



PARAMOUNT VALLEY RANCH



A beautiful Sandhills ranch South of Ainsworth.

A co-marketing effort by:



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PROPERTY HIGHLIGHTS

List Price

\$15,899,500

Executive Summary

Paramount Valley Ranch is a Sandhills range ranch supported by the Ogallala aquifer and the Calamus River which flows just south of the ranch. This ranch is located approximately 22 miles south and 6 miles east of Ainsworth Nebraska on Paramount Valley Rd. There is a total of 11,746 acres of range, 1,140 acres of sub-irrigated meadow, and 638 acres leased from the Nebraska Board of Education. (12,979.20 deeded acres) The ranch is comprised of three non-contiguous but close proximity parcels.

All land use acres provided are APPROXIMATED using aerial mapping tools, and should be viewed as ESTIMATES ONLY.

North Parcel

Range Acres: 1,466.03

Sub irrigated Meadow: 267

Roads and Waste: 21.25

of Pastures: 5 Pastures, three are range pastures, two are mostly hay production

Total Acres: 1,754.33

East Parcel

Range Acres: 17

Sub irrigated Meadow: 183

Roads and Waste: 0

of Pastures: 1 small range pasture, the rest is mostly hay meadow

Total Acres: 200

South Parcel

Range Acres: 10,280

Sub irrigated Meadow: 673 County Assessor says the majority is wetland (waste) but it is hayed every year.

Roads and Waste: 40.08 (pond)

of Pastures: 20 range pastures, 1 large hay meadow

Total Acres: 11,024

Entire Ranch

Range Acres: 11,746

Sub irrigated Meadow: 1,140

Roads and Waste: 62.05

of Pastures: 26

Total Acres: 12,979.20

Rangeland

The rangeland is comprised of grasses typical to the Sandhills region, with warm season grasses interspersed with cool season grasses.

The grasses in this area typically green up by May 15th with dormancy occurring in early October. This range has the undulating, rolling hills typical of the Sandhills comprised mostly of Valentine Sand. The pastures are generally between 320 and 640 acres, with the majority being 640 acre pastures. Cross-fencing is, for the most part, along section lines. There are approximately 71 tanks watering this ranch with a system of pipelines connecting wells and tanks.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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There are three wells on the North Parcel watering 9 tanks via pipeline. There is also an old irrigation well that is no longer in service.

The well that services the East Parcel as well as the western pipeline on the South parcel is located just south of the East Parcel's boundary line. The new Owner of the East parcel as well as the South Parcel will be granted a water easement to this well that will continue with the deed to the East and South Parcels in perpetuity.

There are three windmill locations on the south parcel that are no longer useable, but the shaft and casing appear to be intact. The western pipeline on the south parcel is fed by the well located just off the East Parcel. The eastern pipeline is fed by a well located just south of the improvement site on the South Parcel.

Board of Education School Section

There is a 640 acre school section currently leased by the Sellers. This lease does not automatically transfer to a new owner. Any new Owner will need to file an application with the Nebraska Board of Education for approval. The current lease expires in 2032.

Taxes per Parcel

North: \$9,706.34

East: \$1,327.34

South: \$57,968.58

Total: \$69,002.26

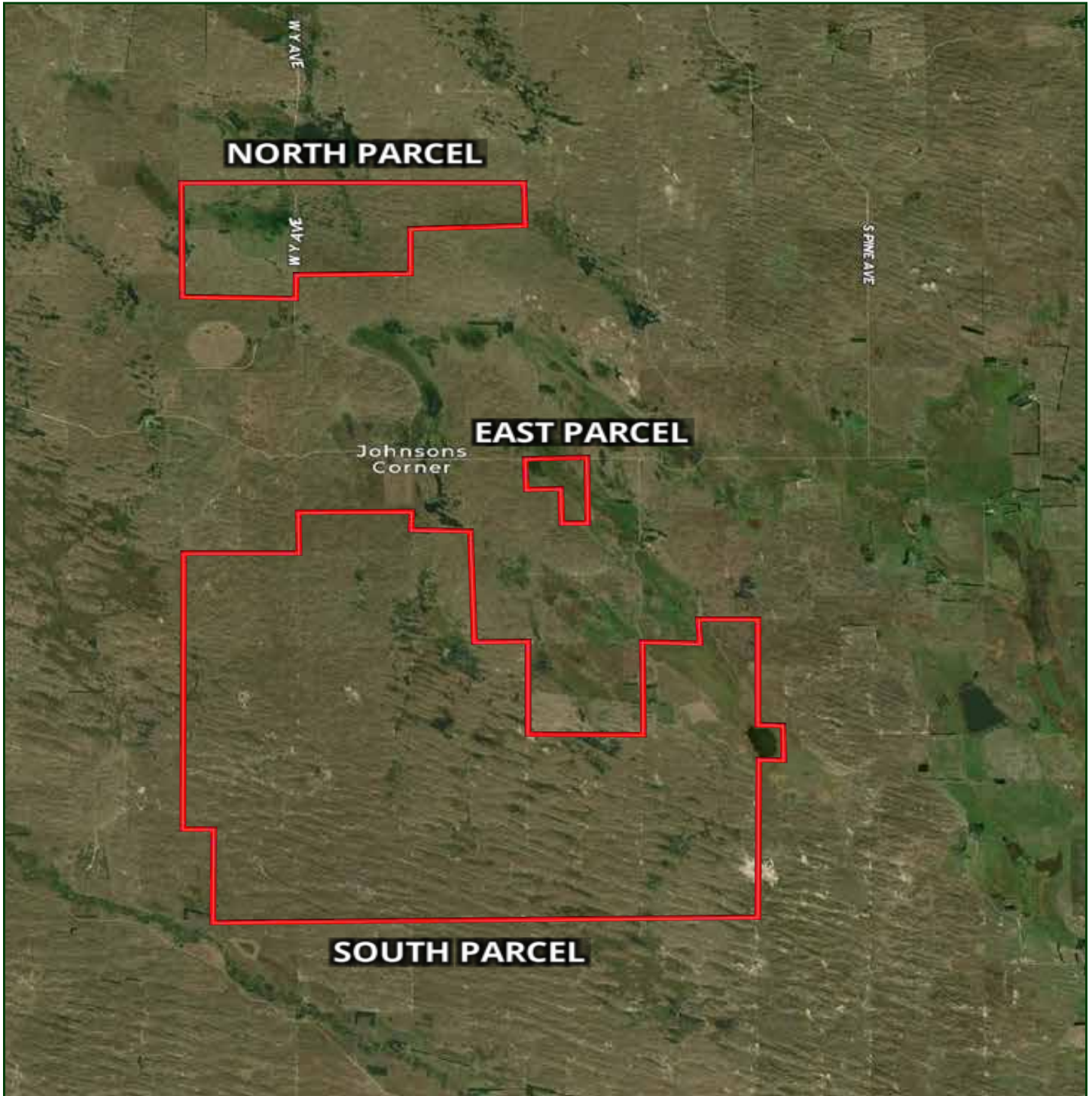
Rainfall and Weather

Average rainfall in the area averages 24" to 28" per year. Daily temperature average in the winter months is generally in the mid to high 30's, with the occasional polar blast lasting a few days to a week. Typically there are only two or three snowfalls per year that exceed 6" at a time, but snow of 1" to 4" will happen several times over the winter. Averages for July and August are between 80 to 90 degrees. The Nebraska Sandhills is renowned as some of the finest cattle country in the world due to the climate, ample water and the species of grasses that thrive there.

Regional Information

Paramount Valley ranch is located in southern Brown County, Nebraska. The total population of Brown County is 2,903, with the majority of these families working in the agricultural sector. Farming and ranching are the main driving economic forces, with most other businesses offering support and services for the Ag industry. Ainsworth is the county seat and largest community with approximately 1,600 residents. While this is a small community, it services a large area. It has a regional hospital as well as specialists such as optometrists and dentists. There are banks, a grocery store, hardware store and lumber yard as well as a farm supply store. Depending on where you are on this ranch, Ainsworth is a 25–35-minute drive. The Calamus Reservoir is approximately 30 miles away from the ranch, offering camping, boating, and excellent fishing. The Niobrara National Scenic River forms the north boundary of Brown County and offers, canoeing, kayaking, tubing and fishing, and is a popular tourist destination.

AERIAL MAP

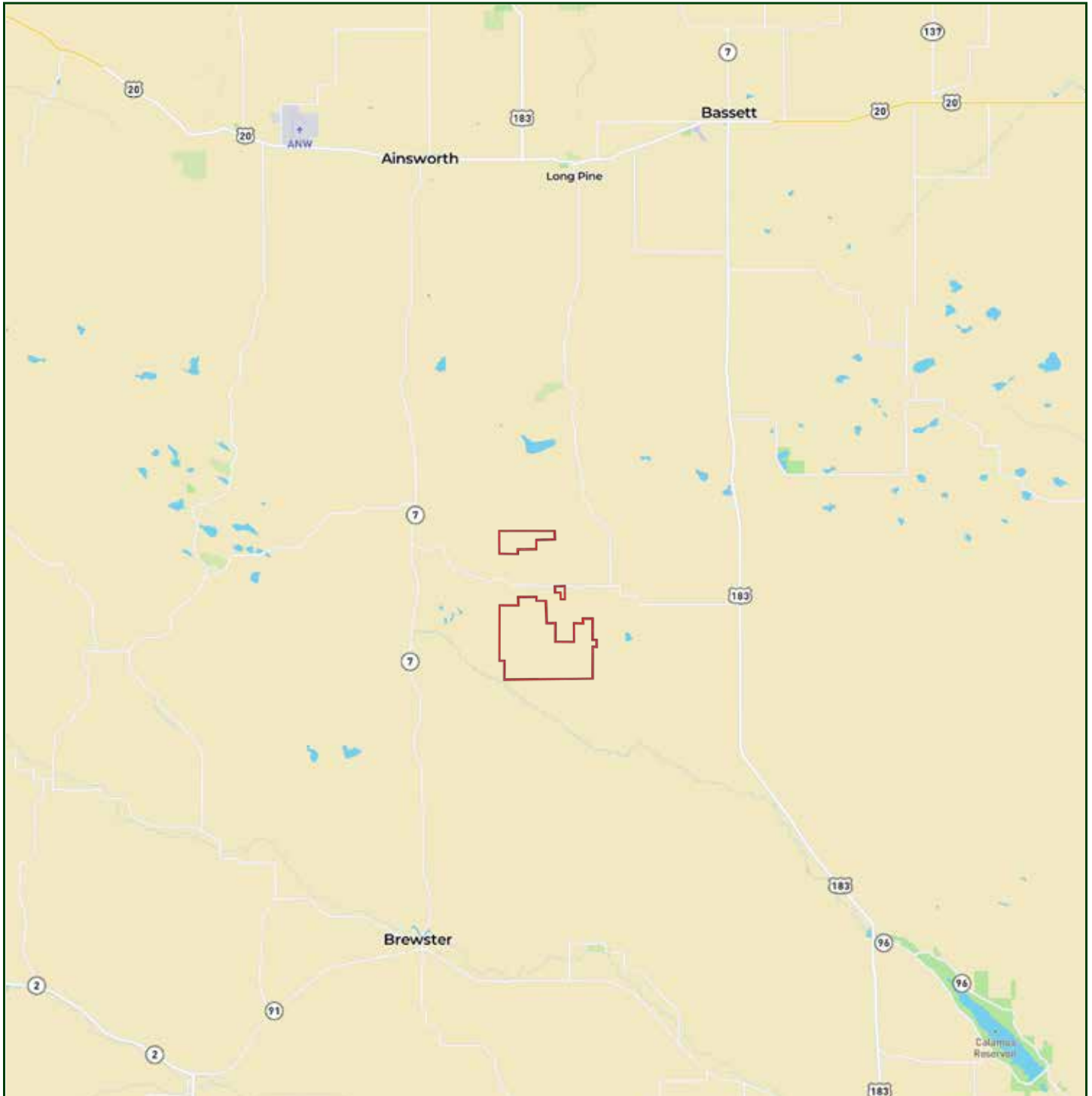


Boundary lines are estimates - Map for illustration only

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LOCATION MAP



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NORTH CARRYING CAPACITY

Estimates on Carrying Capacity

This ranch does not have a comprehensive NRCS map that defines acre types or numbered ranges. Therefore, all information regarding carrying capacity should be regarded as an ESTIMATE. The following information has been arrived at using standard accepted ranch management formulas that take into account average rainfall and starting pasture conditions.

Forage production assumptions are based on a 10-year average from 2014-2024 data provided by RAP Production Explorer.

Hay price per ton assumption is based on the Nebraska Direct Hay Report.

North Parcel Range									
Acres in Field(s)			Forage Dry Matter Production (Lbs per Acre)			Total Lbs of Forage Dry Matter in Field(s)		Harvest Efficiency (%)	Available Lbs of Forage Dry Matter in Field(s)
1,466.08	X		1,936.00	=		2,838,330.88	X	30%	851,499.26
Animal Forage Needs During Grazing Period									
Average Live Weight of each Grazing Animal (lbs)			Forage intake Rate (% of body weight per day)			Forage Dry Matter Demand per Head per Day (lbs)		Number of Planned Grazing Days	Forage Dry Matter Demand per Head per Grazing Event (lbs)
1,500.00	X		3%	=		45.00	X	153.00	6,885.00
Number of Head Calculation Based on Forage Availability and Animal Need									
Available Lbs of Forage Dry Matter in Field(s)			Forage Dry Matter Demand per Head per Grazing Event (lbs)			Adjustment factor for water availability and slope		Suggested Number of Head	Suggested Acres per Head
851,499.26	/		6,885.00	x		100%	=	123.67	OR 11.85
Gross Income Estimate Based on Suggested Number of Head									
Suggested Number of Head			\$ per Animal			Number of Planned Grazing Months		Total Projected Gross Income	\$ per Acre Rental Rate
123.67	x		\$ 60.00	x		5.10	=	\$ 37,844.41	OR \$ 25.81

EAST CARRYING CAPACITY

East Parcel Range

Acres in Field(s)		Forage Dry Matter Production (Lbs per Acre)		Total Lbs of Forage Dry Matter in Field(s)		Harvest Efficiency (%)		Available Lbs of Forage Dry Matter in Field(s)
17.00	X	2,111.00	=	35,887.00	X	30%	=	10,766.10

Animal Needs During Grazing Period

Average Live Weight of each Grazing Animal (lbs)		Forage intake Rate (% of body weight per day)		Forage Dry Matter Demand per Head per Day (lbs)		Number of Planned Grazing Days		Forage Dry Matter Demand per Head per Grazing Event (lbs)
1,500.00	X	3%	=	45.00	X	153.00	=	6,885.00

Number of Head Calculation Based on Forage Availability and Animal Need

Available Lbs of Forage Dry Matter in Field(s)		Forage Dry Matter Demand per Head per Grazing Event (lbs)		Adjustment factor for water availability and slope		Suggested Number of Head		Suggested Acres per Head
10,766.10	/	6,885.00	x	100%	=	1.56	OR	10.87

Gross Income Estimate Based on Suggested Number of Head

Suggested Number of Head		\$ per Animal		Number of Planned Grazing Months		Total Projected Gross Income		\$ per Acre Rental Rate
1.56	x	\$ 60.00	x	5.10	=	\$ 478.49	OR	\$ 28.15

SOUTH CARRYING CAPACITY

South Parcel Range								
Acres in Field(s)		Forage Dry Matter Production (Lbs per Acre)		Total Lbs of Forage Dry Matter in Field(s)		Harvest Efficiency (%)		Available Lbs of Forage Dry Matter in Field(s)
10,280.13	X	1,793.00	=	18,432,273.09	X	30%	=	5,529,681.93
Animal Needs During Grazing Period								
Average Live Weight of each Grazing Animal (lbs)		Forage intake Rate (% of body weight per day)		Forage Dry Matter Demand per Head per Day (lbs)		Number of Planned Grazing Days		Forage Dry Matter Demand per Head per Grazing Event (lbs)
1,500.00	X	3%	=	45.00	X	153.00	=	6,885.00
Number of Head Calculation Based on Forage Availability and Animal Need								
Available Lbs of Forage Dry Matter in Field(s)		Forage Dry Matter Demand per Head per Grazing Event (lbs)		Adjustment factor for water availability and slope		Suggested Number of Head		Suggested Acres per Head
5,529,681.93	/	6,885.00	x	100%	=	803.15	OR	12.80
Gross Income Estimate Based on Suggested Number of Head								
Suggested Number of Head		\$ per Animal		Number of Planned Grazing Months		Total Projected Gross Income		\$ per Acre Rental Rate
803.15	x	\$ 60.00	x	5.10	=	\$ 245,763.64	OR	\$ 23.91

RANCH CAPACITY AND INCOME

Total Capacity and Range Income Potential

North Parcel

Acres: 1,466.08

Forage Production Per Acre: 1,936

Suggested Number of Head: 123.67

Gross Income: 37,844.41

East Parcel

Acres: 17

Forage Production Per Acre: 2,111

Suggested Number of Head: 1.56

Gross Income: 478.49

South Parcel

Acres: 10,280.13

Forage Production Per Acre: 1,793

Suggested Number of Head: 803.15

Gross Income: 245,763.64

TOTAL FOR RANCH

Acres: 11,763.21

Forage Production Per Acre: 1,946.67

Suggested Number of Head: 928.39

Gross Income: 284,086.55

LEGAL DESCRIPTION / TAXES

LegalDesc		Acres	2024 Taxes
5-25-20	NWNW 41.61 ACRES 5-25-20	41.62	\$ 62.94
6-25-20	ALL OF SECTION TOTAL 644.78 ACRES 6-25-20	644.78	\$ 3,638.78
7-25-20	ALL OF SECTION TOTAL 646.00 ACRES 7-25-20	646	\$ 3,683.26
30-26-20	S1/2SE 80.14 ACRES 30-26-20	80.14	\$ 468.52
31-26-20	ALL OF SECTION TOTAL 644.79 ACRES 31-26-20	644.79	\$ 771.16
32-26-20	SWSW 41.11 ACRES 32-26-20	41.11	\$ 42.26
2-26-21	N1/2 315.31 ACRES 2-26-21	315.31	\$ 1,709.24
3-26-21	ALL OF SECTION 632.20 ACRES 3-26-21	632.2	\$ 3,461.08
4-26-21	ALL OF SECTION 645.57 ACRES 4-26-21	645.57	\$ 3,672.52
9-26-21	N1/2N1/2 161.25 ACRES 9-26-21	161.25	\$ 863.50
1-25-21	ALL OF SECTION 639.66 ACRES 1-25-21	639.66	\$ 3,582.32
2-25-21	ALL OF SECTION 646.37 ACRES 2-25-21	646.37	\$ 3,595.46
3-25-21	ALL OF SECTION 642.86 ACRES 3-25-21	642.86	\$ 3,550.84
4-25-21	ALL OF SECTION 640.72 ACRES 4-25-21	640.72	\$ 3,501.16
9-25-21	E1/2W1/2 & E1/2 TOTAL 482.09 ACRES 9-25-21	482.09	\$ 2,664.34
10-25-21	ALL OF SECTION 645 ACRES 10-25-21	645	\$ 3,549.98
11-25-21	ALL OF SECTION 642.66 ACRES 11-25-21	642.66	\$ 3,535.82
12-25-21	ALL OF SECTION 646.88 ACRES 12-25-21	646.88	\$ 3,591.68
13-26-21	S1/2SW 79.59 ACRES 13-26-21	79.59	\$ 476.04
22-26-21	S1/2 320.61 ACRES 22-26-21	320.61	\$ 1,732.48
23-26-21	S1/2SW 80.49 ACRES 23-26-21	80.49	\$ 429.96
24-26-21	E1/2NW & NWNW TOTAL 120.43 ACRES 24-26-21	120.43	\$ 851.30
26-26-21	W1/2 320.78 ACRES 26-26-21	320.78	\$ 1,849.90
27-26-21	ALL OF SECTION 640.62 ACRES 27-26-21	640.62	\$ 3,489.94
28-26-21	ALL OF SECTION 642.57 ACRES 28-26-21	642.57	\$ 3,463.98
33-26-21	ALL OF SECTION 646.52 ACRES 33-26-21	646.52	\$ 3,511.36
34-26-21	ALL OF SECTION 645.67 ACRES 34-26-21	645.67	\$ 3,539.06
35-26-21	ALL OF SECTION 642.91 ACRES 35-26-21	642.91	\$ 3,713.38
		12979.2	\$69,002.26

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WELL LOGS

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth	Owner's Name Owner's ID Address
G-152327 WellID: 197708	S A	Brown Upper Loup 26N 20W 31 SWNW 1916N 548W 42° 10' 56.600" -99° 41' 57.300"	1/21/2009 3/9/2009 123635865819573 39264	--- 45 gpm 17 ft 23 ft PRO	2 in 40 ft 153 ft	Dillon Trust OwnerID: 102185 111 Clark Street Bassett NE 68714
G-152328 WellID: 197709	S X	Brown Upper Loup 26N 21W 24 SWNW 1414N 692W 42° 12' 45.600" -99° 43' 6.200"	1/20/2009 3/9/2009 8/26/2013 123635963725396 39264	--- 45 gpm 38 ft 43 ft PRO	2 in 80 ft 185 ft	Dillon Trust OwnerID: 102185 111 Clark Street Bassett NE 68714

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Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth	Owner's Name Owner's ID Address
G-174384 WellID: 235344	S A	Brown Upper Loup 26N 21W 4 NENE 1211N 230E 42° 15' 23.700" -99° 45' 38.800"	9/15/2014 11/12/2014 141573498613817 39264	--- 38 gpm 13 ft 52 ft PRO	2 in 100 ft 178 ft	Dillon Trust OwnerID: 102185 111 Clark Street Bassett NE 68714
G-152328 WellID: 228347	S A	Brown Upper Loup 26N 21W 24 SWNW 1414N 663W 42° 12' 45.600" -99° 43' 6.600"	8/26/2013 12/12/2013 1 138532542312614 39264	--- 45 gpm 38 ft 44 ft PRO	2 in 70 ft 190 ft	Dillon Trust OwnerID: 102185 111 Clark Street Bassett NE 68714

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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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