



SIGNAL BUTTE RANCH



An 11,986± acre ranch in the Wildcat Hills that is filled with history, beauty, and wildlife.

Co-Listed by:

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PROPERTY HIGHLIGHTS

List Price ~~\$13,890,000~~ **\$10,295,000**

Location 6 miles West of Gering, NE

Legal Description See Exhibit A

County Assessed Record Acres

Flood Irrigated:	134.99±
Drycrop:	656.34±
Range:	11,093.25±
Improvement Site:	13.97±
Springs & Stock Dams:	14.99±
Canal:	16.85±
Roads:	55.87±
Total Taxable Acres:	11,986.26±

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 **\$89,503.78**

Water Rights

Gering Ft. Laramie Ditch Co. (286.2 Allocated Acres)

Allocation

Tract 2: 136 Acres

Water Tax

Tract 2: \$4,522.00 (\$33.25/acre)

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

Situated in Scotts Bluff County in the Western Nebraska Panhandle, the Signal Butte Ranch offers 11,986± acres of land that is rich in history, beauty, and wildlife. The ranch lies in two non-contiguous tracts, all of which have excellent location and access via county gravel roads. Established in the 1980's by George and Ellen Nazarian, this husband and wife team worked together to run a successful ranching operation. George operated the ranch and put the land together, while Ellen focused on building a registered Gelbvieh cattle herd and had annual bull sales at the ranch. The Gelbvieh breed originated in Bavaria, Germany in the 1800's. It was once a triple-purpose breed for meat, milk, and for use as a draft animal. The ranch has operated for close to 40 years, and is now being offered for sale for the first time.



Gelbvieh cattle

Tract 2, also known as Cedar Canyon Ranch, consists of 2,927± acres and can be utilized for superior wildlife hunting as well as cattle grazing. The majority of the acres are timbered rangeland creating a perfect environment for top-notch hunting. This ranch is filled with an abundance wildlife including deer and turkey.

Tract 3, the largest of the three tracts, has 9,058± acres and is the working ranch with incredible recreation. Mule deer, whitetail deer, and Merriam Turkey are in great abundance here. While this parcel is primarily rangeland, there are 136 flood irrigated acres (5 parcels). The rainfall belt ranges from 14-16" annually.

A historical landmark known as Signal Butte stands prominently on this tract, and is registered as a National Historical Site. The Butte was an archaeological find in 1939, and the artifacts can be seen on display at the Smithsonian Institute. Throughout the 1800's, pioneers used this historical ground as they made their way Westward carving out both the Oregon and Mormon Trails, which can still be seen. There is one marked grave site that was established in 1866.

NOTE: Part of Tract 3 cannot be grazed until September 2023. There is an approved EQIP Program that will pay the Seller \$79,341 for fire damage on tract 3 only. Payment is for fire damage to the pasture in 2022.

Both tracts are leased for the up coming grazing and farming season. There will be approximately 14 miles of fencing installed through the NRCS EQIP Program. This would be for all fire damaged fence. There will be 3,000 ponderosa pine planted in April 2023.

A landlord income estimate is included and has been developed for a prospective investor that may be interested in buying all or portions of the ranch as an investment along with the hunting amenities that Tract 2 and Tract 3 provide.

PROPERTY HIGHLIGHTS

Tract 2

\$2,795,000 | 2,927.67± acres

TRACT 2 Called Cedar Canyon Ranch is a prime hunting property located in the western portion of the Wildcat Hills. It also will generate cattle grazing income.

Location 4 Miles south & 4 Miles west of Gering, NE

County Acres	2907.41	Timberland Range Acres
	2	Improvements
	12.62	Water (Stock Dam)
	2.63	Canal
	<u>3.01</u>	Waste
	2927.67	Total Taxable Acres per Scotts Bluff County Assessor

LANDLORD REVENUE ESTIMATE

Tract 2 – 2,927.67 Deeded Acres

Scotts Bluff County, NE – Cedar Canyon Ranch

Estimated Hunting Lease Income \$13,000.00

2,927.67 Acres Rangeland/Timber-Grazed @ .3 AUMs/Acre

*AUMs/Acre are within NRCS guidelines, rainfall belt, timber population, ecological sites/soils.

2,927.67 Acres @ .3 AUMs/Acre = 878 estimated AUMs of grazing

878 AUMs/Acre/5 Months/1.5 Body Weight Equivalents = 117 Pair

117 Pair @ \$45/Pair @ 5 Months = \$26,325

\$26,325 divided by 2,927.67 Acres = \$9.00/Acre CE

Estimated Gross Income	\$39,325.00
2022 Real Estate Taxes	-20,712.90
<u>Repair, Replacement, Insurance</u>	<u>-3,000.00</u>
Estimated Net Landlord Income	\$15,612.10
Estimated	\$15,600.00

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PROPERTY HIGHLIGHTS

Tract 3

\$7,500,000 | 9,058.59± acres

TRACT 3 Called Signal Butte Ranch being the largest tract and is considered the working ranch. Portions of this ranch has Oregon, California, and Mormon trail presence on it.

One of the most significant landmarks on the ranch is a quite elevated natural bluff toward the west of the ranch called Signal Butte. Long before the days of the white man arrival, the Native Americans utilized this tall butte as a signal/religious site. It stands very prominently on the ranch and has received national, historic attention in the last century.

Tract 3 also supports a small amount of gravity irrigation that also receives its water rights from the Gering/Fort Laramie Ditch Company.

Location 6 Miles west of Gering, NE

County Acres	134.99	Flood Irrigated Acres
	656.34	Dry Crop Acres
	8185.84	Range Acres
	4.00	Home Site
	2.37	Water
	15.21	Canal
	5.97	Waste
	<u>53.87</u>	Roads
	9,058.59	Total Taxable Acres per Scotts Bluff County Assessor

LANDLORD REVENUE ESTIMATE

Tract 3 – 134.99 Deeded Acres (5 irrigated parcels)
Scotts Bluff County, NE – Signal Butte Ranch – Gravity Irrigated

134.99 Acres Gravity Irrigated @ \$175/Acre = \$23,623.25

Estimated Gross Income	\$23,623.00
Water Right Tax (LLEX)	-4,522.00
Repair, Replacement, Insurance	<u>-1,000.00</u>
Estimated Net Landlord Income	\$18,101.00
Estimated	\$18,000,000

PROPERTY HIGHLIGHTS

Tract 3 – 8,923.60 Deeded Acres

Scotts Bluff County, NE – Signal Butte Ranch – Rangeland/Timber

Estimated Hunting Lease Income \$35,000.00

8,923.60 Acres Dryland/Rangeland/Timber-Grazed @ .325 AUMs/Acre

*AUMs/Acre are within NRCS guidelines, rainfall belt, timber population, ecological sites/soils.

8,923.60 Acres @ .325 AUMs/Acre = 2,900 estimated AUMs of grazing

2,900 AUMs/Acre/5 Months/1.5 Body Weight Equivalent = 387 Pair

387 Pair @ \$45/Pair @ 5 Months = \$87,075

\$87,075 divided by 8,923.60 Acres = \$9.75/Acre CE

Estimated Gross Income	\$122,075.00
2022 Real Estate Taxes	-61,313.10
Repair, Replace, Insurance	<u>-9,000.00</u>
Estimated Net Landlord Income	\$51,761.90
Estimated	\$51,750.00
Estimated Crop Net Income	\$18,000.00
Total Net Income	\$69,750.00

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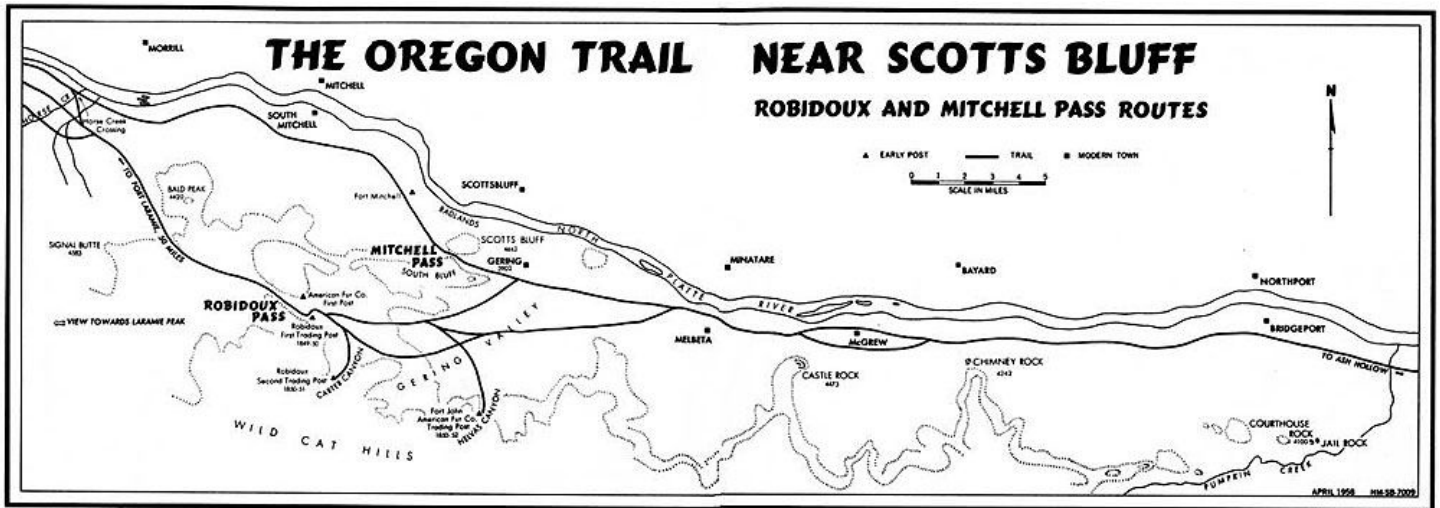
Email: skip@lashleyland.com

LAND INVENTORY

STR	LegalDesc - Per County Assessor	IRRG	DRY	GRAS	ROAD	HOME	801 waste	WATER	CANAL	900's	Acres +/-
36-21-56	ALL			653.99		2.00	1.01	12.62	2.63	2.00	674.25
03-20-56	ALL			629.75							629.75
04-20-56	S1/2 SW, SW SE, E1/2 SE			193.48							193.48
05-20-56	S1/2 SE			76.18							76.18
08-20-56	PT E1/2			310.44							310.44
09-20-56	NE, W1/2, N1/2 SE			564.24							564.24
10-20-56	N1/2, N1/2 S1/2			479.33							479.33
	Tract 2	0.00	0.00	2907.41	0.00	2.00	1.01	12.62	2.63	2.00	2927.67
							waste			waste	
02-21-57	S1/2 NE, S1/2 NW, N1/2 SE, W1/2 SW		170.22	135.33							305.55
03-21-57	S 1/2 S 1/2		152.95	7.47							160.42
10-21-57	ALL		205.97	432.94	8.08						646.99
11-21-57	SE NE, E1/2 SE, PT SW SE, PT SE SW, W1/2 W1/2		125.12	233.33	4.08						362.53
12-21-57	SW NW, W 1/2 SW		0.71	106.18	1.77						108.66
13-21-57	ALL			566.99		1.00	1.00				568.99
14-21-57	ALL EX SW SW			594.19							594.19
15-21-57	N 1/2, N 1/2 SE			404.44							404.44
23-21-57	E1/2, E1/2 W1/2, E1/4 W1/2 SW			492.93							492.93
24-21-57	ALL			604.15							604.15
03-21-56	SW			151.77							151.77
04-21-56	SE			155.10							155.10
07-21-56	SE		1.37	156.28	5.74						163.39
08-21-56	NW NE, S1/2 NE, N1/2 SE, SW, SW SE			405.01	5.26						410.27
09-21-56	PT E1/2, S1/2 NW			396.88	0.07	1.00	3.98	2.37			404.30
09-21-56	PT SW SE (S OF ROAD)			4.83	0.03						4.86
10-21-56	ALL (EX PT SE)	39.41		591.81	4.69	1.00			11.08		647.99
14-21-56	N 1/2 NW	69.64		3.39	2.84	1.00			4.13		81.00
15-21-56	ALL S OF CANAL			611.80	5.26						617.06
15-21-56	PT NE (N OF CANAL)	25.94		0.63	2.21						28.78
16-21-56	N 1/2 NE			81.38	0.69						82.07
17-21-56	ALL (EX NE NE)			573.93	8.38		0.99				583.30
18-21-56	ALL			615.26	0.59						615.85
19-21-56	ALL			626.86							626.86
20-21-56	W1/2 NE, NW			232.96	4.18						237.14
	Tract 3	134.99	656.34	8185.84	53.87	4.00	5.97	2.37	15.21	0.00	9058.59
							waste				
	TOTAL	134.99	656.34	11093.25	53.87	6.00	6.98	14.99	17.84	2.00	11986.26

SIGNAL BUTTE: NATIONAL HISTORIC LANDMARK

The distinctive shape and prominence of Signal Butte has made it a gathering place since man first migrated into the Americas. It became well known in the 1800's because the crossroads of the Mormon Trail and the Oregon Trail are nearby, on this same ranch. The geography of the Plains naturally pushed the travelers of each trail to this point to access the Robidoux Pass, the original crossing point of the North Platte River. When Mitchell Pass opened up at Scott's Bluff further north, this area stopped seeing heavy traffic as it was better to keep close to the river, and their water source.



Before the influx of westward bound pioneers, Signal Butte became a popular place for the local Indian tribes to gather and pitch the camp. Stone circles indicating where skins were held down and shelter built over them have been found around the base of the Butte. In finding numerous arrowheads and bits of pottery, the location eventually caught the interest of the University of Nebraska's Archeology department, who in turn brought the site to the attention of the Smithsonian Institute. Several archaeological digs were undertaken at the site. Native American camps and artifacts were found from 1,500 years ago, 3,000 years ago, and even as far back as 5,000 years.



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SIGNAL BUTTE: NATIONAL HISTORIC LANDMARK

The Prehistoric occupants of the Great Plains were the first known humans in the Americas, dating back to the Middle Lithic Period. The dig site as Signal Butte has been declared the oldest known prehistoric archaeological site on the Great Plains. The time periods represented in the layers of geology that provided the age of the site were one of the first sites to ever be dated by radiocarbon dating.

SIGNAL BUTTE
in western Nebraska is capped with the stratified refuse of hunters and food gatherers dating from 2600 B.C. to A.D. 1700.

THE BIRD REMAINS
"All their human needs are supplied by these stores [the birds], for they are fed and clothed and shod from these. They are a people who wander around here and there, where it suits them."—Journals, Canadian Expedition, 1547
Horses were unknown to the Plains Indians until introduced by the Spanish after 1600.

SIGNAL BUTTE II
The middle layer contains almost no animal bone and has few artifacts. Scarcity of bison, perhaps because of severe drought, may have forced the people to turn from hunting to foraging.

THE FORAGERS
Lived at many widely scattered campsites in the Wyoming sagebrush plains. Seeds, roots, berries, and other vegetable products were probably the principal foods. Game, eaten when available, often consisted of rabbits, squirrels, reptiles, and insects. The foragers moved erratically when the promise of food was greater in one locality or another.

SIGNAL BUTTE I
The oldest layer has great quantities of bison bone and many hunting, butchering, and skin-dressing tools suggesting heavy reliance on bison hunting.

Timeline:
A.D. 1400-1700 III
700 B.C. II
900 B.C. I
2600 B.C.

Celebrate
**NEBRASKA
ARCHAEOLOGY** SEPTEMBER 2016
Commemorating 50 Years of the
National Historic Preservation Act

SIGNAL BUTTE
Listed on the National Register of Historic Places
October 15, 1966

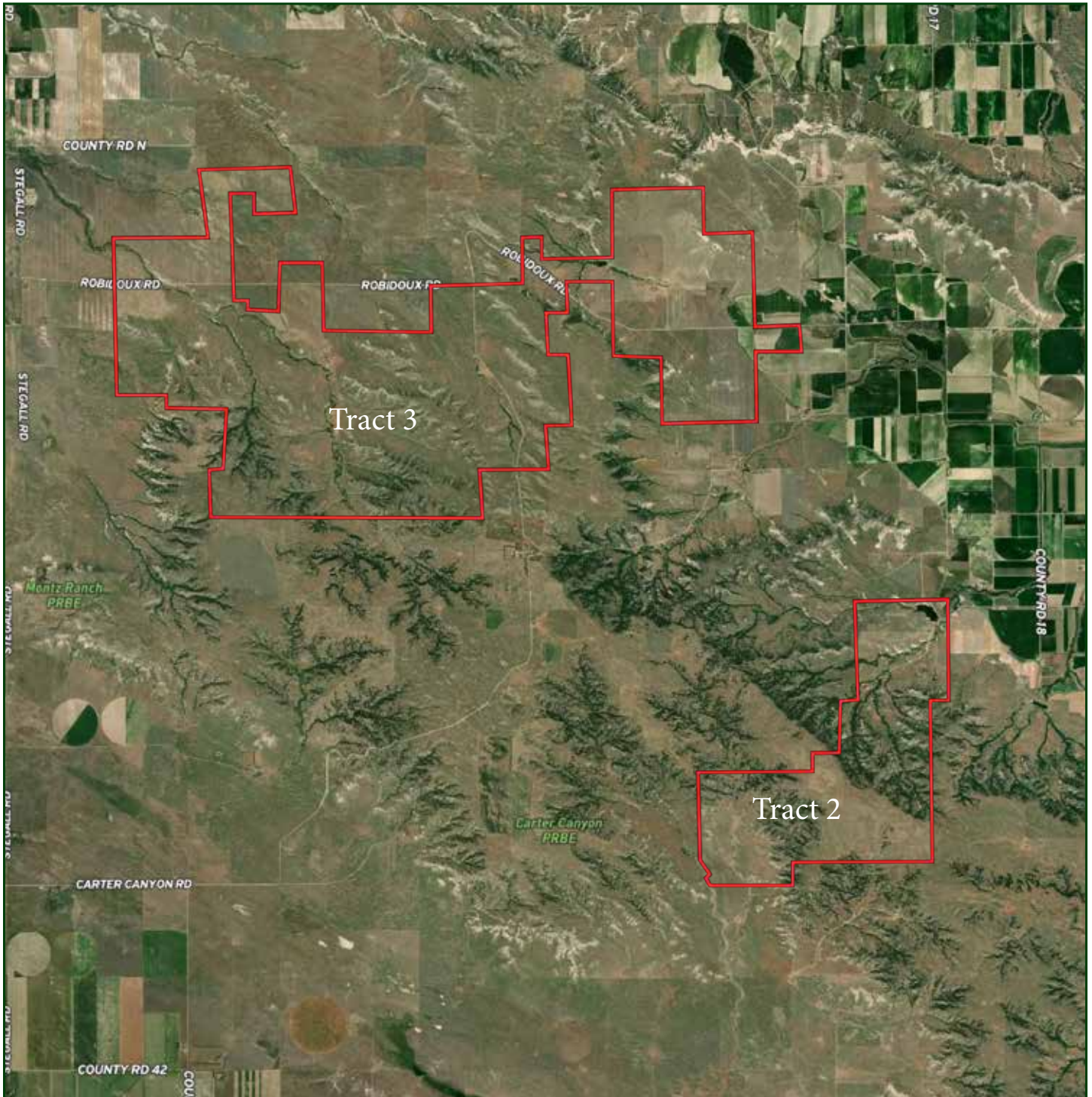
NebraskaArchaeology.org #nebraskaarchaeology

Partners: Nebraska Association of Professional Archaeologists, Nebraska State Historical Society, National Park Service, Nebraska Archaeological Society, University of Nebraska-Lincoln, U.S. Forest Service, Nebraska Game and Parks, U.S. Fish and Wildlife Service.

The site continues to be revered by the Nebraska Archaeology Organization, and is on the National Register of Historic Places. Own a piece of History!



AERIAL MAP



Boundary lines are estimates - Map for illustration only

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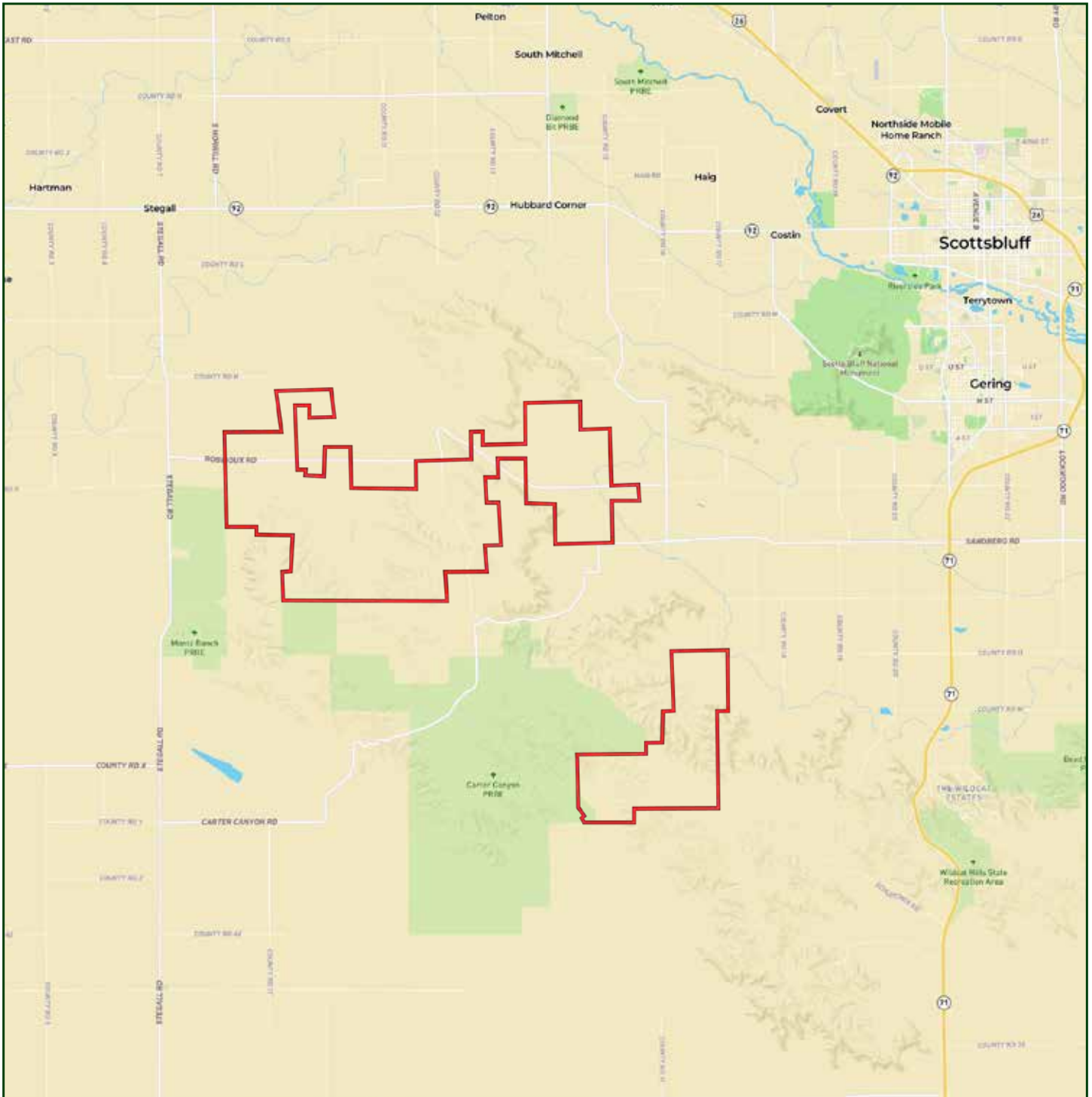
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LOCATION MAP



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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