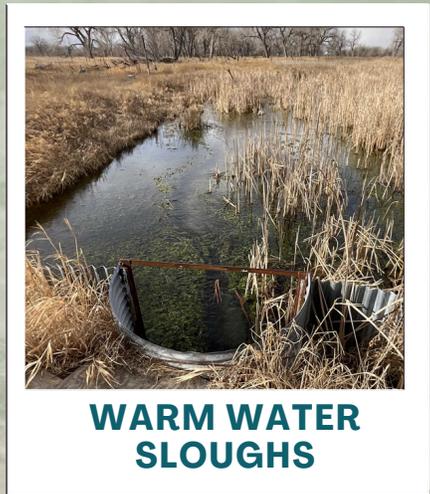
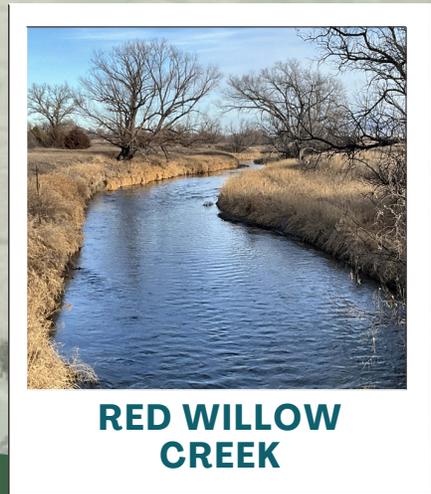
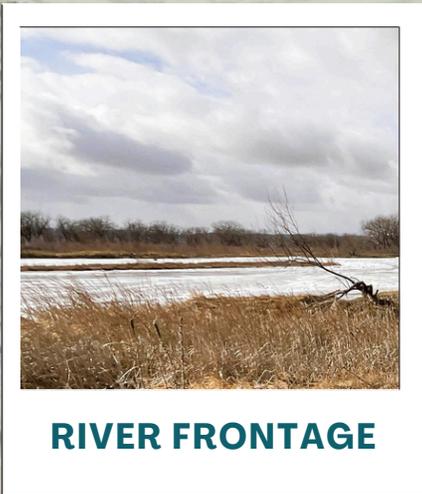


WESTERN NEBRASKA'S SUNRISE DUCK RANCH

**LAND
AUCTION**
THURS., MARCH 12TH,
2026

359± Acres of premier North Platte River frontage offering exceptional waterfowl habitat and ag income opportunity.



Red Willow Creek

CALL: 308-262-1150

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SunriseDuckRanch.com

SUNRISE DUCK RANCH



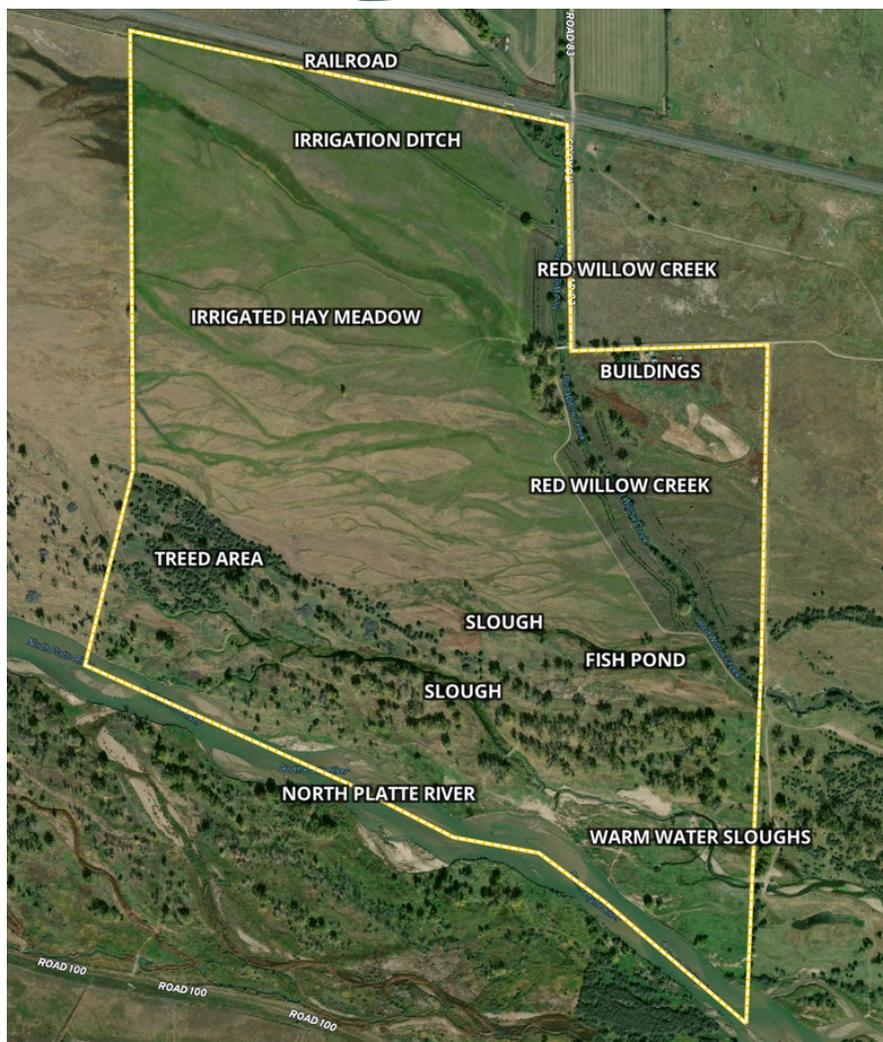
Nestled on the banks of the renowned North Platte River in western Nebraska, Sunrise Duck Ranch presents an exceptional opportunity to acquire a diverse and productive ranch property. This remarkable 359-acre offering features scenic river frontage, warm-water sloughs and a portion of the meandering Red Willow Creek, creating an ideal habitat for abundant waterfowl and making it a standout destination for premium waterfowl hunting. Whether used as a sporting retreat, a productive haying or grazing property, or a blend of both, Sunrise Duck Ranch offers rare natural resources, excellent access to wildlife, and the versatility that today's land buyers seek. With its combination of water access, wildlife appeal, and agricultural potential, this is a truly unique ranch offering in one of Nebraska's most sought-after landscapes.

LOCATION: From Bayard, NE, go 0.5 miles south on Hwy. 26 to CR 104, then East for 3.6 miles to CR 83, and South for 1.75 miles.

Sunrise Duck Ranch is defined by an exceptional abundance of water resources, highlighted by approximately 0.84 miles of frontage along the North Platte River and a stretch of Red Willow Creek flowing through the eastern portion of the property. In addition to the river, the ranch features a fishpond and multiple warm-water sloughs rich in watercress, creating outstanding wildlife habitat and drawing waterfowl throughout the season. The land includes approximately 221± acres of meadow land, 126± acres of river bottom land (accretion), and 14.64 acres enrolled in CRP, offering a balanced mix of recreational and agricultural use. Improvements include established habitat enhancements, three older wooden waterfowl blinds positioned along the sloughs and river, and a deer blind on the west end of the property.

The ranch is improved with a 1,152-square-foot home, primarily used as a hunting cabin, featuring two bedrooms, one bathroom, a utility/storage room, and a dedicated game-cleaning room. Additional improvements include a 24' x 54' shop with a 14-foot sidewall, sliding end doors, walk-in access, and dirt floor, along with a detached garage and several additional outbuildings. Agricultural value is supported by approximately 125 acres of surface water irrigation rights through the Alliance Irrigation District, allowing for irrigation of the hay meadows and enhancing the property's long-term productivity and versatility.

359± Acres of Premier North Platte River Land



Irrigation Water: There are 125 acres of Surface Water Rights through the Alliance Irrigation District at \$20.27 per acre per year (\$2,533.75) to irrigate the Meadow.

Real Estate Taxes: \$3,851.32 (2025).

FSA Information: There are 362.32 acres of Farmland and 14.64 acres of DCP Cropland. Conservation Reserve Program has 14.64 acres enrolled, expiring 9-30-2027, with a rental rate of \$45.20/acre and a \$663.00 annual payment.

NRD Information: There is an irrigation well with 24.9 acres of certified groundwater near the cabin.

Minerals: The Buyer(s) will receive all minerals owned by the Sellers.

Legal Description: A Tract of Land Situated in the Southeast Quarter of Section 12, Township 20 North, Range 52 West of The 6th P.M., Lying South of The Union Pacific Railroad Right-Of-Way and Part of Government Lot 1 and Government Lot 2 in Section 13, Township 20 North, Range 52 West of The 6th P.M. and Accreted Lands Thereto And, Government Lots 1 and 2 of Section 18, Township 20 North, Range 51 West of The 6th P.M. and Accreted Lands Thereto, All in Morrill County, Nebraska, More Particularly Described by Meets and Bounds Survey containing 359.36 acres more or less.

Possession: The Buyer(s) will have Full Possession on Closing.



Terms: The Sale Deposit will be \$100,000.00. The balance will be due at Closing on or before April 21st, 2026.

Manner of Sale: The Property will be sold in a lump sum. The Land will be sold for cash, not contingent upon any matter, including financing. Financial arrangements must be made prior to bidding. Bidders must register to bid and be approved by the auction company 48 hours prior to the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions provided. The winning bidder is required to execute the Purchase Agreement and deliver the deposit in the form of a wire transfer, cashier's check, or personal check to our office by March 13th, 2026. The balance of the Purchase Price will be due at Closing. The Sale is subject to Court Approval. Announcements prior to Auction closing time supersede any prior advertising, printed or oral. Contact Kraupie's for complete Terms and Conditions.

Should you need assistance in the bidding process, please call Kraupie's Office at 308-262-1150

SunriseDuckRanch.com



A rare opportunity to own a premier
western Nebraska North Platte River Ranch!

LIVE WEBCAST LAND AUCTION

THURS., MARCH 12TH, 2026 • 1:30 PM

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