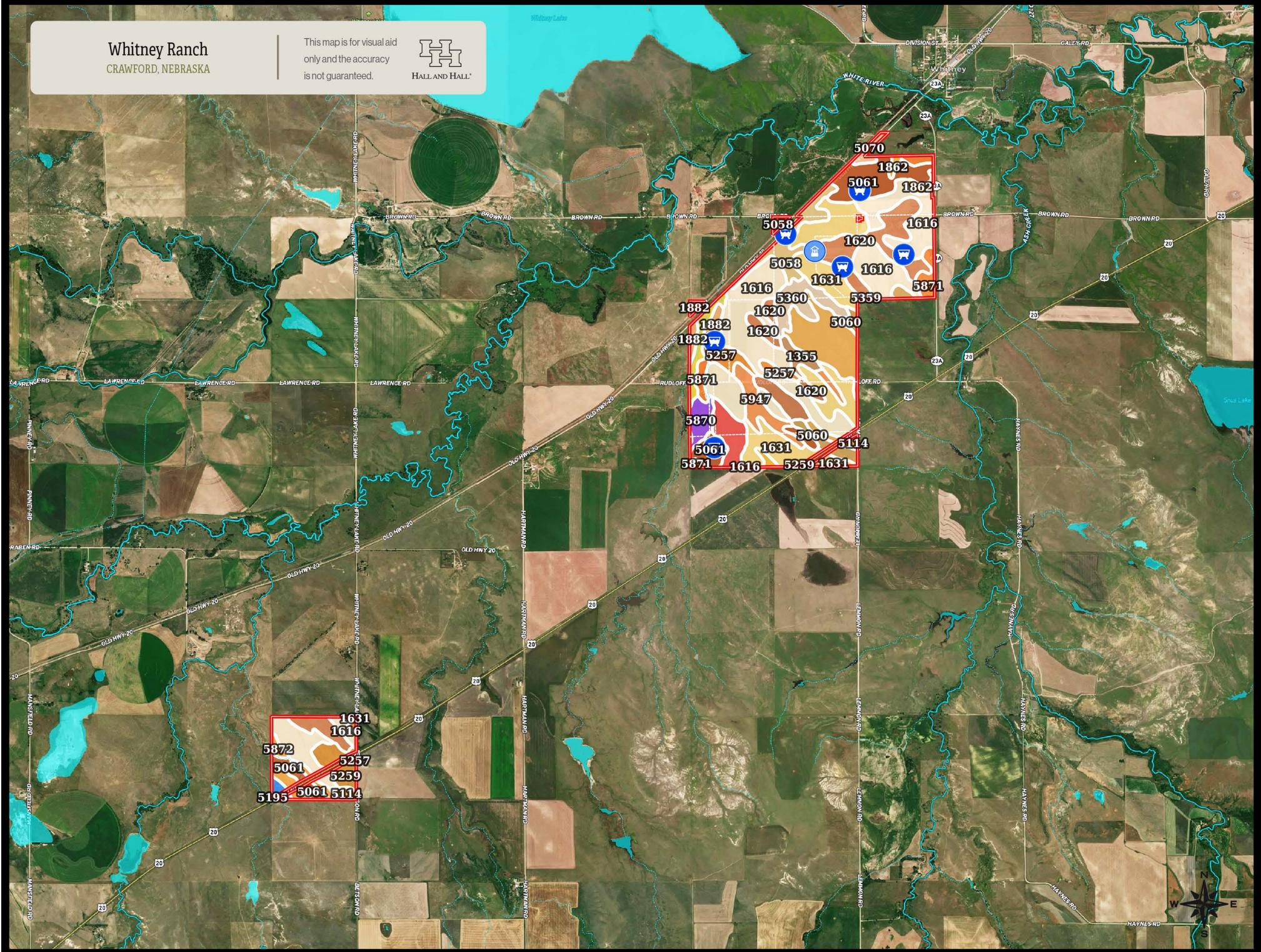
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This map is for visual aid
only and the accuracy
is not guaranteed.



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I  All Polygons 1277.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1616	Keith-Ulysses silt loams, 3 to 9 percent slopes	336.74	26.37	74	56	3e
1631	Keith silt loam, 3 to 9 percent slopes	179.45	14.05	0	50	3e
1620	Keith silt loam, 0 to 3 percent slopes	151.33	11.85	92	56	2c
5061	Button-Hisle complex, 0 to 9 percent slopes	106.71	8.36	0	30	4e
5114	Button silty clay loam, 3 to 9 percent slopes	92.74	7.26	0	44	4e
5058	Button silty clay loam, 0 to 1 percent slopes	47.14	3.69	0	44	3s
5360	Kyle-Hisle complex, 0 to 2 percent slopes	42.57	3.33	0	27	4s
5947	Duroc very fine sandy loam, 1 to 3 percent slopes	40.85	3.2	90	43	2e
1762	Richtfield silt loam, 1 to 3 percent slopes	34	2.66	83	49	2c
5871	Tripp silt loam, 1 to 3 percent slopes	32.67	2.56	0	46	2e
5257	Thirtynine silt loam, 0 to 2 percent slopes	29.86	2.34	0	47	2e
5060	Button silty clay loam, 1 to 3 percent slopes	27.82	2.18	57	44	3e
5259	Thirtynine silt loam, 2 to 11 percent slopes, eroded	26.71	2.09	0	44	3e
5872	Tripp silt loam, saline-alkali, 0 to 2 percent slopes	23.37	1.83	0	25	4s
5870	Tripp silt loam, 0 to 1 percent slopes	21.8	1.71	0	46	2c
5115	Button silty clay loam, 9 to 20 percent slopes	21.42	1.68	24	42	6e
1882	Valent and Dwyer loamy fine sands, 3 to 20 percent slopes	19.87	1.56	0	21	6e
1355	Bridget silt loam, 0 to 1 percent slopes	15.23	1.19	0	47	2c
1862	Ulysses silt loam, 9 to 20 percent slopes	12.99	1.02	0	38	6e
5070	Vetal and Bayard soils, 1 to 6 percent slopes	7.79	0.61	0	40	3e
5258	Thirtynine silt loam, 2 to 11 percent slopes	5.27	0.41	0	47	3e
5359	Kyle silty clay, 2 to 6 percent slopes	0.78	0.06	58	31	4e
5195	Norrest silty clay loam, 1 to 3 percent slopes	0.05	0.0	0	33	3e
TOTALS		1277.16(*)	100%	37.18	47.16	3.08

(*) 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.

