



## LONG PINE CREEK RANGE AND WILDLIFE



A quality ranch and recreational combo located on the edge of Long Pine, NE.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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# PROPERTY HIGHLIGHTS

## List Price

**\$3,900,000 - Both tracts**

**\$2,275,300 - Tract 1**

**\$1,824,700 - Tract 2**

## Location

Long Pine, NE

## Legal Description

See Exhibit A

## Acres

**Tracts 1 and 2: 1,533.49±**

**BELF Acres: 1,917.94±** (currently leased by the Seller and could be assigned with board approval expiring December 2025.

**Tract 1** - 455.06 +/- acres per the Brown County Assessor

\*25 30 21 PT.W1/2 & PT.SE Total 455.06 Acres

**Tract 2** - 1078.43 +/- acres per the Brown County Assessor

\*36-30-21 PT.S1/2N1/2 Total 38.10 Acres

\*31-30-20 PT.SW1/4NW1/4 Lying South of Chicago Northwestern RR R.O.W. 19.30 Acres

\*31-30-20 PT.SW1/4 (Pt. of Lots 3 & 4) 45.63 Acres

\*6-29-20 W2W2 176.36 Acres

\*1-29-21 N2, N2S2 482.56 Acres

\*2-29-21 N2 316.48 Acres

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

## Taxes - Estimated

**\$11,590.34**

## Improvements/Outbuildings

Home-1,512 Sqft. | Carport | Numerous outbuildings

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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# PROPERTY HIGHLIGHTS

## Property Summary

Long Pine Creek Range & Wildlife consists of 1533.49+/- acres with great access off Highway 20 close to Long Pine, NE. This is a great opportunity to purchase a well-maintained ranch with both sides of Long Pine Creek, Willow Creek, and has excellent hunting and fishing opportunities. Long Pine Creek is famously known for some of Nebraska's best trout fishing and there is an abundance of deer and wild turkey roaming through. This property can be purchased as a whole or in 2 separate tracts.

**Tract 1** consists of 455.06+/- acres and has Willow Creek running through the Southern portion of the property with heavily wooded draws, pasture, a pond, and well-maintained home. There are 2 windmills on the property and a solar well.

The home is secluded yet close to Ponderosa Road and has many access points to Willow Creek as it meanders around the improvement site area. There are 3 bedrooms, 2 bathrooms, a nice sized kitchen/dining area, laundry room, and mudroom. The mudroom has a dog door with access to a fenced in portion of the yard. A carport sits close to the home.

**Tract 2** consists of 1078.43+/- contiguous acres and has Long Pine Creek running through the Northeast corner of the property with excellent access to the creek. There is an old improvement site with outbuildings, corrals and has electricity and a well. The pastures are cross fenced and watered by pipeline, tanks, windmills and has 2 solar wells.

The owners have done extensive tree management throughout both tracts and the fences are in excellent condition.

### Rainfall

The rainfall in the area and location of this ranch ranges from 20"-24" per year with the majority of it falling during the growing season. It is generally considered consistent and reliable to the extent that cattle sell downs because droughts are rare.

### Cattle Markets

The ranch is 10-12 miles from Bassett Livestock, which is one of the top markets in Nebraska, and within an hour drive from an excellent livestock market located in Valentine, NE

### Minerals

The current ownership will convey all the owned minerals.

### Exchanges

The current ownership will cooperate with 1031 exchanges.

### Ogallala Aquifer

This ranch sits on top of the largest freshwater aquifer in the continental U.S. known as the Ogallala Aquifer. It support fresh water bearing material where this ranch is located in the range of 400'-600' in depth. Stock wells are generally considered shallow by comparison to other cattle producing regions in other states.

# WELL LOGS

6 Records Found

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
<b>G-085061</b> <b>WellID:</b> 96038 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>D</b> <b>A</b>	<b>Brown</b> Middle Niobrara 30N 21W 25 NESE 2600S 1250E <a href="#">Map It</a>	<b>5/15/1995</b> 7/5/1995 --- 39064	--- 30 gpm 55 ft 50 ft PRO	<b>4 in</b> 100 ft 165 ft	<b>Curt T Werner</b> OwnerID: 98962 PO Box 182 Saint Edward NE 68660
<b>G-100132</b> <b>WellID:</b> 117872 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>S</b> <b>A</b>	<b>Brown</b> Middle Niobrara 30N 21W 25 SESE 370S 1109E <a href="#">Map It</a>	<b>2/25/1999</b> 4/7/1999 --- 39030	--- 10 gpm 100 ft 105 ft PRO	<b>3 in</b> 14 ft 135 ft	<b>Curt T Werner</b> OwnerID: 98962 PO Box 182 Saint Edward NE 68660
<b>G-131558</b> <b>WellID:</b> 164601 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>S</b> <b>A</b>	<b>Brown</b> Middle Niobrara 30N 21W 25 NENW 518N 1519W <a href="#">Map It</a> 42° 32' 54.720" -99° 43' 47.700"	<b>5/5/2004</b> 12/22/2004 --- 39381	--- 3 gpm 71 ft 80 ft PRO	<b>1.25 in</b> 90 ft 140 ft	<b>Curt T Werner</b> OwnerID: 98962 PO Box 182 Saint Edward NE 68660
<b>G-140618</b> <b>WellID:</b> 177400 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>S</b> <b>A</b>	<b>Brown</b> Middle Niobrara 29N 21W 1 SWNE 2428N 2060E <a href="#">Map It</a> 42° 30' 51.660" -99° 43' 24.360"	<b>5/17/2006</b> 7/5/2006 --- 39381	--- 4 gpm 39 ft 42 ft PRO	<b>3 in</b> 50 ft 200 ft	<b>Curt T Werner</b> OwnerID: 98962 PO Box 182 Saint Edward NE 68660
<b>G-177968</b> <b>WellID:</b> 240736 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>S</b> <b>A</b>	<b>Brown</b> Middle Niobrara 29N 21W 1 NWNW 1030N 190W <a href="#">Map It</a> 42° 31' 5.520" -99° 44' 5.100"	<b>8/20/2015</b> 12/3/2015 1 --- 39381	--- 10 gpm 56 ft 63 ft PRO	<b>1 in</b> 80 ft 165 ft	<b>Curt Werner</b> OwnerID: 133088 PO Box 223 Saint Edward NE 68660
<b>WellID:</b> 240752 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>S</b> <b>U</b>	<b>Brown</b> Middle Niobrara 29N 21W 1 NWNW <a href="#">Map It</a> 42° 31' 5.340" -99° 44' 4.860"	8/22/2015 ---	--- --- --- PRO	--- --- 130 ft	<b>Curt Werner</b> OwnerID: 133088 PO Box 223 Saint Edward NE 68660

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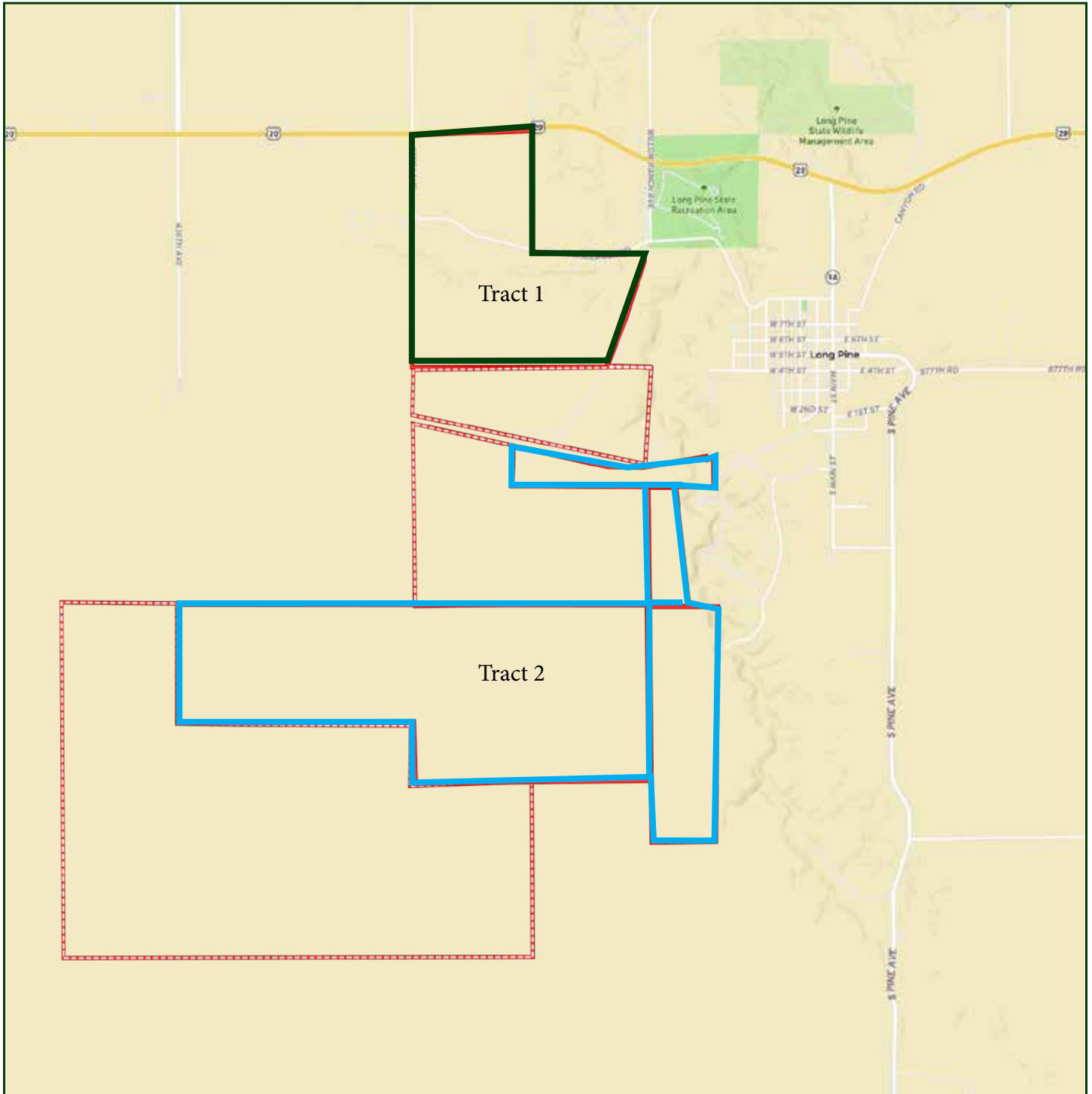
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# LAND INVENTORY

PID	Property Address	Legal Desc	GRAS	GRT's	HOME	FARM	ROAD	Water Rec	Total	2022 Tx
090032438	87667 / WILLOW RIDGE	36-30-21 PT.S1/2N1/2	35.91	0.71	1	0.48			38.1	\$549.60
090031806	43776 / PONDEROSA RD	25-30-21 PT.W1/2 & PT.SE	317.71	124.3	1		9.43	2.62	455.06	\$3,699.36
090023412	/HIDDEN PARADISE	31-30-20 PT.SW1/4(PT. OF LOTS 3&4)	44.4	1.23					45.63	\$308.00
090015797	6-29-20	6-29-20 W2W2	172.11	4.25					176.36	\$1,215.76
090030214	2-29-21	2-29-21 N2	316.48						316.48	\$2,231.88
090029763	1-29-21	1-29-21 N2, N2S2	482.56						482.56	\$3,453.56
090022521	31-30-20	31-30-20 PT.SW1/4NW1/4 LYING SOUTH OF CHICAGO NORTHWESTERN RR R.O.W.	7.09	11.74				0.47	19.3	\$132.18
		TOTALS	1376.26	142.23	2	0.48	9.43	3.09	1533.49	\$11,590.34
									-455.06	
									1078.43	

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

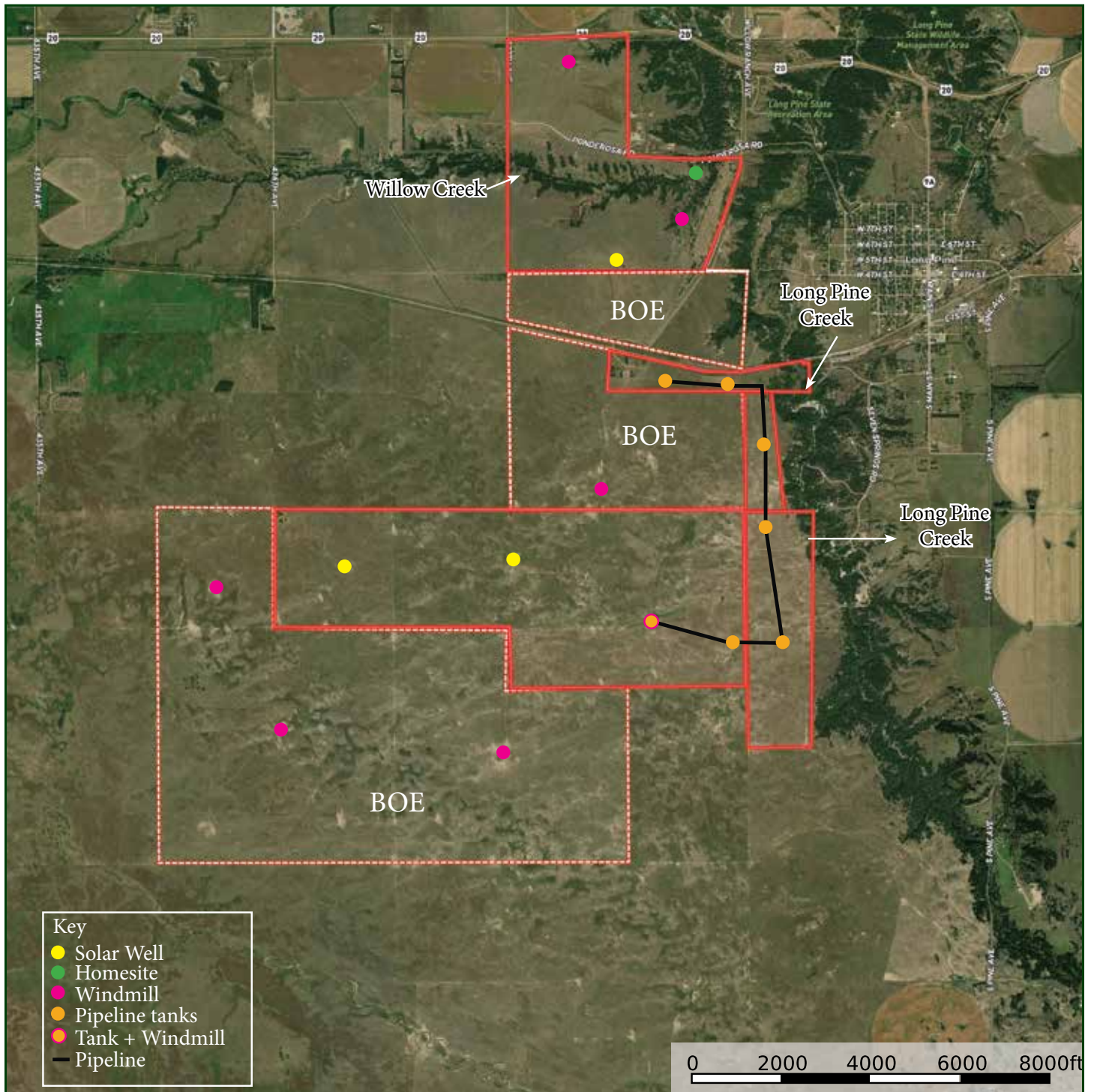
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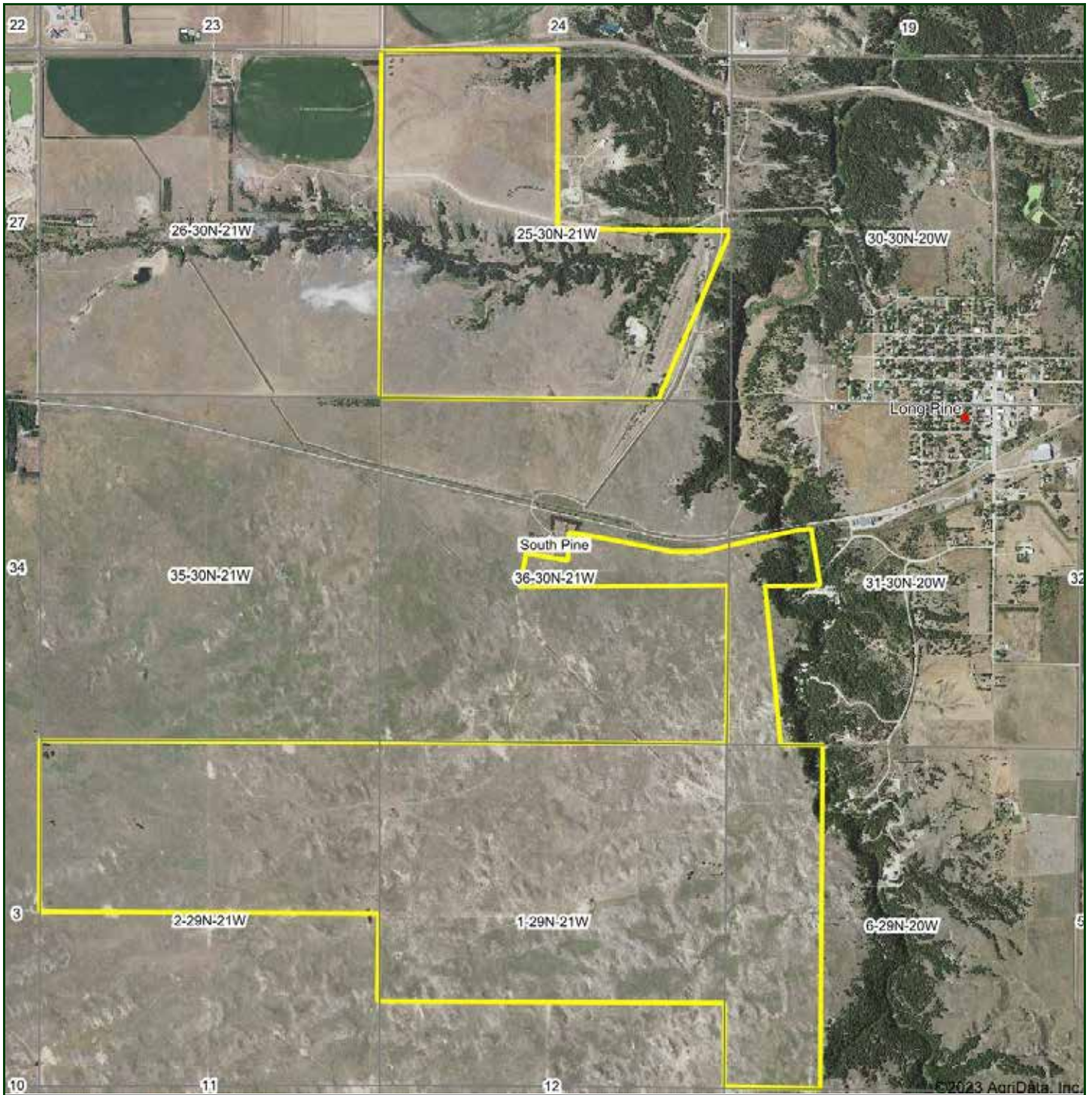
Email: [april@lashleyland.com](mailto:april@lashleyland.com)

# DETAILED AERIAL MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



Boundary lines are estimates - Map for illustration only

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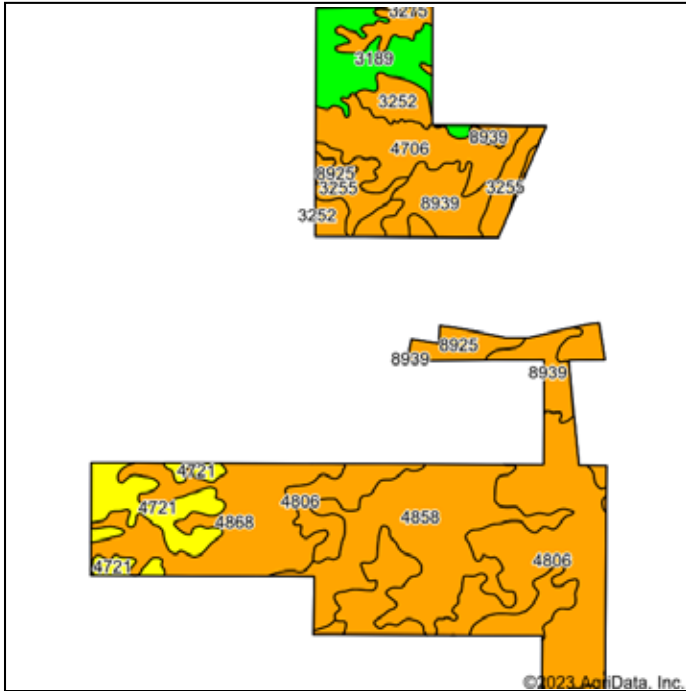
Associate Broker

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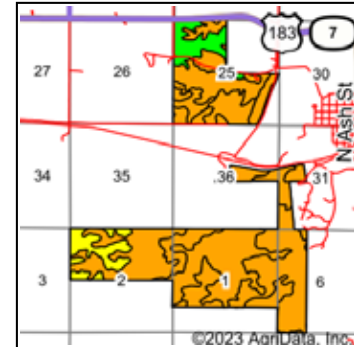
Email: [april@lashleyland.com](mailto:april@lashleyland.com)

# SOILS MAP

Soils Map



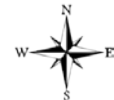
Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Brown**  
Location: **36-30N-21W**  
Township: **South Pine**  
Acres: **1534.27**  
Date: **3/21/2023**

**LASHLEY**  
AND RECREATIONAL  
BROKERS

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	384.43	25.1%		> 6.5ft.	Vle						16
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	259.31	16.9%		2.2ft.	Vle	IVe		1			20
4868	Valentine-Pivot complex, 0 to 9 percent slopes	248.48	16.2%		> 6.5ft.	Vle	IVe	26				19
4706	McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes	162.19	10.6%		> 6.5ft.	Vle		1				3
8939	Simeon-Valentine complex, 0 to 9 percent slopes	115.04	7.5%		> 6.5ft.	Vls	IVs	25				18
4721	Pivot loamy sand, 0 to 3 percent slopes	96.92	6.3%		> 6.5ft.	IVe	IIIe	28				18
3189	Jansen-Meadin complex, 0 to 2 percent slopes	96.09	6.3%		> 6.5ft.	Ile	Ile	28	1	32	22	20
8925	Simeon loamy sand, 0 to 3 percent slopes	71.05	4.6%		> 6.5ft.	Vls	IVs	26				19
3255	Meadin sandy loam, 2 to 30 percent slopes	65.92	4.3%		> 6.5ft.	Vls		21				13
3252	Meadin sandy loam, 0 to 2 percent slopes	32.10	2.1%		> 6.5ft.	Vls	IVs	29				16
3275	Oneill-Meadin sandy loams, 6 to 11 percent slopes	2.74	0.2%		> 6.5ft.	Vle	IVe	29				18
Weighted Average						5.62	*-	12.5	0.2	2	1.4	*n 16.3

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

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