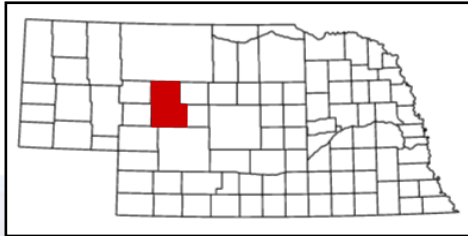


# *Wright Valley Ranch*

*McPherson & Hooker Counties, Nebraska*



**Parcel 2 Sold**

*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

**NORTH PLATTE OFFICE**  
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# Wright Valley Ranch

**Location:** Wright Valley Ranch includes lands in Hooker and McPherson Counties, Nebraska. The Ranch is located north of I-80, northwest of North Platte, northeast of Ogallala. Access is 15 miles west of Tryon via NE#92, then 11 miles north on one-lane oilmat. This is the heart of the famous Nebraska Sandhills.

**Acres & Taxes:** 10,345 tax assessed, deeded acres - in Parcel 1. **Parcel 2 Sold**  
2017 real estate taxes payable in 2018 - \$58,081; 2017 occupation taxes - \$8,640

**Land Use:** The Ranch includes 6 center pivots, wells & power units irrigating 861 acres. All remaining acres are Sandhills rangeland. Parcel #1 includes building improvements.

**Irrigation:** Wright Valley Ranch is in the Twin Platte Natural Resources District (NRD), with 863.9 Certified Irrigated Acres. Pumping levels vary from 50 to 100 foot, with no pumping restrictions by the NRD and basically unlimited GPM. Valentine sand soils provide for a wide variety of crop production. Historic production has been a variety of forage crops for grazing or wintering/growing of beef cattle.

**Rangeland:** Parcel #1 includes 9,484 rangeland acres in 13 primary pastures. Water is provided by 20 windmills plus submersible wells with pipeline from the buildings. The range combines in excellent fashion with production from the pivot irrigated portions.

**Soils:** The Ranch is comprised of variations of Valentine sand soils.

**Improvements:** All improvements are located on Parcel #1 and include a nice 1,400 sqft manager's house with 3 bedrooms, 2 bath and a 2 car attached garage; a second 1,120 sqft house; 8,750 sqft steel-clad cattle working/calving facility, with 6 large feeding pens, all welded pipe; 3,200 sqft steel-frame, steel clad, Insulated shop. All improvements are in good condition.

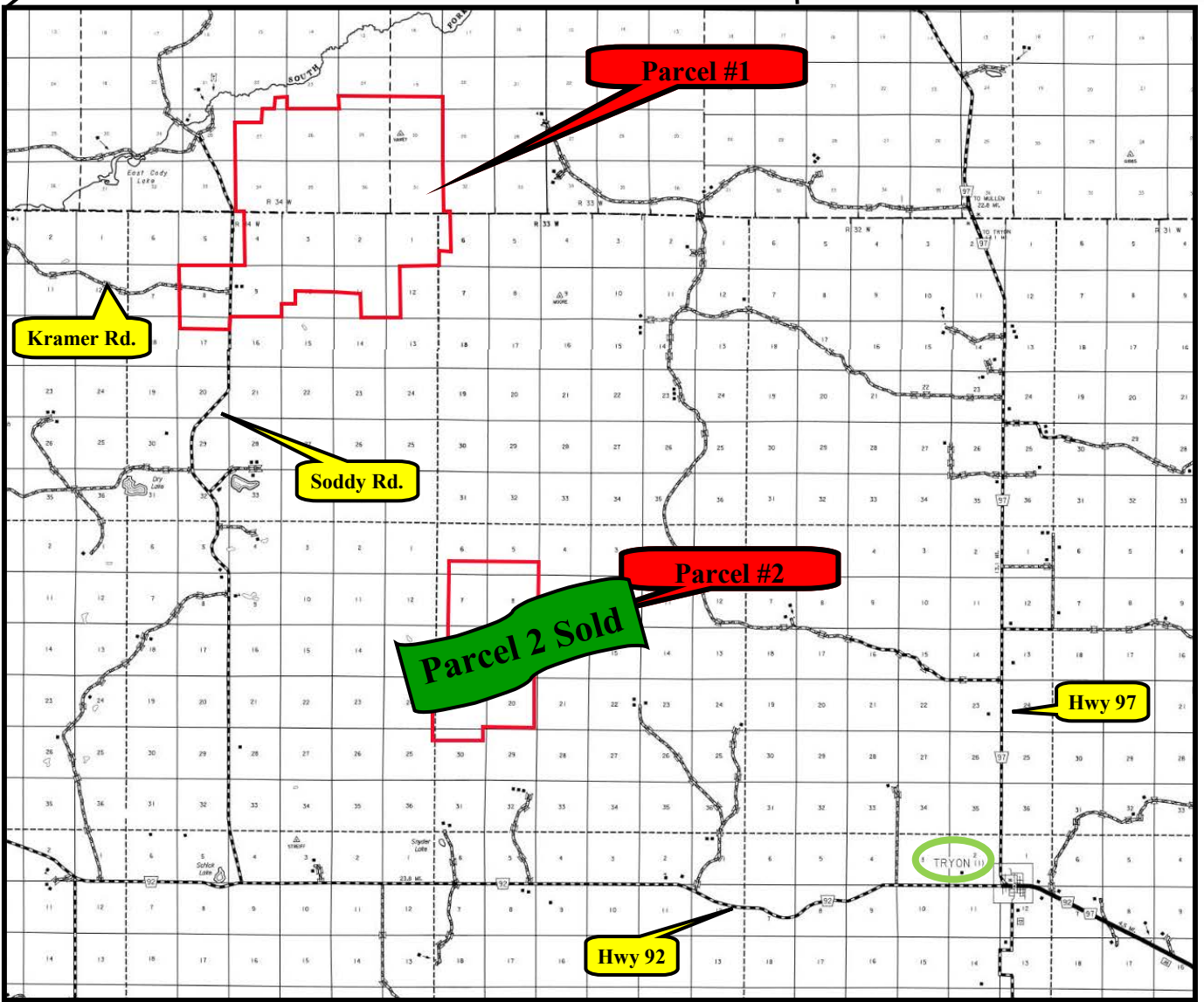
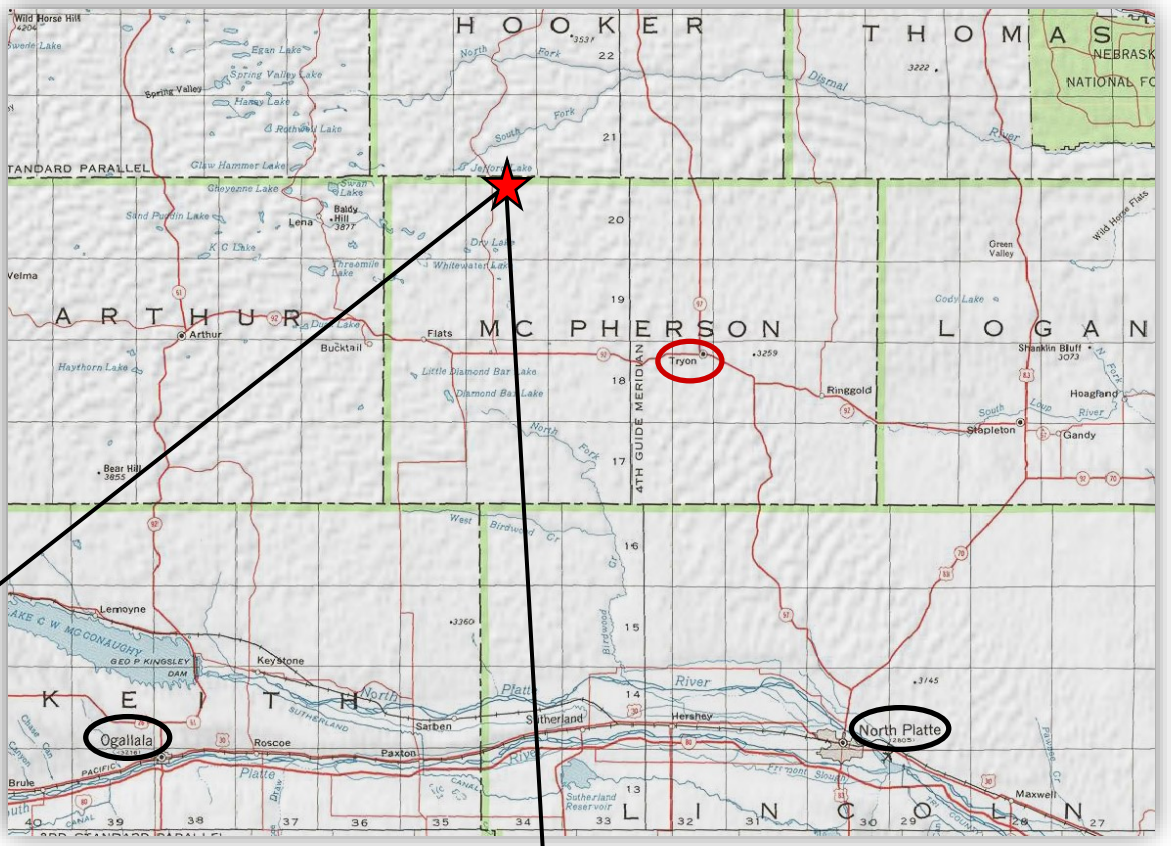
**Price:** **\$8,990,000**

**Comments:** Wright Valley Ranch is located in the heart of the Nebraska Sandhills, with excellent access via county one-lane oilmat road. The ranch is very well fenced and watered, with rolling terrain typical to the area. Six center pivots, located on excellent terrain in Wright Valley, allow crop production or any forage desired for grazing or harvest. Excellent cattle facilities provide for all management practices, including wintering or growing of beef cattle. The Ranch is well rounded and productive.

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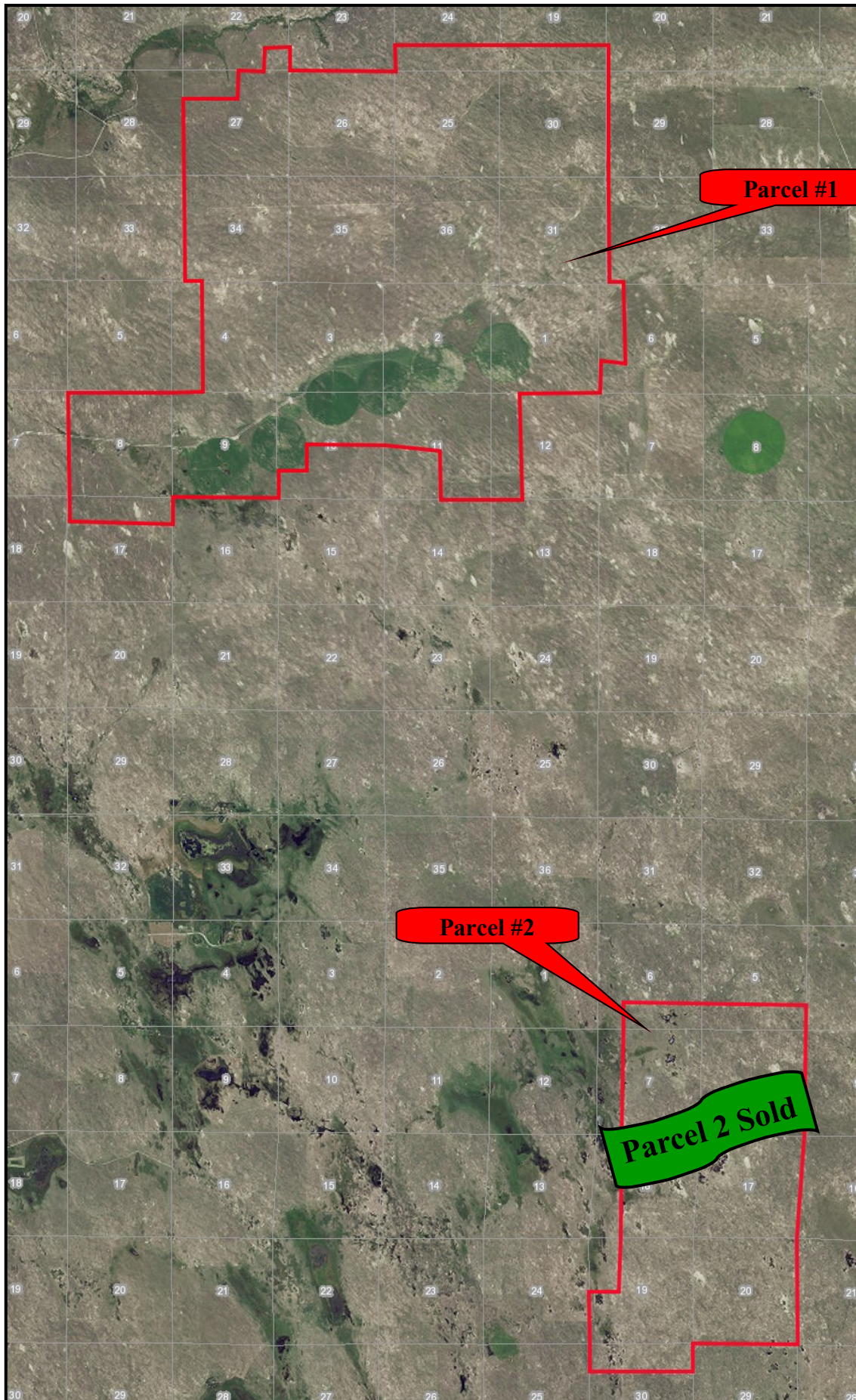








# Wright Valley Ranch





**Residences on the Ranch**



**Manager's Home**  
3 bedroom, 2 bath  
2 car attached garage



**Second Home**





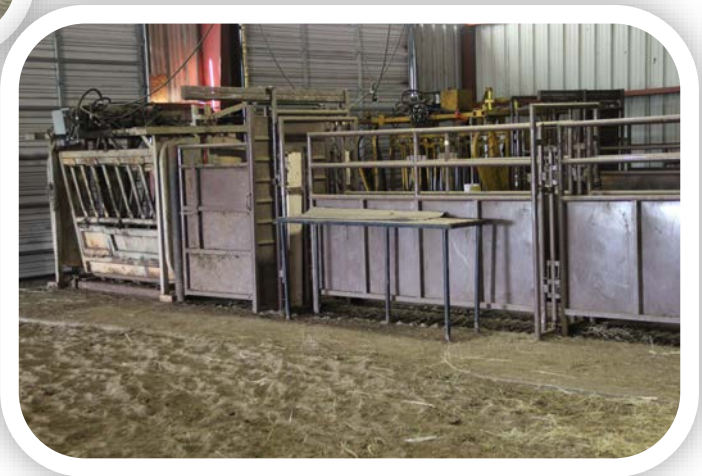
## Cattle Working Facilities



The livestock working facility is housed in a steel building along with the tack room, horse facilities and calving stalls. This creates a very efficient system, located at the center of the six pen, pinwheel designed corral system. The beauty of this system is the versatility. The tub feeds to a calf alley and hydraulic chute, or a mature alley and second hydraulic chute. It facility will accommodate your management goals, whether you wish to calve out cows and / or wean and feed calves for a growing period. All welded pipe system.







# Insulated Ranch Shop







**Typical Fence & Water**





# Excellent Sandhills Rangeland







*The Hills  
are alive with  
Flowers !*





## Center Pivots

The six center pivots compliment this ranch, offering ample winter feed production along with fall and winter grazing opportunities. These pivots are set in a valley to the east of the county blacktop road and east of the headquarters home site on Parcel 1. Terrain of the pivot irrigated cropland ranges from level to gently undulating and is considered excellent for the area. Each pivot includes a T&L center pivot system with a diesel irrigation engine located near the pivot point. These pivots have historically been utilized for winter and spring feed production within the entire ranch operation. Unlimited water from 50 to 85 foot pumping levels.





## Pivot Map

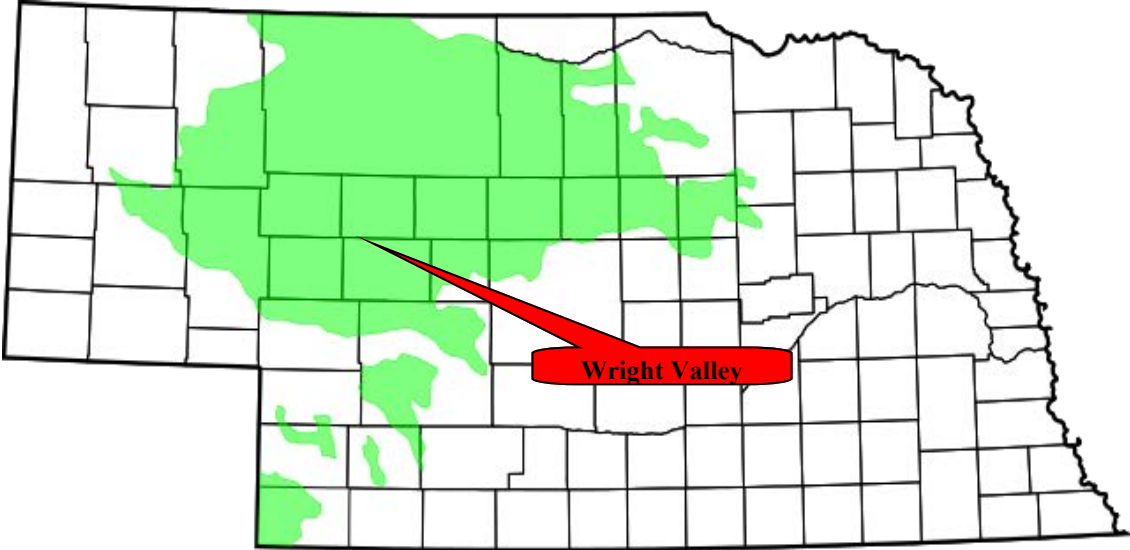


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4818	Valentine loamy fine sand, 3 to 9 percent slopes	307.87	35.8%		Vle	IVe
4712	Nenzel loamy fine sand, 0 to 3 percent slopes	164.51	19.1%		IVe	IIIe
4518	Ipaga-Els complex, 0 to 3 percent slopes	149.12	17.4%		Vle	IVe
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	105.69	12.3%		Vle	
4861	Valentine-Els complex, 0 to 9 percent slopes	77.54	9.0%		Vle	IVe





**Location within the Nebraska Sandhills**



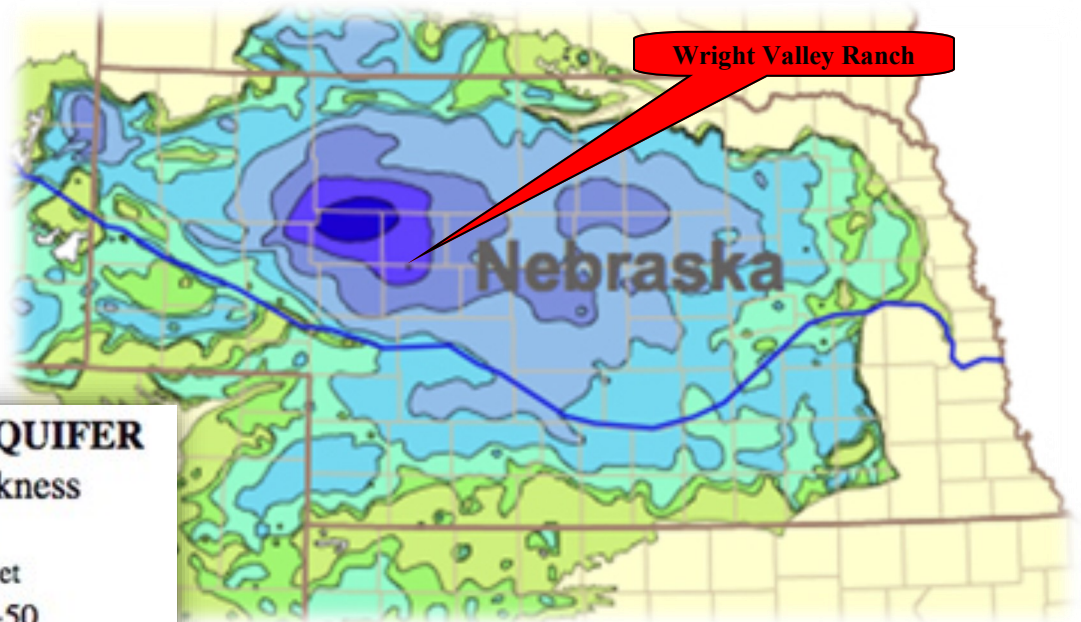


# WATER AVAILABILITY IN THE NEBRASKA SANDHILLS

The historic Nebraska Sandhills occupy 19 million acres in west central Nebraska. Stretching from Alliance on the west to Neligh on the east, the Sandhills are primarily south of the Niobrara River and north of the Platte River. Formed in very recent geologic time, the sand dunes are held in place by warm season grasses. Although there are differences in rainfall, growing season and terrain, the entire Sandhills area enjoys an abundance of underground water.

Research wells at Hyannis, Nebraska, show over 1,400 feet of sand saturated with 1,400 feet of water. Surface water varies in different communities of the Sandhills with an abundance of small lakes throughout the western, northern & eastern portions. Most ranches in those areas enjoy an abundance of sub-irrigated meadows and therefore native hay production for year-round balance of the ranch.

Annual precipitation varies from 16 inches at Alliance to more than 23 inches in eastern portions of the Sandhills. A unique feature is that every drop of precipitation is absorbed by the sand (sponge), with virtually no run-off. The Sandhills do include a number of smaller streams/ivers. Water in these streams is nearly 100% from springs with essentially no variation throughout the year. The Sandhills of Nebraska provide an excellent environment for production of beef cattle.



## HIGH PLAINS AQUIFER

Saturated Thickness  
in 1997

meters	feet
0-15	0-50
15-30	50-100
30-61	100-200
61-122	200-400
122-183	400-600
183-244	600-800
244-305	800-1000
305-366	1000-1200
	Island

Source: USGS OFR 00-300



# AGRI AFFILIATES

Providing Services for  
*Farm, Ranch & Recreational Properties*

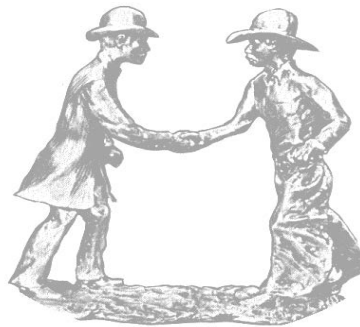
## The Contract

When two people meet an agreement made,  
the terms of the deal the plans are laid.  
Each one gives their seal by the grip of their hand,  
on their word of honor they take their stand.

These days there are contracts all written out,  
so there is nothing to dispute about.  
But if a person won't stand on their word understood,  
A piece of paper won't make it good.

Shalah

**Parcel 2 Sold**



### Contact:

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**Mike Polk (308) 539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
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