

Pettit Ranch

McPherson County, NE



McPherson05

Property Acres - 4,960 +/-

Deeded Acres - 4,320 +/- Leased Acres - 640 +/-
(lease expires December 31st, 2024)

Property Taxes - \$19,775.88

Price- \$5,500,000.00

Directions: From Tryon, NE- Head west on West Highway 92 for 15 miles. Turn right and head north on Soddy Road for 3.5 miles. The property will be on both sides of the road.

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Co-listed with Hall & Hall

Property Information

Property Overview: The Pettit Ranch, established in 1904, is a cattle-producing operation in the heart of the Big Lamunyon Flats in McPherson County, Nebraska. Consisting of 4,320 +/- continuous deeded acres and a 640-acre school section lease, this scenic, Nebraska Sandhills ranch is located about 4 miles north of Highway 92 in between Tryon & Arthur, Nebraska and approximately one hour from Ogallala or North Platte, which provide some of the best livestock markets in western Nebraska. An oil paved road runs right through the center of the ranch providing excellent access.

The owners have been consistently running 500+ cows year-round on the ranch. On an average year, 800-1,000 bales of hay off the many sub-irrigated meadows provide enough feed to get them through the winter, and some years, even provide enough feed to background the calves as well. The highly-productive Sandhills offer many great native grasses that are known to put the pounds on your livestock and hold a home for many different types of wildlife such as grouse, prairie chicken, turkey, and geese. The ranch is also home to many large mule deer and occasionally, antelope and white-tail deer.

The ranch is all set up for rotational grazing, as it is currently split into approximately 30 pastures, varying in size. Due to the incredible Ogallala Aquifer, there is always an abundance of fresh water flowing from the 23 solar wells that are spread throughout the ranch. With the annual rainfall in the area ranging from 17"-19" per year, drought conditions are rare. There are also several large ponds that provide a steady stream of water running from the north end of the ranch to the south.

The property is currently open for the 2022 grazing and hunting seasons, as there are no leases in place. The Seller has paid for the first half of the school section lease, which is paid in two semi-annual payments for a total of \$13,720.16.

This property is offered for sale by the Seller with the intention of completing a 1031 exchange.

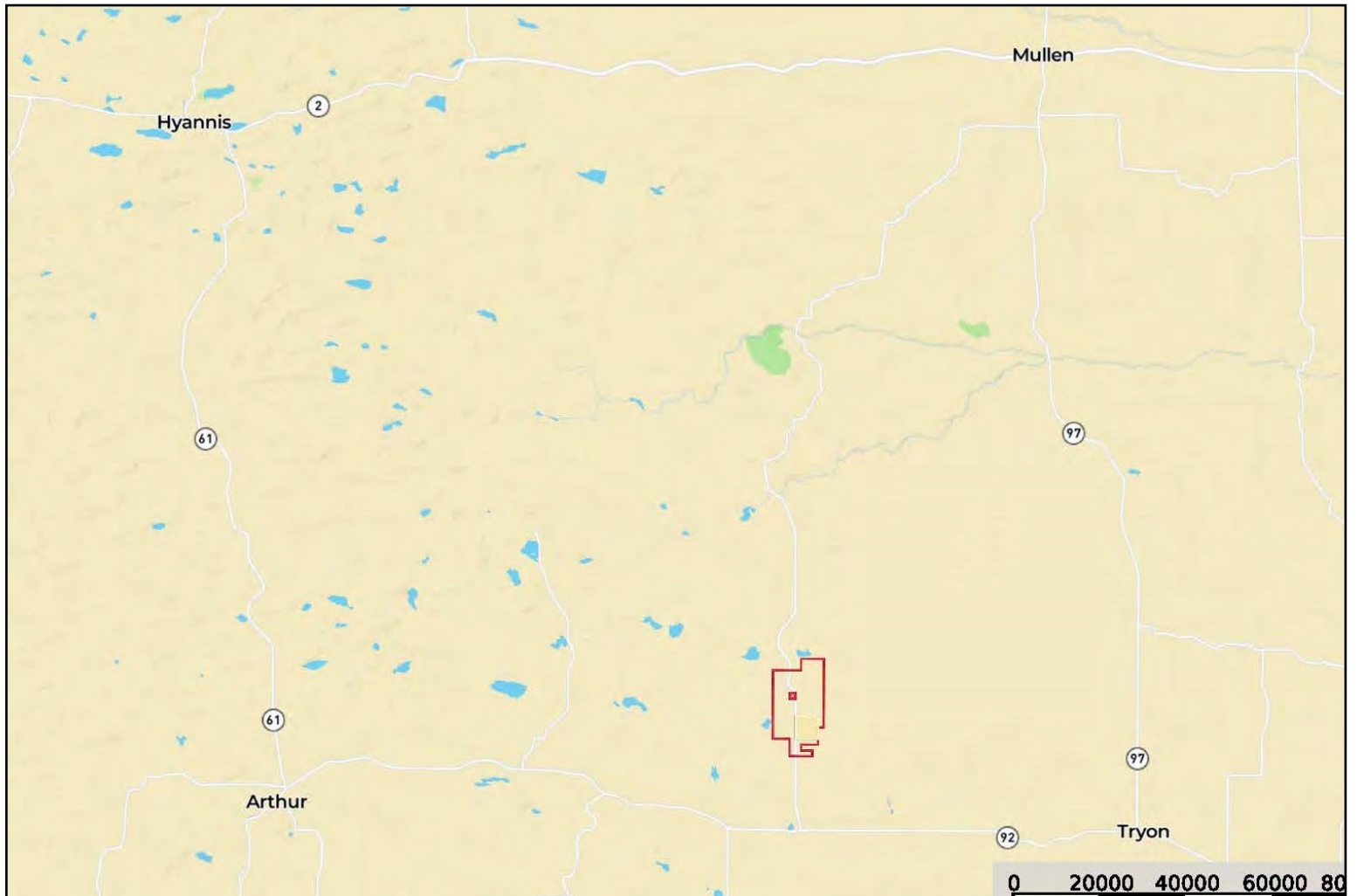
Property Information

Housing Details:

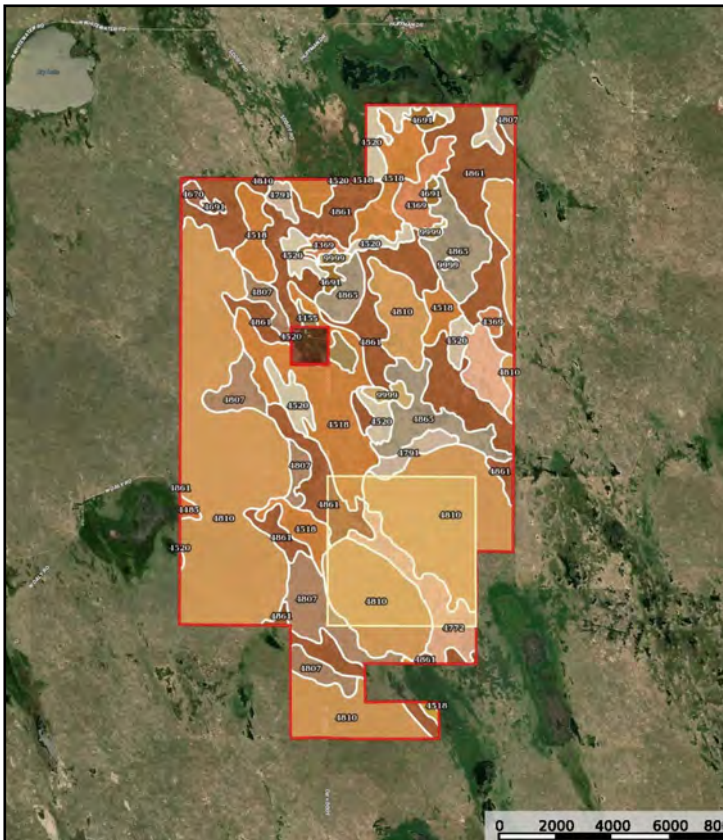
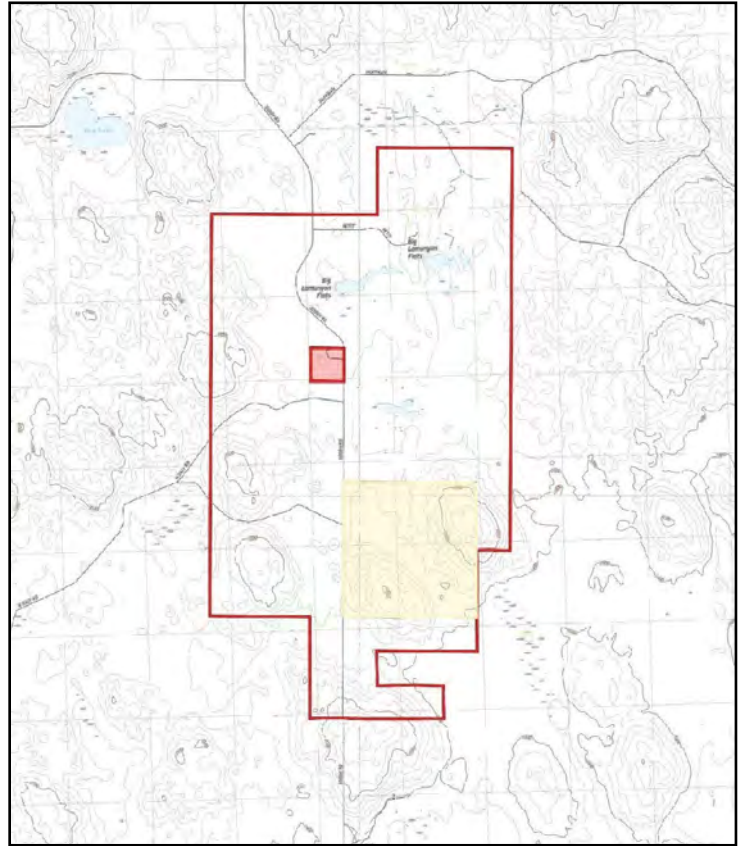
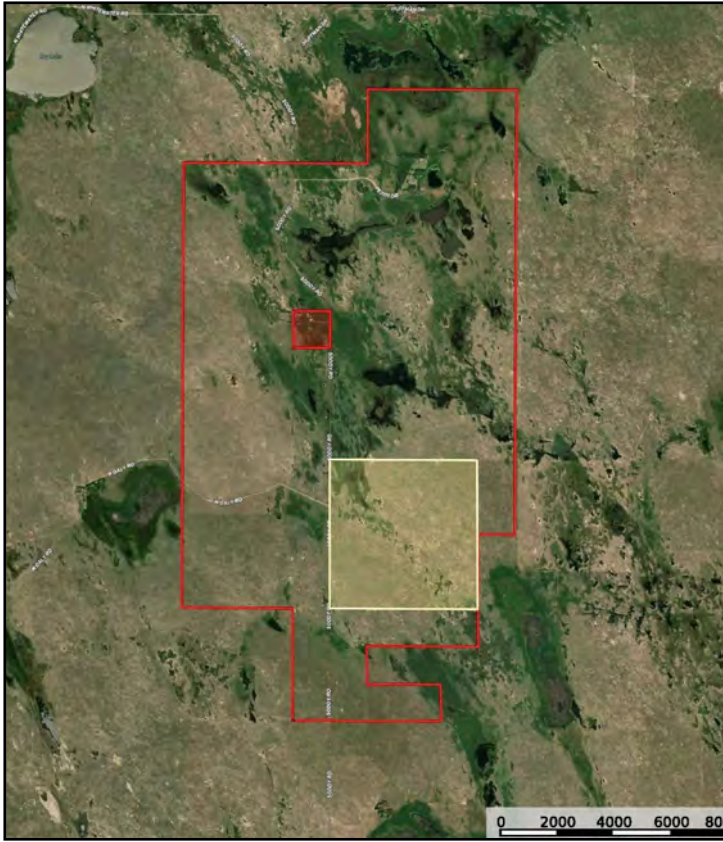
On the ranch headquarters sits two homes. One was built in 1922 consisting of 5 bedrooms and 2 bathrooms. The other was built in 2015 and has 2 bedrooms and 2 bathrooms, with extra potential in the unfinished upstairs.

Improvements:

There is a 40x80 steel building with box stalls, a tack room, and a hydraulic working chute. There are a few other outbuildings on the ranch that can be used for storage. Two sets of cattle working facilities, one at the headquarters and one along the blacktop road, make it easy for semis to load and unload livestock. Established tree shelterbelts provide excellent protection, and a few of the newer strips planted a couple years ago, will be great for many future years to come.



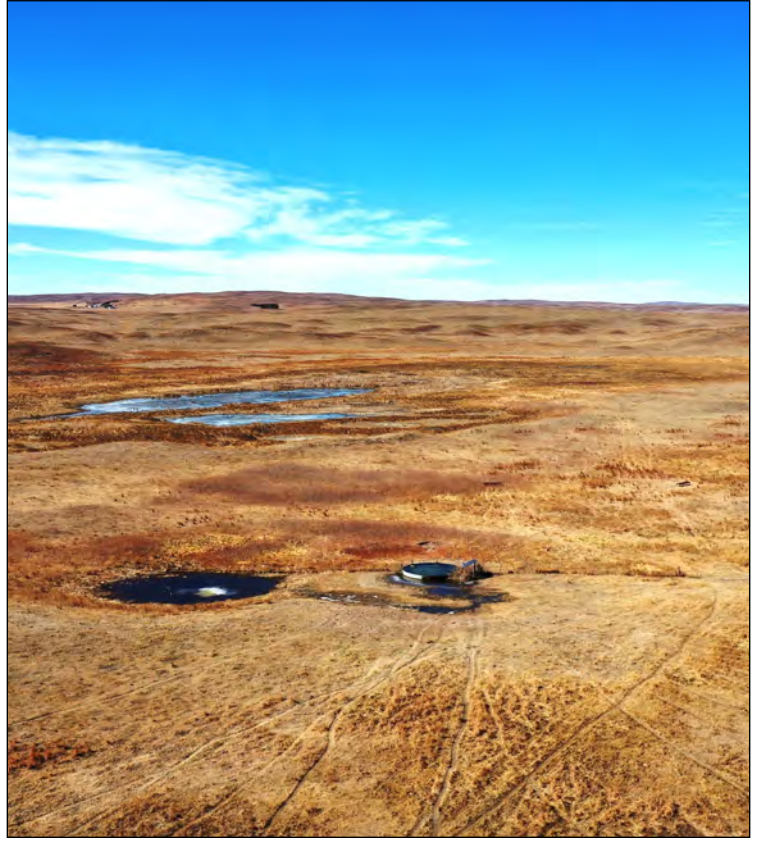
Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	WCCPI	CAP
4810	Valentine fine sand, rolling and hilly, 9 to 40 percent slopes	1904.49	38.85	9	13	6e
4851	Valentine-Els complex, 0 to 9 percent slopes	1056.8	21.56	25	20	6e
4853	page-Els complex, 0 to 3 percent slopes	602.63	12.29	0	20	6e
4855	Valentine-Holland, complex, frequently ponded, 0 to 24 percent slopes	300.46	6.13	0	19	6e
4857	Valentine fine sand, rolling, 9 to 24 percent slopes	206.95	4.16	11	16	6d
4870	Els, calcareous-Holland complex, 0 to 3 percent slopes	224.04	4.57	30	15	6w
4772	Valentine-Tyton, complex, 0 to 24 percent slopes	206.42	4.21	0	12	6e
4854	page, calcareous-Holland complex, 0 to 3 percent slopes	100.92	2.06	0	11	6e
4791	Valentine fine sand, 9 to 9 percent slopes	61.62	1.26	19	20	6e
4851	Mariala mucky peat	-46.31	0.94	5	1	8w
4899	Water	-11.81	0.85	0	-	-
4442	Growther loam, 0 to 1 percent slopes	27.79	0.57	52	32	5w
4870	Livep mucky peat	12.13	0.25	6	4	5w
4443	Dunday loamy fine sand, 0 to 3 percent slopes	11.57	0.24	0	23	4e
4056	Elsmere loamy fine sand, calcareous, 0 to 3 percent slopes	8.15	0.17	63	18	4e
TOTALS		4802.15(*)	100%	11.63	15.54	6.0

(*) 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.

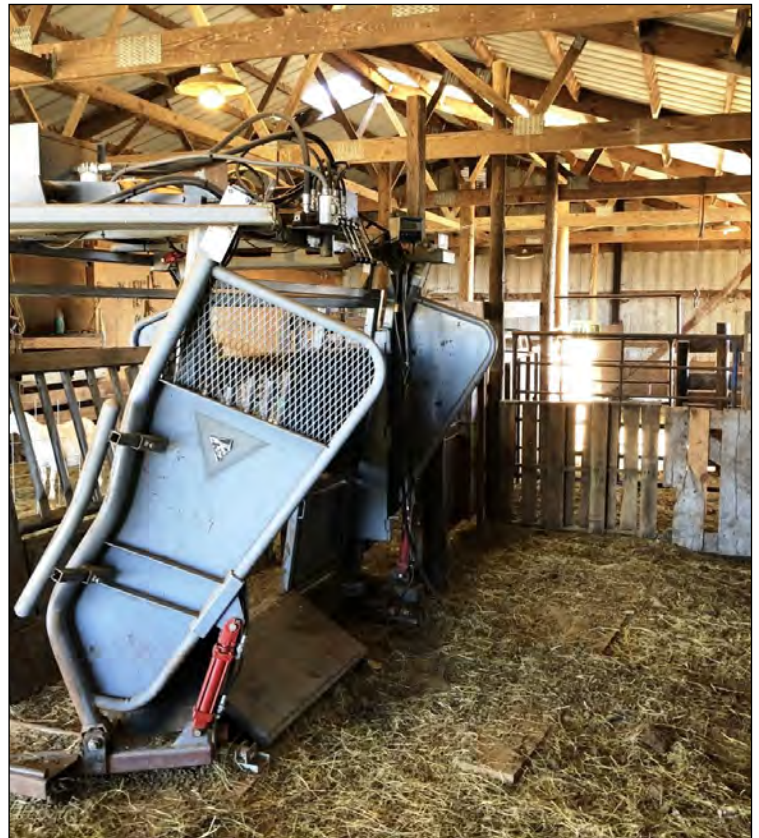
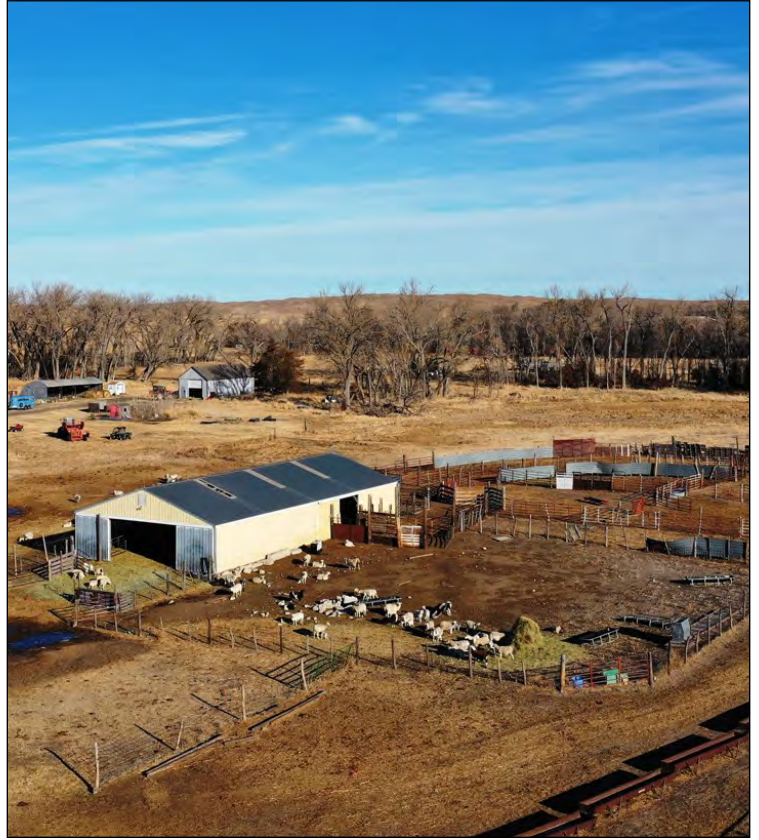
Photos



Photos



Photos



Photos



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