

RGM Corp. Ranch

CHEYENNE COUNTY, NE

New Listing



13,424±

Total Acres

124± Ac Sprinkler Irr.

Award-Winning Grass
Management
& Conservation

CHEYENNE COUNTY, NE



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RGM Corp. Ranch Summary

The Leopold Award-winning RGM Corp. Ranch has been thoughtfully developed with ease of management in mind. Located in a picturesque setting in the southwestern Nebraska Panhandle, this ranch has well-maintained native rangeland with excellent watering systems and one irrigated circle. The impeccably maintained headquarters has a modern calving barn with office, steel working facilities and corrals, several additional outbuildings and a tidy stucco home. The main house is a 4+ bedroom custom brick home located minutes away in its own pristine setting. Turn-key operation with equipment included. Excellent access just off I-80.

Total Acres: 13,424±

Rangeland Acres: 12,954±

Pivot Irrigated Acres: 124±

Dryland Acres: 262±

CRP Acres: 84±

Headquarters w/Home, Cattle Working & Calving Facilities + Outbuildings

Main House – Ranch Style (2004)

3 – Steel Working Facilities For Shipping, Receiving, Sorting, & Working Cattle

Perimeter and Cross Fenced – 27 Pastures Larger Than 100 Acres

Excellent Water Supply – Cattle Travel Less Than 0.5 Mile to Access Water

Elevation: 4,250 ft Average

Fence: 56.0± miles 3 or 4-strand barbed wire – 21.5± miles 2-wire electrified barbed wire

Fence Chargers: 9 Stafix Energizers

5 Monitored Wells & 2 Additional Wells Providing Water Via Pipeline To 45± Stock Tanks

6,600 Acres Enrolled In Grassland CRP Program @ \$15/ac

8,000± Mineral Acres Conveyed To Buyer(s)

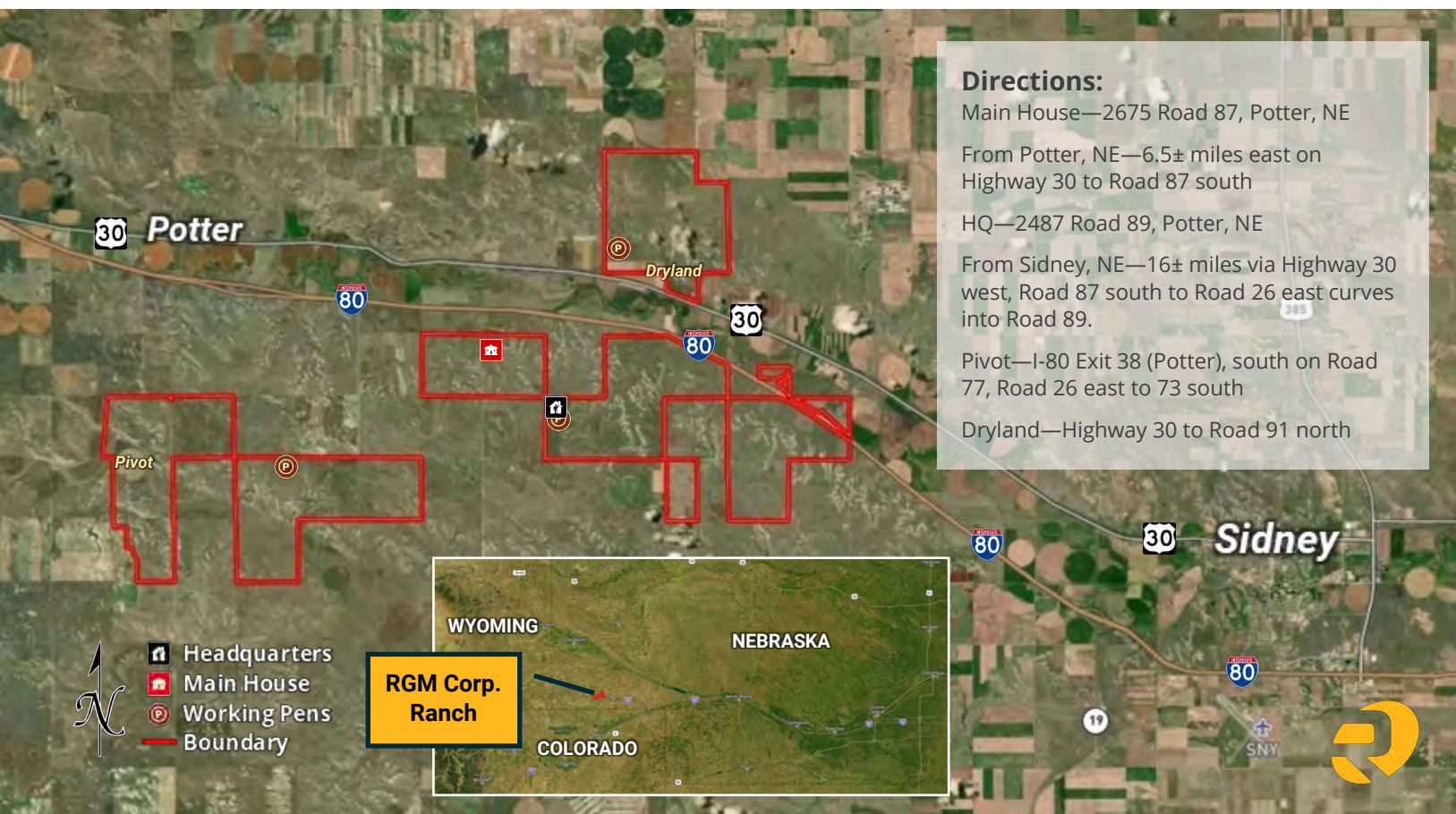
Farm Equipment & Personal Property Included

NOTICE

It is very important to respect the landowner's property and time. If interested, please call our office to schedule a showing of the property.



Ranch Location & Description



Directions:

Main House—2675 Road 87, Potter, NE

From Potter, NE—6.5± miles east on Highway 30 to Road 87 south

HQ—2487 Road 89, Potter, NE

From Sidney, NE—16± miles via Highway 30 west, Road 87 south to Road 26 east curves into Road 89.

Pivot—I-80 Exit 38 (Potter), south on Road 77, Road 26 east to 73 south

Dryland—Highway 30 to Road 91 north

RANCH DESCRIPTION:

13,424± Total Acres | Ranch Unit

RGM Corp. Ranch is a rare find in the Western NE Panhandle. This stewardship award winning ranch is a turn-key operation and was thoughtfully developed with ease of management in mind. Picturesque setting with native rangeland, pivot irrigation, and impeccably maintained improvements. Located approximately 8-20 miles west of the city of Sidney, NE. Majority of the land is native rangeland with varied topography; a few tracts are expired CRP and now being grazed with 84± acres of CRP, 262± acres of dryland, 124± acres of irrigated cropland located in the western portion of the ranch, and 12,954± acres of rangeland. Situated along the I-80 and State Highway 30 corridors, the property has many access points, most of which are gravel-surfaced county roads.

The ranch unit spans 17 miles from east to west and 7 miles north to south. Fencing is a combination of the 2-wire electrified barb wire and a combination of 3 or 4 strand barbed wire. Stock water is provided by a series of 5 monitored stock wells, 2 unmonitored stock wells, and additional backup stock wells piped to approximately 45± stock tanks throughout the ranch via a network of underground pipe. Livestock tanks are a combination of 12' tire tanks and 24' steel tanks with cement bases. Ranch is divided into 27 pastures of 100 acres or more. As such, cattle generally travel less than one-half mile to access stock water, making this ranch above average in terms of water supply. In addition, 6,600± acres of rangeland is enrolled in the Grassland CRP program with a significant revenue stream.

Improvements include a standalone custom ranch style home built in 2004, headquarters with home, 3 shops, calving building, and corrals with cattle-working, processing, and load out facilities, and 2 additional cattle working, processing, and load out facilities strategically located on the ranch.

The ranch has been operated as a cow-calf operation and recently, predominately as a summer grazing operation for yearlings with rotational grazing practices employed. It is characterized as short grass prairie pasture with a variety of native grasses. Overall, the ranch exhibits exceptional stewardship and maintenance and has been recognized at the state level for its grazing management and conservation.

Pastures

PASTURE DESCRIPTION:

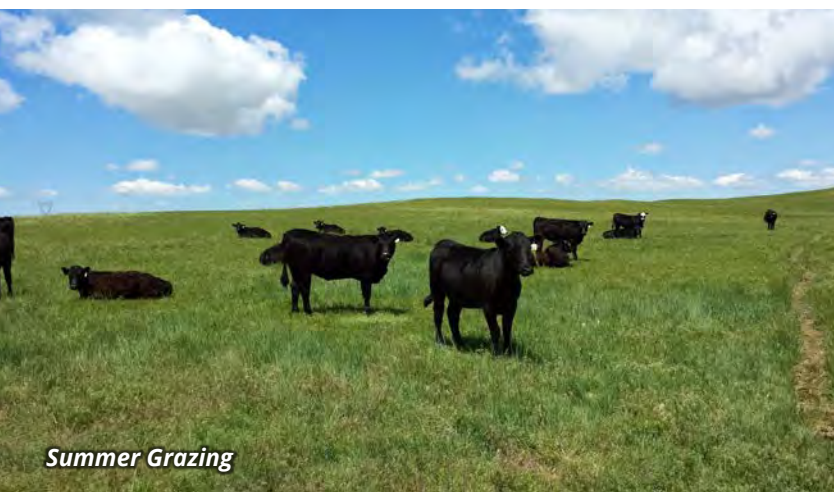
12,954± acres of excellent native short grass prairie grasses divided into 27 pastures, all 100 acres or more. A deep commitment to range management and stewardship is evident in the quality of the grass across this property. Ranch has been used successfully for both year-round cow/calf and seasonal yearling operations. Three sets of steel working pens with water are in place making herd management and shipping convenient. Good roads and easy interstate access. Rock outcroppings and bluffs add beauty to this highly productive grazing land. 6,600± acres are enrolled in the Grassland CRP program which adds a significant revenue stream.



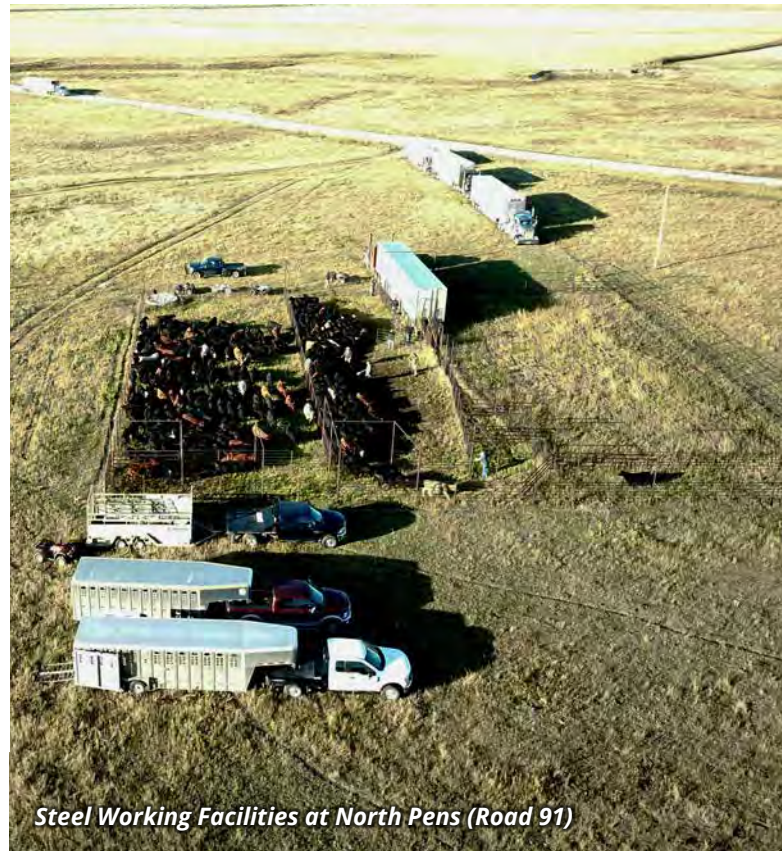
Native Grasses



Winter Season



Summer Grazing



Steel Working Facilities at North Pens (Road 91)



Stock Water & Fencing



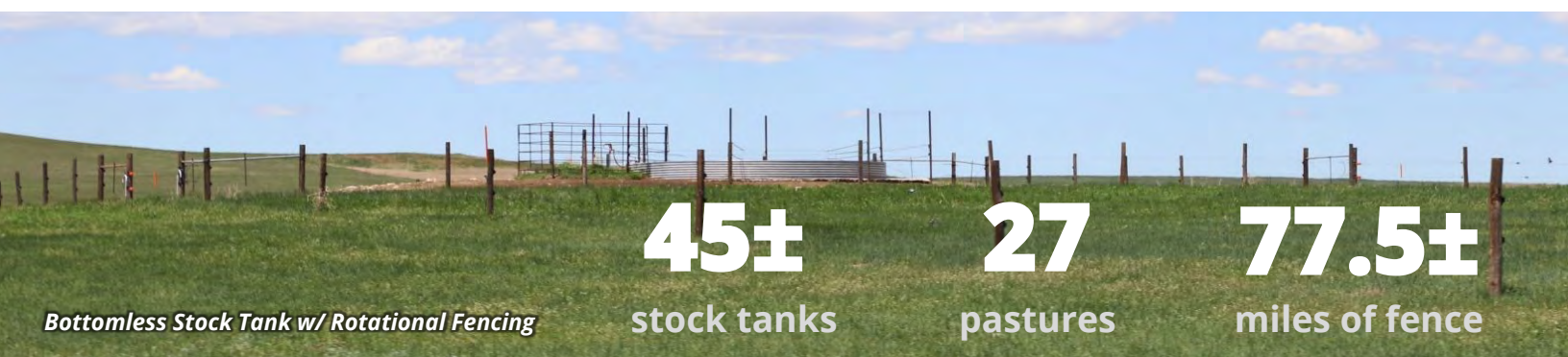
Bottomless Stock Tank

STOCK WATER:

There are multiple stock wells located on the property and an extensive network of underground piping that delivers water to 45± stock tanks throughout the ranch. Tanks are a combination of 12' tire tanks and 24' steel tanks with cement bases. Furthermore, the system is set up for remote monitoring on 5 livestock wells, so the owner is notified on his mobile device when the electricity is out or if there are issues with water pressure. 2 livestock wells are situated on small pipelines and tanks with no monitoring. There are several additional wells that may be used as backup. Cattle generally travel less than one-half mile to access stock water, making this ranch above average in terms of water supply. Each improvement site and/or cattle working facility has a livestock well.

FENCING:

Optimally setup for rotational grazing and cross-fenced into 27 pastures greater than 100 acres. There is approximately 56.0± miles of 3 or 4 strand barbed-wire fence and 21.5± miles of electrified 2 strand barbed-wire fence with 9 Stafix energizers (fence chargers).



Bottomless Stock Tank w/ Rotational Fencing

45±

stock tanks

27

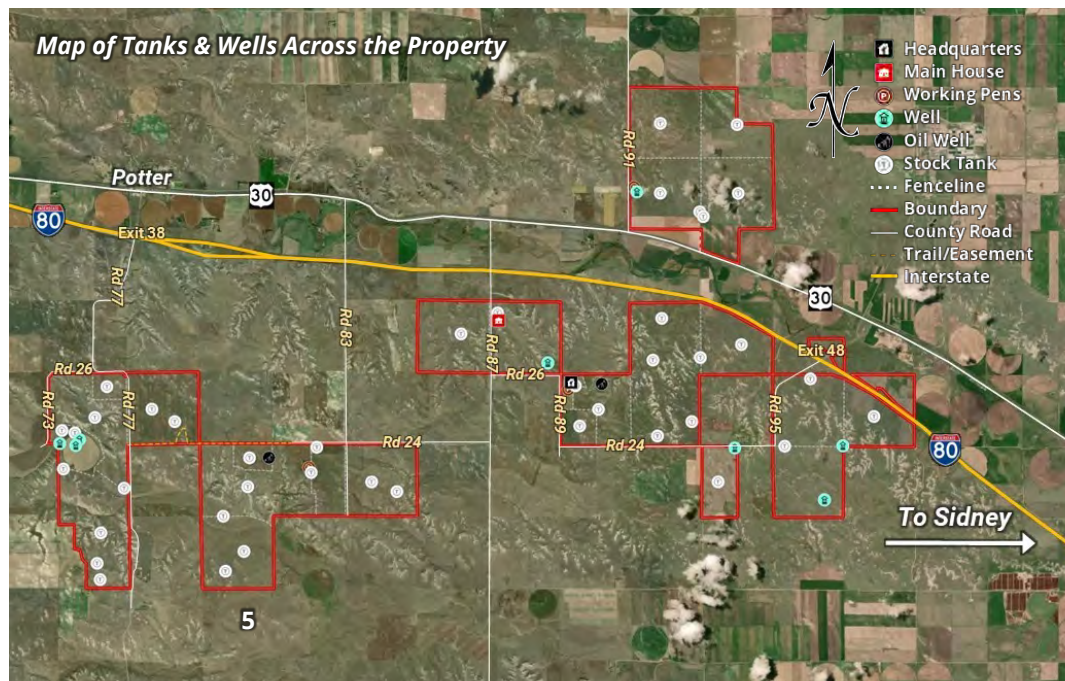
pastures

77.5±

miles of fence



Solar Fencing Unit w/ Battery Backup



Irrigation & Soils



124± irrigated ac **39 in.** water allocation

IRRIGATION WATER & EQUIPMENT:

There are 136.0 Certified Acres in the South Platte Natural Resources District. Allocation for a three-year period (2022 - 2024) is 39.0" per certified acre. Remaining allocation is 36.9" for 2023 & 2024. Any unused portion (up to 10") can be carried forward to the next allocation period. Currently, the water is pumped from one irrigation well (G-009803) and applied through a center-pivot sprinkler that irrigates approximately 124.0± acres. The well is equipped with a 50 HP electric motor and the sprinkler is a 2011 Valley 8000 series.

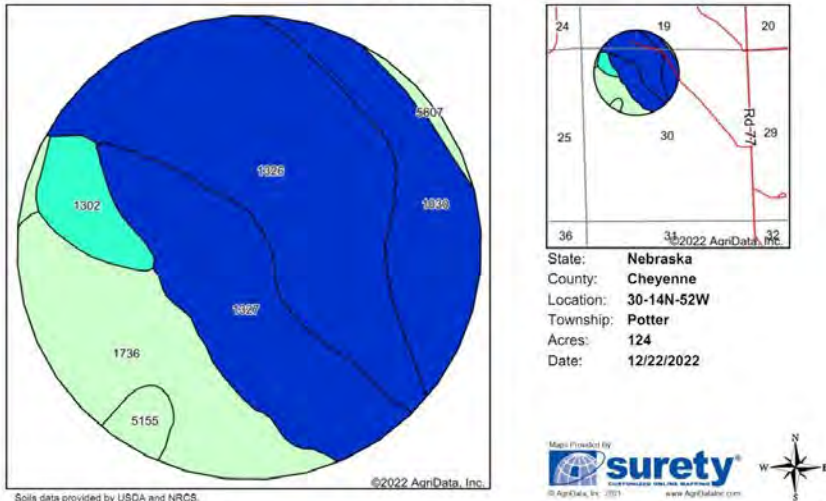


Productive Pivot



Overview of Pivot From Surrounding Hills

Soils Map



PIVOT SOILS:

Mostly Bayard fine sandy loam, with 1 to 3 percent slopes, also including Rosebud-Canyon complex (3 to 9 percent slopes) and Glenberg fine sandy loam (0 to 2 percent slopes).



Well Control Unit



Headquarters (HQ)



Steel Working Pens



Inside View of Calving Barn

DESCRIPTION:

The ranch headquarters site is in the northwest corner of Section 20, T14N, R51W at 2487 Road 89, Potter, NE.

DWELLING - 1925 ranch style home, approx. 1,100SF on main level; 3bd, 1bth; Small finished basement and 110SF enclosed porch. Stucco exterior.

LIVESTOCK/CALVING BUILDING - 50'x100' steel frame building with metal exterior (corrals attached), vet/office room, partially insulated w/heat, portable panel system to allow 16 - 18 pens if needed.

SHOP - 40'x60' steel frame building, metal exterior

QUONSET - (2) Metal arch-frame with galvanized metal exterior and concrete floor. Sliding doors, electrical and basic lighting, includes all tools and shop equipment.

GRAIN STORAGE - (5) 10,000± bu steel bins with aeration and a few smaller steel bins.

CORRALS - Steel working pens/corrals suitable for shipping/receiving/sorting/working cattle, plus two additional small working pens.

IMPROVEMENT UTILITIES - Well and septic; Electrical service and propane gas for heating.



Large Quonset

Livestock Building w/ small office & attached corrals/pens



Small Quonset



Steel Corrals w/ Stock Tank

Headquarters (HQ)



Heated Calving Barn with Adjustable Panels



Vet Room/Office Inside Main Calving Barn



Signs at the Entrance to Headquarters



Small Quonset and Grain Storage



Shipping & Receiving Steel Working Pens



Main House



Custom Aluminum Deck



Gated Pipe Entrance



Open Concept Kitchen



Attached Oversized 2-Car Garage



Master Bathroom



Basement Workout / Extra Bedroom

DESCRIPTION:

The main house on the property sits at 2675 Road 87, Potter, NE.

DWELLING—Custom ranch style house with 9' vaulted ceilings, built in 2004 with full, finished basement with 12' walkout access. Insulated Concrete Form (ICF) construction with brick exterior—3,020SF on main level and attached, over-sized 2 car garage—1,184SF.

Custom aluminum deck. Geothermal unit for heat and cool. Main level has 2 large bedrooms with attached baths, plus an office or third bedroom. Basement has a large recreation room, bonus room, two additional bedrooms (with egress windows) and a bathroom.

Exterior xeri-scaped with no lawn, shrubbery or trees.

IMPROVEMENTS—Well and septic; Electrical service.



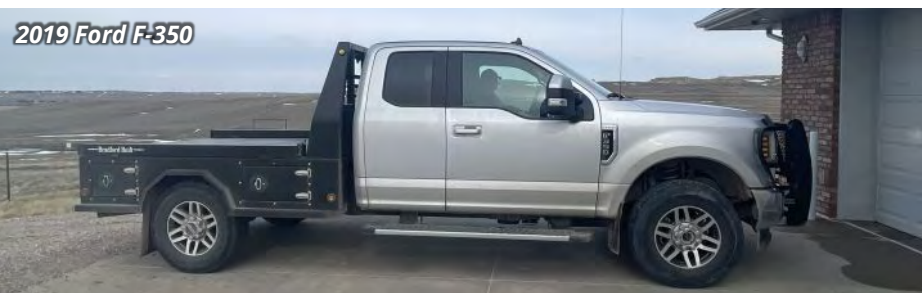
Basement Living/Rec Area

Equipment List (Partial)

| Year | Make | Model | Description |
|------|---------------|------------------|--|
| 2013 | John Deere | 6150R | MFWD tractor IVT, single point loader hookup, loaded |
| 2013 | John Deere | H360 | Self leveling loader w/ grapple |
| | Bryce Suma | Profi-Max Magnum | 3 pt post driver |
| 1982 | John Deere | 4840 | 2 wd tractor, duals, P S 3 remotes, 12' dozer blade, 4 way hydraulic |
| 2020 | Grasshopper | 900D | Zero turn mower, diesel motor |
| 2013 | John Deere | 328E | Skid loader. Cab heat, air pilot, controls. 2 spd, aux hydraulic forks, bucket |
| 2011 | Silencer | | Portable Hydraulic cattle chute w/scales. Never used |
| 2014 | Ford | F-250 | 4 wd PU, Lariat x-cab, 6.2L Gas, running boards, Grill guard, Bradford, Flatbed w/ storage boxes |
| 2019 | Ford | F-350 | 4 wd PU, Lariat x-cab, 6.2L Gas |
| 1975 | Ford | F-600 | Single axle grain truck, steel box |
| 2003 | Ford | F-350 | 4 wd PU, 6 CL Diesel, Bradford Flatbed, Miller 300 welder, air comp., Oxy-Acet Torch, Tool Boxes |
| 2013 | Load Trail | | 16' BP trailer, 2X7K axles, fold down ramps |
| 2013 | Load Max | | GN Flatbed trailer, 28' plus folding dovetail, upgraded suspension |
| 2013 | Titan | | 24' Steel stock trailer, rubber floor, 2 divider gates |
| 2014 | Ford | F-350 | 4 wd PU, Lariat diesel, loaded |
| | Other: | | 42 pc 24' steel feed bunks |
| | | | Sucker rod & creosote fence posts |
| | | | 2 7/8" oil field pipe (approx. 200 joints) |
| | | | 2 3/8" oil field pipe (20 joints) |

+ More!*

***For a complete list of all equipment, vehicles and materials, please call Reck Agri at 970.522.7770.**



Equipment Photos

2003 Ford F-350 w/ Bradford Flatbed

+ Welder, Air, Torch & Tool Boxes



1982 John Deere 4840 w/ 12' Dozer Blade



2011 Silencer Portable Hydraulic Cattle Chute w/ Scales (Never Used)



Creosote Fence Posts



Sucker Rod & Pipe Fencing



BRYCE-SUMA Profi-Max Magnum Hydraulic Post Driver



2011 Honda Foreman 500



Misc. Hand & Power Tools + Welders



1975 Ford F-600 Grain Truck



2020 Grasshopper 900D Zero-Turn Mower + Honda Dirt Bikes (3)



Terms, Addt'l Info & RGM Ranch History

OFFERING: RGM Corporation is offering their assets, i.e. real estate, personal property, etc. via corporate stock purchase.

ASKING PRICE: \$11,750,000

ASKING PRICE ALLOCATION: Real Estate: \$11,150,000
Equipment: \$600,000

TERMS: Good funds at closing.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Fences do not necessarily follow exact property lines and there are areas fenced for convenience.

ACREAGES: All stated acreages are approximate and are obtained from County Assessor and/or FSA records. No warranty is expressed or implied as to exact acreages of property.

NOTICE TO PROSPECTIVE BUYER(S): The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Seller's agent.

ADDITIONAL PROPERTY DETAILS

DRYLAND DESCRIPTION: 262.4± acres of dryland currently leased on a 1/3 – 2/3 crop share.

FSA BASE: 1,110.8 acres wheat base, 36.0 acres corn base, 4.9 acres barley base, and 110.0 acres oat base.

GRASSLAND CRP: 6,600.0± acres is currently enrolled in the Grassland CRP program paying \$15/acre to expire in 2032. Annual payment is \$99,000±. Additional acres could be enrolled depending on payment limitations.

CRP: 84.2± acres enrolled in CRP to expire in 2031. Payment is \$30± acre.

POSSESSION: Possession of pasture and improvements upon closing

and/or to be negotiated depending on the time of year property sells. Possession of irrigated and dryland subject to crop share lease for the 2023 crop year.

REAL ESTATE TAXES: 2022 real estate taxes due in 2023: \$71,097.56

MINERALS: 8,000± mineral acres are to be conveyed to Buyer(s).

FARM EQUIPMENT: All farm equipment, corral and fencing supplies, and personal property to be conveyed to Buyer(s). List to be provided upon request.

PASTURE RANGE FORAGE INSURANCE: Current drought insurance is with the EastCo Group. Buyer(s) to assume policy and pay the premium.

RGM CORP. HISTORY & AWARDS

Rodney Mathewson started a small farm and cattle ranch near Potter, Nebraska in the 1940s. He passed on his commitment to the health of the natural resources in his care to his son, Randy, and grandson, Beau. Together, with their wives, Gina and Kahla, they managed the ranch until Beau's death in 2019.

The Mathewsons implemented several innovative techniques to manage the land, water, and wildlife on their ranch. The family has used rotational grazing for more than 30 years. Each pasture receives a full season of grazing every third or fourth year. Beau recorded photo points, forage composition, and measurement records for 19 sites. These sites are managed through a combination of photography, GPS receiver, and a laptop in the field.

In the early 1990s, they expanded their ranch through the purchase of neighboring lands, which were enhanced through effective soil and water management efforts. The family installed over 9± miles of pipeline and 20 bottomless tanks, which are hydraulically or electrically controlled to eliminate overflow. They also replaced many inefficient windmills with electric wells so that livestock can have reliable water for the entire grazing season. Through NRCS they installed cross fencing and have made a concentrated effort to control noxious and invasive weeds.

The Mathewsons increased wildlife habitat by planting thousands of trees and shrubs. Several wildlife watering facilities have been added, and a raptor nesting site.

The family educates others about the importance of land stewardship. They have worked with the University of Nebraska–Lincoln Extension and the Nebraska Grazing Lands Coalition on several field days. Beau was a board member for both organizations. He also assisted with a Cheyenne County leadership program.

In 1998, the Mathewsons received the Grassland Manager of the Year Award from the NRCS and the South Platte Natural Resources District. "Making a living from the land is ingrained in the Mathewsons, and they realize that to achieve sustainability they must take care of the land, both for themselves and for future users," said Ron Bolze of the Nebraska Grazing Lands Coalition.

The Mathewson family was the recipient of the 2011 Leopold Conservation Award in Nebraska. This award is given by the Sand County Foundation in partnership with Nebraska Cattlemen, Cargill, and a diverse group of agriculture and conservation organizations, including the USDA Natural Resources Conservation Service. The award recognizes individuals or families who demonstrate extraordinary natural resource conservation and land management.

Each year the Nebraska Section Society for Range Management recognizes a rancher, or ranch family, who exemplifies a strong land ethic that is the heart of the Society's mission. RGM Corp. Ranch was recognized by the Society during the 2017 annual meeting.



Additional Photos



Additional Photos





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