

1 LILLY RANCH

GANDY, NEBRASKA



17,660 ACRES - LOGAN COUNTY, NEBRASKA

SELLER

1 Lilly Ranch Inc.

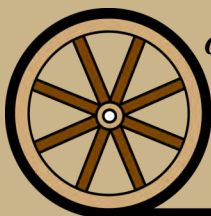
LISTING AGENT

Tony Eggleston

Brad Atkins, Bonnie Downing, Don Walker, Bruce Dodson, Chase Dodson, Mike Polk



Tony Eggleston
Listing Agent
308.530.6200



Offered Exclusively By:

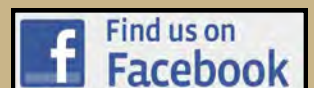
AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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Ranch Description

The 17,660 taxed acres of 1 Lilly Ranch is a classic working cattle ranch situated in the heart of the productive and scenic Nebraska Sandhills. Located in the heart of cattle country and near the highest-priced cattle markets in the US, the property supports a profitable 850 head cow/calf operation. The ranch features 2,400 acres of productive meadow and a very appropriate set of improvements along with superb native grasslands and both the North Fork and the South Fork of the South Loup River flowing through the property. The current operation of the ranch, hay production on the sub irrigated meadows is completed on a share basis and still produces all of the needed feed for the operation. The ranch is located on top of the Ogallala Aquifer, which provides excellent water resources allowing for shallow clean water wells. The ranch has been in the family since 1883. There is extreme pride in ownership from grassland management to the improvements. 1 Lilly Ranch is an operating ranch that is fully stocked with cattle, equipment and two full-time employees. 1 Lilly Ranch offers operational opportunities to meet your needs and can be bought as a turnkey operation. This is an opportunity to purchase a piece of Nebraska History.



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History of 1 Lilly Ranch

The history of 1 Lilly Ranch begins with Iowa businessman Charles T. Stewart, who purchased grazing land from homesteader James M. Harris on the North Fork of the South Loup River in Logan County, Nebraska in 1883. The original name of the cattle company established by Charles Stewart was the Milldale Farm & Livestock Improvement Co., Limited, with offices at 525 So. 7th in Council Bluffs, Iowa. Although Charles Stewart never moved to Nebraska, he made **frequent extended trips each year “to check the Milldale interests, and he spent much time working in the saddle, buying land, surveying for fencing and directly operating the properties”** (The Nebraska Farmer, January 7, 1961). Commencing in 1885 Charles Stewart purchased additional land in McPherson and Arthur counties, and more property was later added. While longhorn and roan cattle were the original Milldale stock, Herefords were introduced in 1893 and remained the mainstay until Angus cattle were introduced in 2005.

Charles Stewart and his wife, Frances Beach Stewart, had one daughter, Marie. She married D.J. McFerren and moved to Illinois. The McFerrens had two daughters, Marie M., who married E.H. (Shoey) Shoemaker, and Jane M., who married Dave Allen. When Charles Stewart died in 1939, his wife continued to take an active interest in the ranches from her home in Council Bluffs, as did his daughter and son-in-law in Illinois. After World War II, his granddaughters and their husbands, the Shoemakers and the Allens, moved to Nebraska to join the cattle corporation. In 1952 the name of the ranch was officially changed to Milldale Ranch Co. at North Platte, Nebraska.

The McFerrens moved from Illinois to North Platte in 1957, and by 1961 the five-owner corporation (Marie McFerren, Marie M. and E.H. Shoemaker, Jane and Dave Allen) had four ranches on 60,000 acres of owned and leased **grassland in three counties. In 1982 the ranches were divided between Charles Stewart’s two granddaughters, Marie M. Shoemaker and Jane M. Allen.** The Shoemaker family retained the original Milldale Ranch in Logan County, and the Allen family took over the ranch land in Arthur and McPherson Counties.

In 2016 the Logan County 33,000 acre Milldale Ranch was again divided between E.H. and Marie Shoemakers daughters. At that time Sandy (one of the two daughters) and Eric Hornbacher along with their family Tyler Carraway and Jennifer Carraway took over the operation of 17,660 acres now referred to as 1 Lilly Ranch. The headquarters of this new ranch was always referred to as the “Lilly Place”. The family and the ranch utilize the number 1 Brand on the Left Hip after the split. The Family chose the name 1 Lilly Ranch and embraced the slogan,

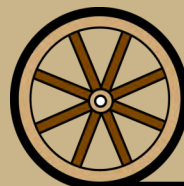
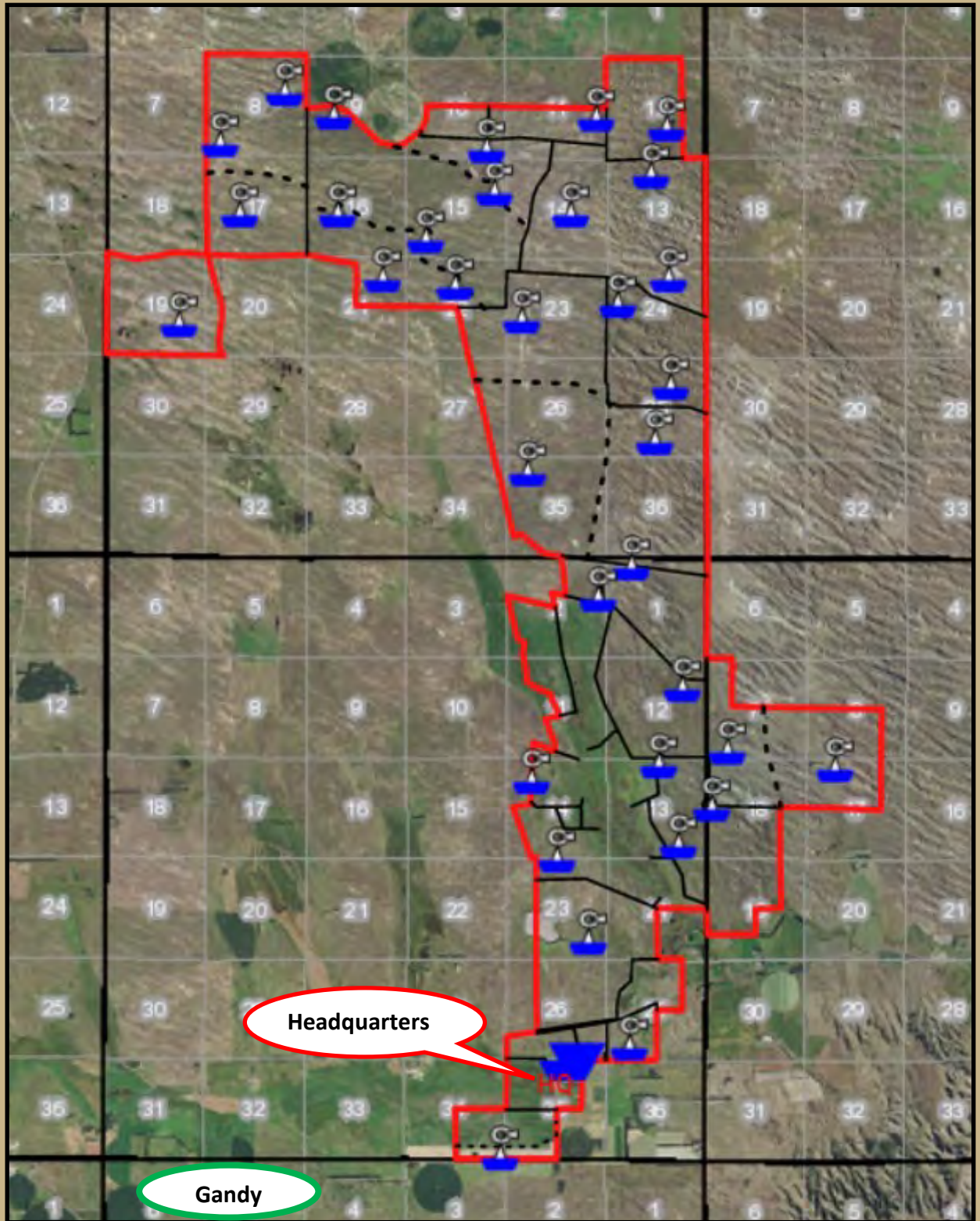
“The Number 1 Brand in Nebraska”.



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1 Lilly Ranch

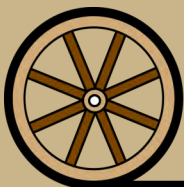
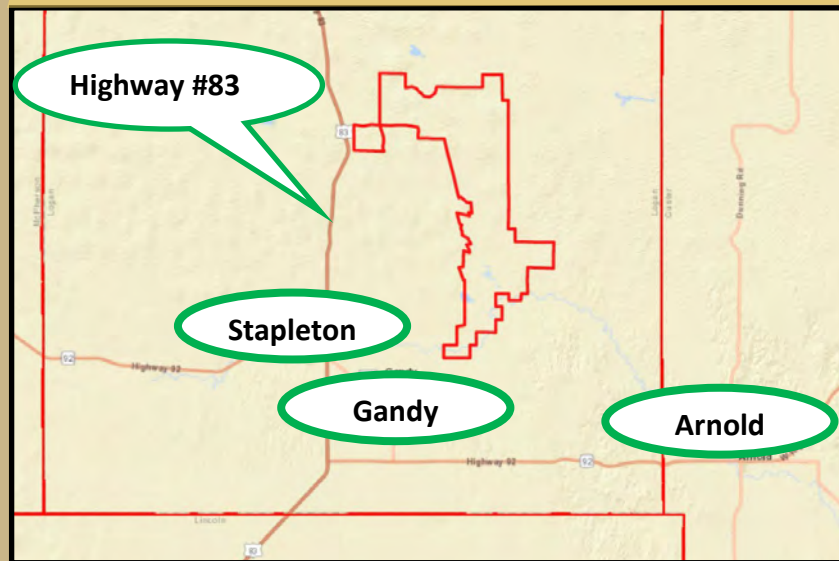
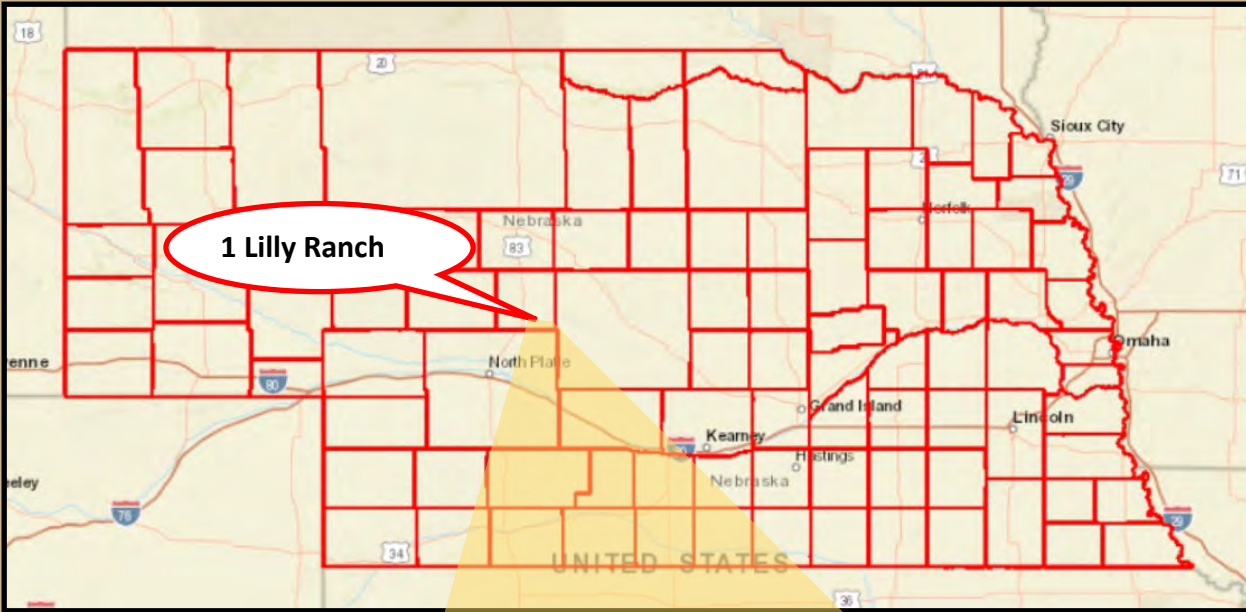
PROPERTY MAP



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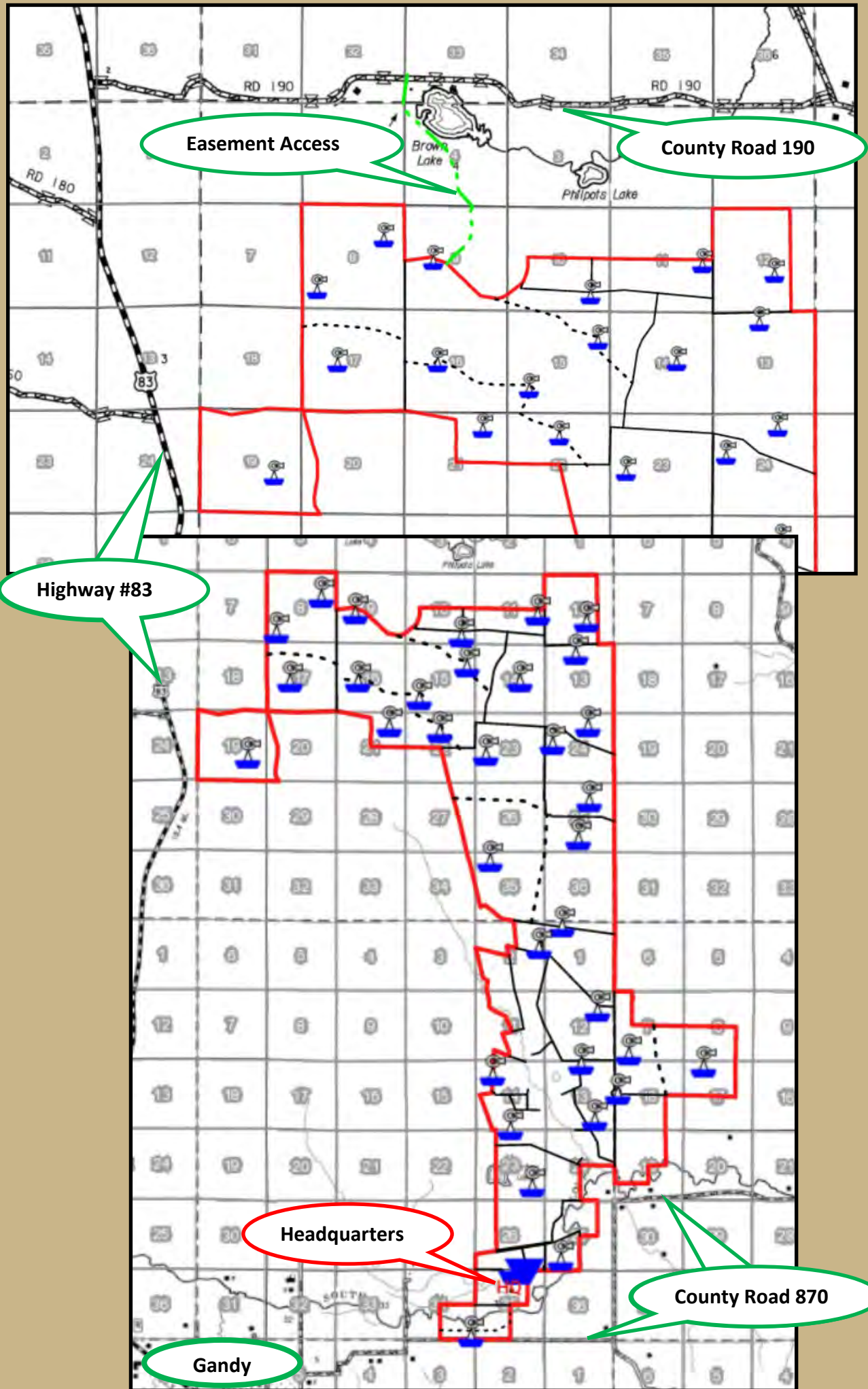
1 Lilly Ranch

LOCATION MAP



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ROADS MAP



Easement Access

County Road 190

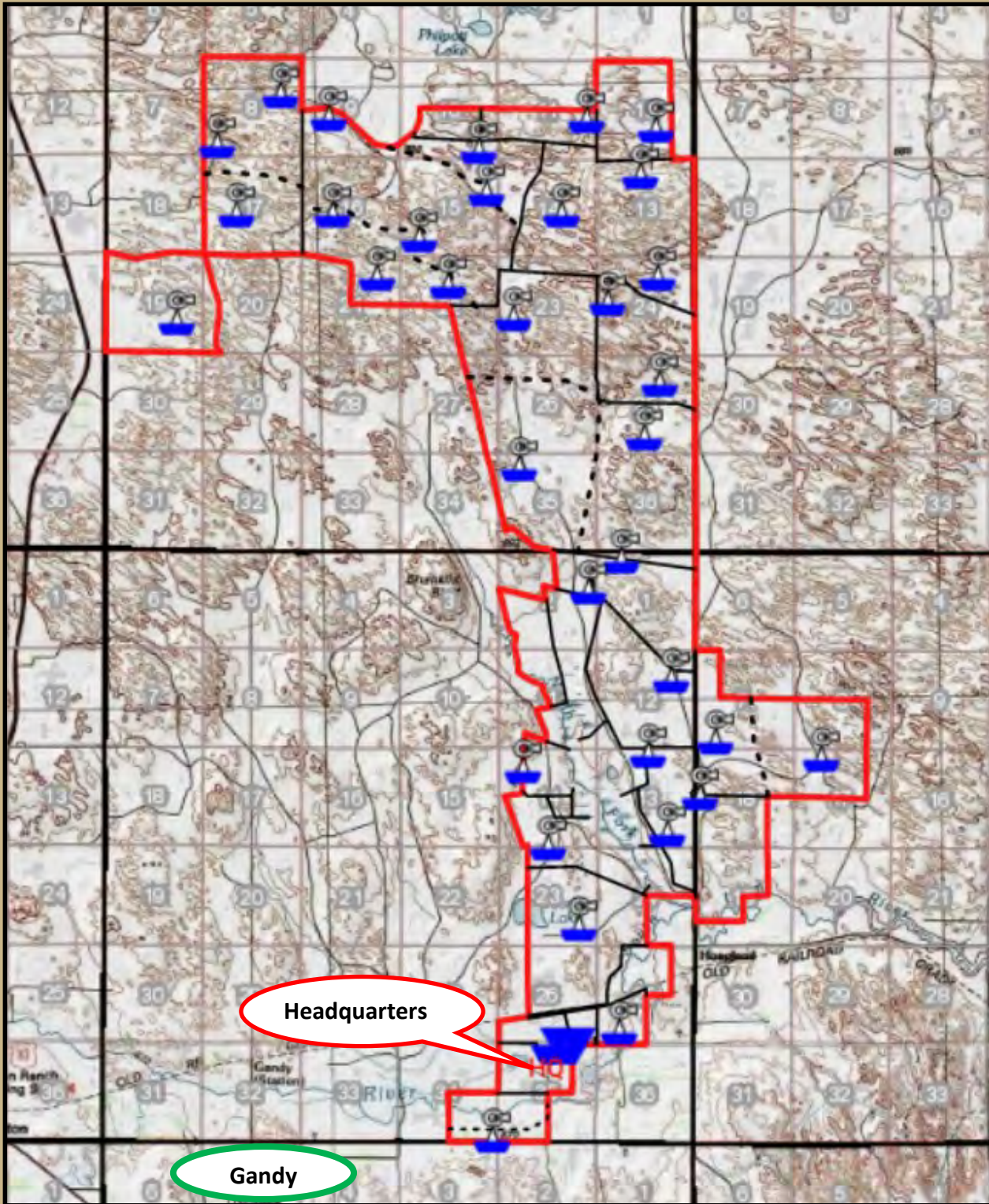
Highway #83

Headquarters

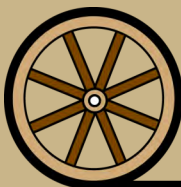
County Road 870

Gandy

1 Lilly Ranch



TOPO MAP



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The Ranch Operation

The 1 Lilly Ranch headquarters are located four miles east of Gandy with the county road along the southwest side of the Ranch. The ranch improvements, including an older brick home, detached garage, Shop/ Feed storage building, Calving Barn and cattle working facility. The limited number of buildings does not negatively impact the productivity of the ranch. Several management strategies are utilized from portable corrals to pasture weaning allowing the ranch to operate at a maximum level of production with minimal labor and improvement costs. The majority of the property is native Sandhill range. There are very productive meadows along the North Fork of the South Loup River and South Loup River. In fact, the entire North Fork of the South Loup River is on the 1 Lilly Ranch. The 2,400 acres of wet meadows along the rivers produces twice the feed required for the fully stocked ranch. Fences are very well maintained and excellent water supply for cattle with 32 water sites. The water sites include primarily windmills with some having submersibles under the windmill and a couple of solar submersibles. Some of the pastures have been cross fenced with electric fence to improve range management.

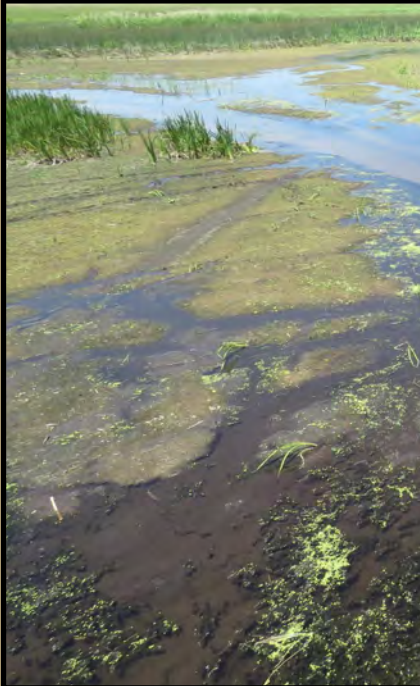


Very Productive Cow Herd



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River and Recreation



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Turnkey Ranch Operation



1 Lilly Ranch is a balanced 850 head year-round Sandhill ranch that has appropriate improvements, great sandhills rangeland, very productive sub irrigated hay meadows, and two rivers flowing through the property. The ranch can be purchased as a turnkey operation with foreman and employee in place. 1 Lilly Ranch includes one of the finest commercial cow herds in the country and a chance for a stockman to step into a very well managed operation that is evident by the condition of the ranch and the 2021 pregnancy rate of 94% for the entire herd. The cows start calving the middle of March and the ranch has utilized "Fence Line/Pasture Weaning" for the past few years. This is a low stress weaning technique that has the calves grazing meadows within four days of weaning. This year the ranch will market 300 steers for the first of December delivery at 570 pounds. YES, this is the same year the cow herd posted a 94% pregnancy rate.



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Turnkey Operation

1 Lilly Ranch is offered as a turnkey operation for \$16,900,000. This would include the entire cow herd, all of the listed equipment, the entire ranch hay supply and two full time employees. The sellers would consider offers on the real estate alone if that fits your situation.



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Very Productive Cow Herd



The 1 Lilly Ranch cow herd includes:

821 Spring Calving Cows

108 Fall Calving Cows (83 calves at side)

32 Bulls

200 Replacement Heifers

134 Yearling Calves (113 Heifers & 21 Steers)

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1 Lilly Ranch Equipment

Year	1 Lilly Ranch Equipment	Serial #
	John Deere Tractor 7820	RW7820R01095
	McCormick XTX145	6VACU12131
	John Deere Tractor 6130D w/ 673	
2011	Loader	P06130DLAH020278
2009	Bobcat S300	A5GP35473
2012	Ford F250 (White 4-door)	
2008	Ford F250 Flatbed (White)	
2005	GMC 2500 HD (White with Bale bed)	
2020	Polaris Ranger XP1000	
2017	Polaris Sportsman 570	
2015	Kramer Bale Retriever	
2012	Mac Don Rotary Mower R85	219178
	New Holland baler 565	
2019	D&W Bale Processor & Tub	
2018	Welker Caker & Scale (in fire)	
2020	Welker Caker & Scale (from insurance)	
	Cake Conveyor	
2005	WW 6X16 Gooseneck Stock Trailer (Stock trailer)	
2014	ATV Trailer	PJ 7714
	Panel Trailer, (45) 14', (16) 16' Panels, 8' Gate, Calving pen	
2016	Daniels working alley	
	John Deere MX8 Shredder	
	Grass Fire Pump	
	Red Flat Bed Trailer	
	Stack Mover	
	Welder/fuel	
	Winkel Portable Loading Chute	
	Harrow Large	
	Pearson Livestock Chutes	
	Branding Trailer	
	Feed Bunks (18)	
	Fuel Tank (Diesel)	
	Fuel Tank (Gasoline)	
	Generator (for House/submersible wells)	
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	Welker Bin	
	Additional Daniels Panels (40)	
	Shop Tools/Equipment	

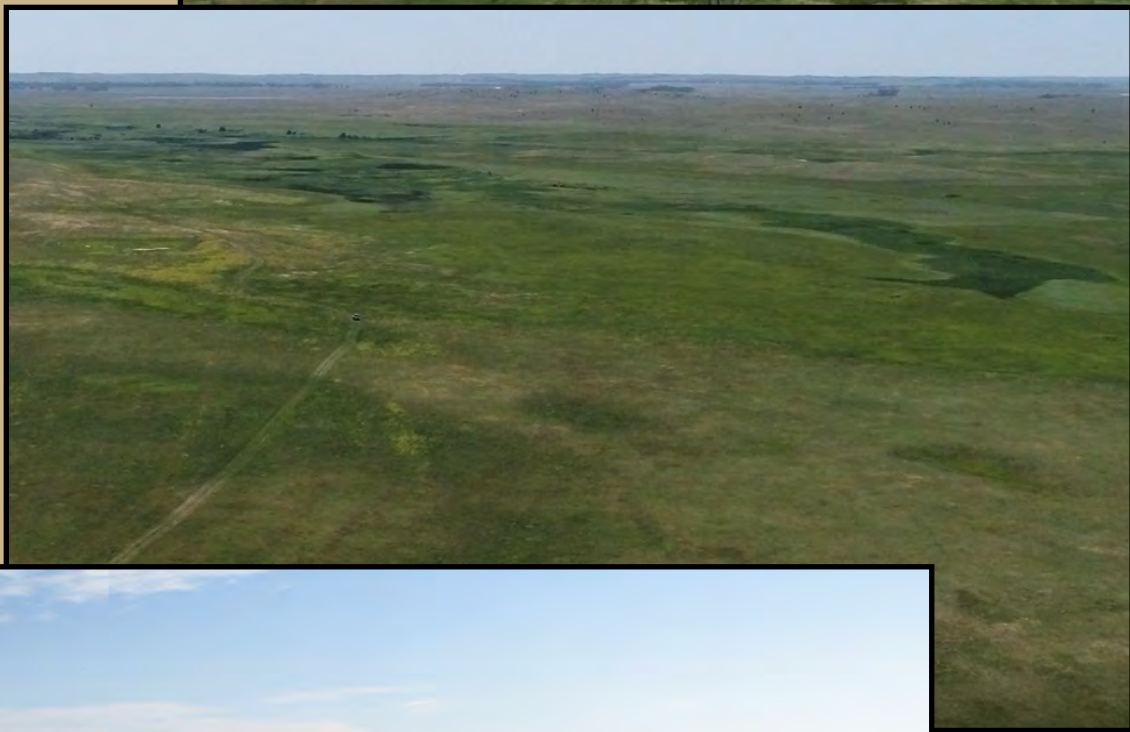
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Hay, Water and Beautiful Sandhills



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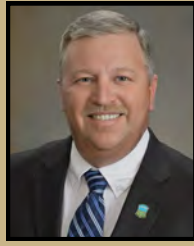
Windmills, Meadows and Productive Sandhills



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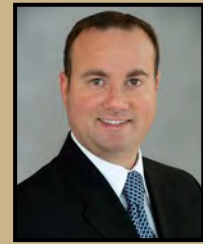
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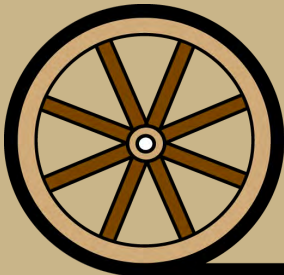
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