

SCHROEDER RANCH AUCTION

CHERRY COUNTY, NEBRASKA

**LIVE
Auction**

Thursday, June 5, 2025
10:30 am CT | 4-H Building
Cherry County Fairgrounds
120 S. Green St, Valentine, NE

3,232±

TOTAL ACRES

CHERRY COUNTY, NE



Quality ranch in the heart of the scenic Nebraska Sandhills.

For More Information:

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Auction Terms / Overview + Location Map

AUCTION PROCEDURE: The "SCHROEDER RANCH AUCTION" is a land auction with NO RESERVE. The Schroeder Ranch property to be offered in two parcels and as a single unit. Competitive bidding will determine outcome of auction. Bids will be taken for total purchase price not price per acre.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of their bid and 15% of the purchase price is due as earnest money. Purchase contract will not be contingent upon financing.

CLOSING: Closing date is July 10, 2025. Closing to be conducted by Sandhills Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustees' and Personal Representative's Deeds. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

POSSESSION: Upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary work to prepare the property for grazing. Any repairs and/or improvements to the property do not constitute a lease. If Buyer(s) defaults and doesn't close, all improvements and expenses, and earnest money is forfeited to Seller and Seller will be entitled to immediate possession of the property. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for improvements and expenses.

PROPERTY CONDITION: Prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS: Seller to convey to Buyer(s) any water rights appurtenant to the property.

REAL ESTATE TAXES: 2025 Real Estate Taxes due in 2026 to be paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If a survey is required, Seller to provide and pay for said survey.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

NOXIOUS WEEDS: There may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at reckagri.com, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

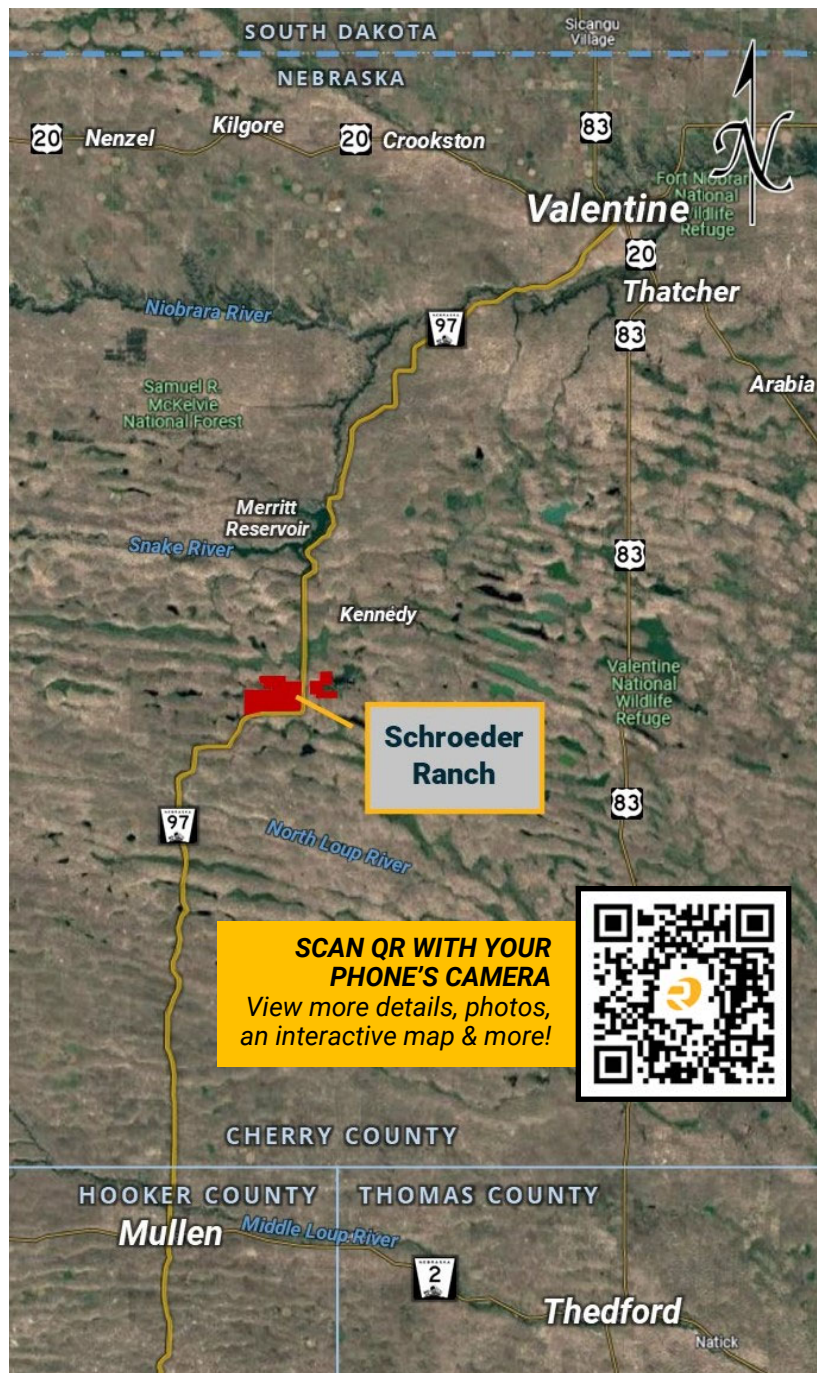
ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "SCHROEDER RANCH AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

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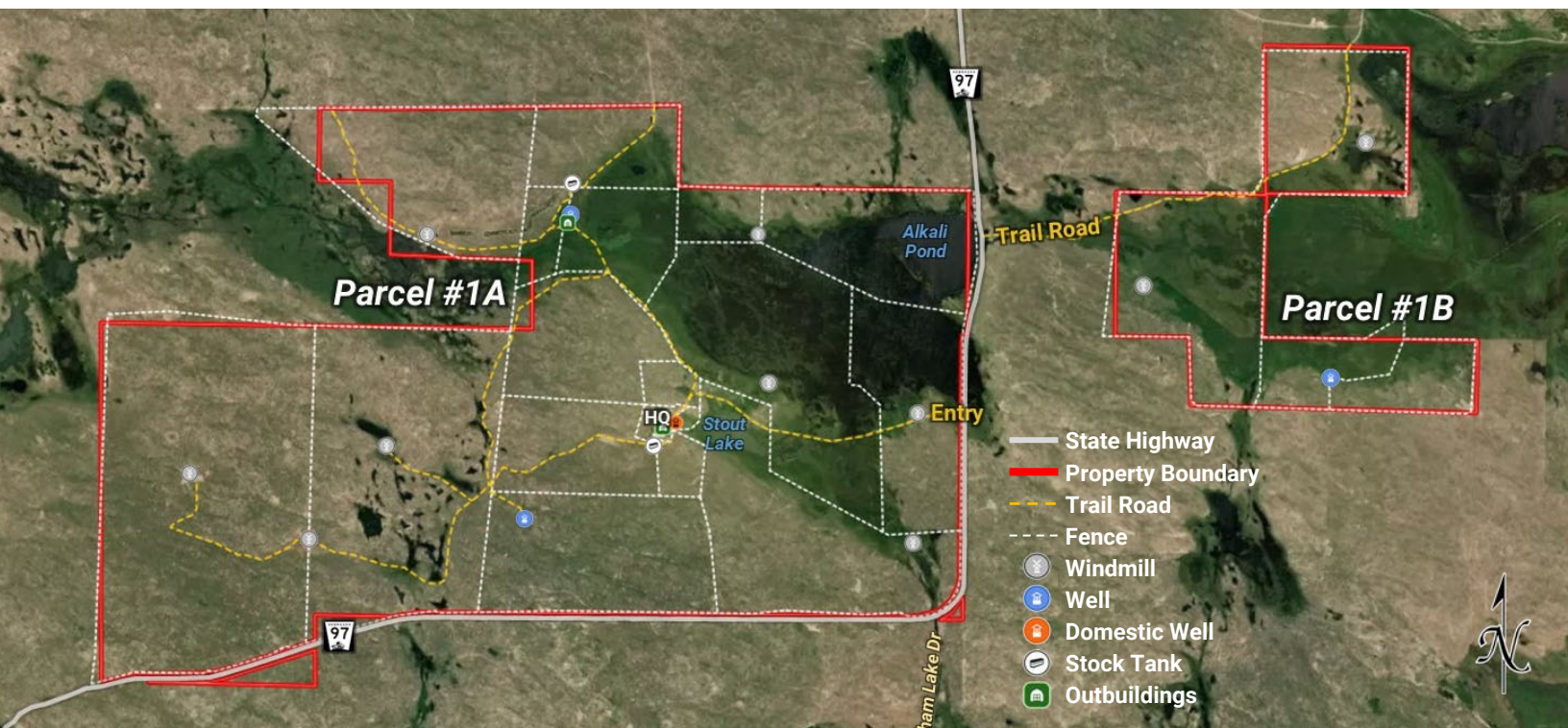
Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or statements.

OVERVIEW

Quality 3,232± acre ranch in the heart of the scenic Sandhills of Nebraska. Located 37 miles south of Valentine & 36 miles north of Mullen, this productive ranch abounds in natural beauty and privacy, with rolling native grasslands and hay meadows. Easily accessible with Hwy 97 bordering the south & east property lines. Abundant water with 10 windmills, 2 solars, 1 electric & 2 submersibles in addition to multiple lakes and ponds. 2 improvement sites - 5-bedroom home, 54' x 225' livestock/calving building, barn, pens, and working facilities, misc. outbuildings, plus Quonset and shed for equipment storage. Excellent wildlife habitat. Proximity to Valentine ensures access to livestock markets, supplies, and modern conveniences while maintaining a rural lifestyle. Whether you are looking to expand your existing operation or put down roots in one of the most iconic ranching regions in the west - this opportunity is for you.



Parcel Descriptions + Photos



PARCEL #1A

2,752.2± total acres

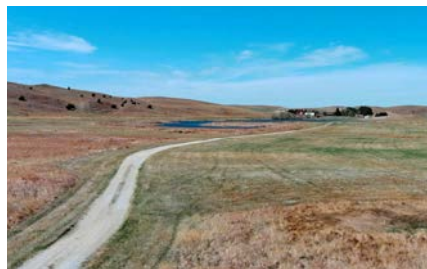
2,060.3± acres pasture
209.6± acres hay meadow
400.5± acres wetlands
76.8± acres water
5.0± acres improvements

Improvements:

- 5 Bd / 1 ¾ Bth house
- 54' x 225' livestock building
- L/S barn, Quonset & shed

L/S water: 8 windmills, 1 solar, 1 elec, & 2 sub w/tanks & waterers

R/E Taxes: \$7,741.84 (2024)



SINGLE UNIT

3,232.2± total acres

2,384.5± acres pasture
345.3± acres hay meadow
406.2± acres wetlands
91.2± acres water
5.0± acres improvements

Improvements:

- 5 Bd / 1 ¾ Bth house
- 54' x 225' livestock building
- L/S barn, Quonset & shed

L/S water: 10 windmills, 2 solar, 1 electric, & 2 sub w/tanks & waterers

R/E Taxes: \$9,084.14 (2024)

NO RESERVE

PARCEL #1B

480.0± total acres

324.2± acres pasture
135.7± acres hay meadow
5.7± acres wetlands
14.4± acres water

L/S water: 2 windmills, 1 solar

R/E Taxes: \$1,342.30 (2024)



The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

939,906

total acres sold

18,911

auction attendees

439

successful auctions



What's inside: SCHROEDER RANCH AUCTION

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3,232± total acres

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