

## BROKER COMMENTS

*As owner/broker of United Country AgTeam Land Brokers (formerly Nebraska Land & Cattle Agency) I have specialized in marketing Nebraska Sandhill cattle ranches for over 25 years. I have been blessed to represent numerous large operations. Many have had good improvements, hay production and cattle working facilities. Most had excellent water due to the Ogallala Aquifer. A few had good access with highway frontage. None of them combined all features into one special property like the Spring Lake Ranch. It is "unique" and certainly one of the very best ranches in Nebraska.*

*The ranch has been family owned and operated for over 85 years. It is only offered for sale as Sellers are retiring. The ranch is in a region known historically for cattle barons, Indian Wars (Fort Robinson), railroad construction, and homesteading (documented by renown western author, Marie Sandoz, whose homestead was nearby).*

*This property is one of the premier cattle ranches in Nebraska with high productivity as well as stunning scenery with ridges of big hills and wet valleys. There are seven fresh water, spring fed lakes plus numerous ponds and wetlands. Guests of the owners have called the ranch: "The Telluride of the Sandhills" as the headquarters are in a long valley highlighted by Spring Lake and surrounded by high hills.*

*Pride of ownership is evidenced everywhere with the impressive ranch sign, new private access road, immaculate improvements, extensive development of stock wells & cross fencing and conservative management of the rangeland and hay meadows.*

*Winter protection is exceptional with the big hills and mature tree shelter belts of cedar and pine trees. Historical average annual precipitation is 16-18 inches with 75% coming during the growing season.*

*The ranch has unlimited recreational potential with the scenic lakes and abundant wildlife including: trophy mule deer; a growing population of whitetail deer; some antelope; turkey; grouse; small population of pheasant; nesting waterfowl including ducks, Canada geese, and Trumpeter swans; coyotes; and great diversity of song birds. Extra housing is available for guests in the tenant house, bunkhouse, and an apartment in an original schoolhouse in a secluded, private valley overlooking a beautiful lake. Additional ranch income is generated by an annual hunting lease with a local outfitter. The ranch has hosted several television hunting shows.*

Richard Dawson, Broker