

LASHLEY LAND AND RECREATIONAL BROKERS

Winemaker's Island Preserve



One of the World's Finest Waterfowl Hunting Experiences

Mike Lashley

Broker | Owner

Mike's Cell: (308) 530-0134

E-mail: mike@lashleyland.com

EXCLUSIVE PARTNER OF



LANDLEADER

Property Highlights

LIST PRICE**\$14,000,000****LOCATION**

Adjacent East of McGrew Nebraska, or 12 miles east and 4 miles south of Scottsbluff Nebraska

LEGAL DESCRIPTION

Please call Lashley Land for a copy of the Legal Description

ACRES**332.00** Pivot Irrigated Acres (per Farm Service Agency)**156.90** Flood Irrigated Acres (per Farm Service Agency)**1,485.87** Range, Accretion, River Bottom Acres**57.00** Home Site Acres**2,031.77** Total Taxable Acres

(Note: Farm Service Agency measures 2,151.85 Acres)

TAXES - Estimated**Real Estate Taxes - \$34,342.66****Ditchwater Taxes- \$12,167.30****ESTIMATED
CASH LEASE INCOME**

488.9 Irr Acres @ 200 per acre =	\$97,780.00
1,485.85 Range Acres @ \$10 Per Acre =	\$14,858.50
House Rental Income =	<u>\$12,000.00</u>
Total Gross Income	\$124,638.50

A Note regarding Acres: Occasionally the Farm Service Agency differs on the number of acres in a property from the County Assessor's office. While it is our policy to quote acres as listed by the Assessor's office, we believe that in this case, the FSA measurements are more accurate. The FSA states that there are 488.99 irrigated acres, and the Assessor states there are 416.77. We have quoted the 488.99 irrigated acres and taken the difference away from the grass acres stated by the Assessor's office. Contact Lashley Land to go over the maps and figures in detail.

Pivot Maintenance Per Year	(\$6,000)
Insurance	(\$3,000)
Real Estate Taxes	(\$34,342.66)
Ditchwater Taxes	<u>(\$12,167.30)</u>
Total Estimated Net Income	\$69,128.54

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Property Highlights



IMPROVEMENTS

- ★ Main Lodge with large Great Room, seven bedrooms, six bathrooms, 4 car over-sized garage, shop, and indoor/outdoor kennels, and large metal outbuilding for tractors and farm implements
- ★ The "Warner House", with 3 bedrooms, 1.5 baths, two car garage, and shed
- ★ The "Red Roof" house with 2 bedrooms, a loft, 2 bathrooms, a garage and several outbuildings
- ★ The "Property Manager's House", all brick, 3 bedrooms, two baths, garage and several outbuildings
- ★ The "Pirate House" with 3 bedrooms, 1 bath, and hunting gear shed
- ★ 4 Mobile waterfowl hunting blinds, 3 permanent blinds, heating systems for ponds and sloughs

HUNTING & RECREATION OPPORTUNITIES

- ★ Canada Geese and Snow Geese
- ★ Numerous species of Ducks
 - ★ Wild Turkey
- ★ Mule Deer and White Tailed Deer
 - ★ Pheasant and Quail



Property Summary

The creation of a Waterfowl Wonderland....

The vast Great Plains of Nebraska have played host to migratory bird populations since pre-historic times. Waterfowl start their annual journey south from the Prairie Potholes of Canada on the Central Flyway, one of the largest and most populated Flyways in the world. The flyway narrows like an hour glass over the Plains, and at the heart of this hour glass is Winemaker's Island Preserve. Before the intervention of man and the installation of dams further up-river, the North Platte flowed a mile wide in many places on it's course through the valley, creating marshes, ponds and islands as it went - natural habitats for wildlife of all kinds. The 800 acre island found on the property has long been a sacred roost for thousands of ducks and geese during migration.

Sam Sebastiani, a second generation winemaker and owner of one of the oldest and most respected wineries in Sonoma County California, was enthralled with the sheer numbers of waterfowl to be found in this particular stretch of the North Platte River. An avid outdoorsman, Sam had already built a waterfowl preserve at his Viansa Winery in Sonoma Valley. That 90 acre wetland restoration project designed and created by Ducks Unlimited was a resounding success. Sebastiani's were subsequently awarded Private Conservationist of the Year by the EPA.

In 1992 Sam purchased the 800 acre island on the North Platte River, and began acquiring the surrounding properties, creating the 2,000+ acre ranch as it is today, and started his intensive restoration process. Sam enlisted help from esteemed conservationists from Ducks Unlimited, the Nebraska NRCS and advice from the Army Corps of Engineers. The property was carefully surveyed, and the lower zones that were once watercourses and marshlands were identified. Sam and his crew dug out many of these areas, recreating marshes, ponds, and connecting waterways similar to what it had been in the days gone by. With the nearby food sources, Winemaker's Island is a veritable magnet for ducks and geese.

Hunting and Habitat Enhancement.....

Winemaker's Island appears from the sky as a land of lakes and waterways. Power was brought to several ponds and sloughs to provide enough heat to create inviting, steaming open water in the dead of winter. There are now 18 ponds connected by undulating streams of warm water. Corn and alfalfa fields are perfectly placed as food sources. Hundreds of thousands of invasive Russian Olive trees have been removed, opening up once again room for native grasses and pasture. Only the best trees were left in pockets, strategically placed along established game trails to provide cover. There are now over 18 ponds, numerous waterways, wetlands, and over six miles of river frontage.

Ethical hunting and habitat management have been paramount. Only family and friends hunted the property from 1992 - 2009, and even that was infrequent. In 2010 the ranch was opened to carefully controlled commercial hunting. Hunting parties are moved from zone to zone over the six mile stretch of river, maintaining light hunting pressure on the game. These practices, along with the years of conservation efforts, have created a hunting property that is unparalleled for the sheer numbers of waterfowl species, upland game birds, turkey and deer present on the property. Ducks Unlimited tours Winemaker's Island Preserve regularly with scientist and conservationists viewing the site as a model for habitat enrichment and cultivated hunting.

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mike@lashleyland.com

Property Summary

About the area....

The property is located in western Nebraska in Scotts Bluff county, in a highly productive area in terms of cattle and agriculture. The Scotts Bluff area is known for it's incredible vistas and rock formations. Chimney Rock and neighboring Jailhouse Rock provide an iconic backdrop for this sanctuary. While this paradise is strategically located far enough from the county roads to avoid disturbing the wildlife, it is only 20 minutes from a commerical airport, hospital, and other modern amenities in the city of Scottsbluff.

About the Ranch...

The property is a working ranch and productive farm, raising cattle, corn, sugar beets and alfalfa. Excellent tenants for the farming and cattle grazing are in place and would like to stay on with a new Owner. The property typically carries 250 cow/calf pairs over the summer. The Property Manager has been in place for years, and has been an integral part of balancing the agricultural production capabilities of the farm and ranch operations with optimal habitat and wildlife management. He has overseen much of the development of the property, and has a clear vision of what should be done on an ongoing basis. His willingness to stay on with a new Owner is an asset.

A Note from the Broker.....

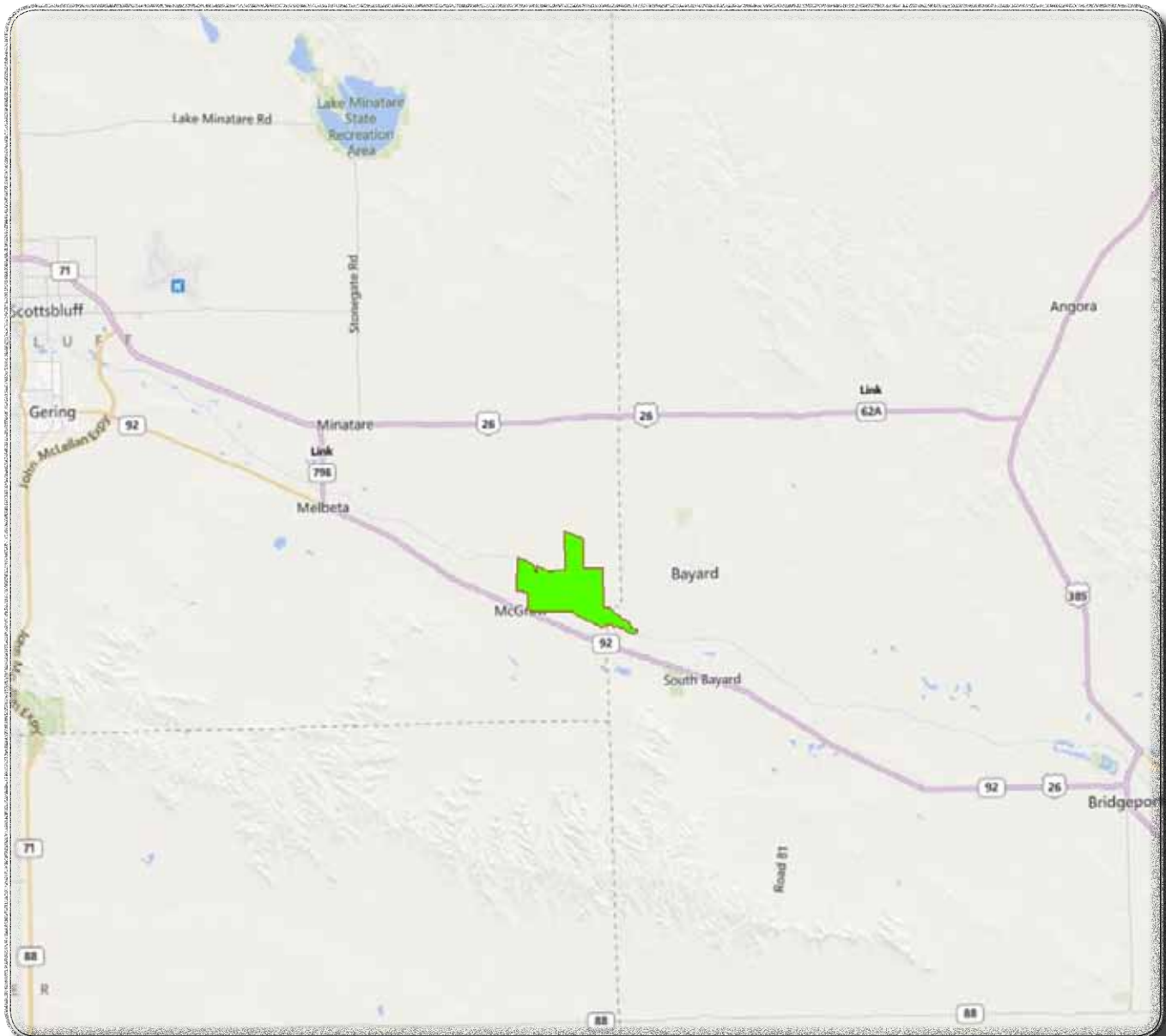
I have personally been in farm, ranch, and recreational land sales for over 40 years. I am an avid outdoorsman who has intensively hunted Nebraska my whole life. I have traveled the entire North American continent pursuing all manner of birds and game, and I have never seen anything like this place. Not only is this possibly the most extraordinary waterfowl sanctuary in America, it is the finest all around hunting property I have ever seen. This property offers a World Class Waterfowl Hunting Experience, and is possibly the best turkey, deer, and upland game property in the United States. This is truly a once in a lifetime opportunity for an outdoorsman to carry on the work that created this wildlife utopia, and to enjoy the astounding bounty this paradise has to offer.

Take the time to truly appreciate what has been accomplished here. If you would like to tour this incredible preserve, I would be happy to accomodate you.

Mike Lashley
Broker, Owner
Lashley Land and Recreational Brokers, Inc.



Location Map



Boundary Lines Are Estimates - Map For Illustration Only

MIKE LASHLEY – Broker | Owner
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Aerial Map

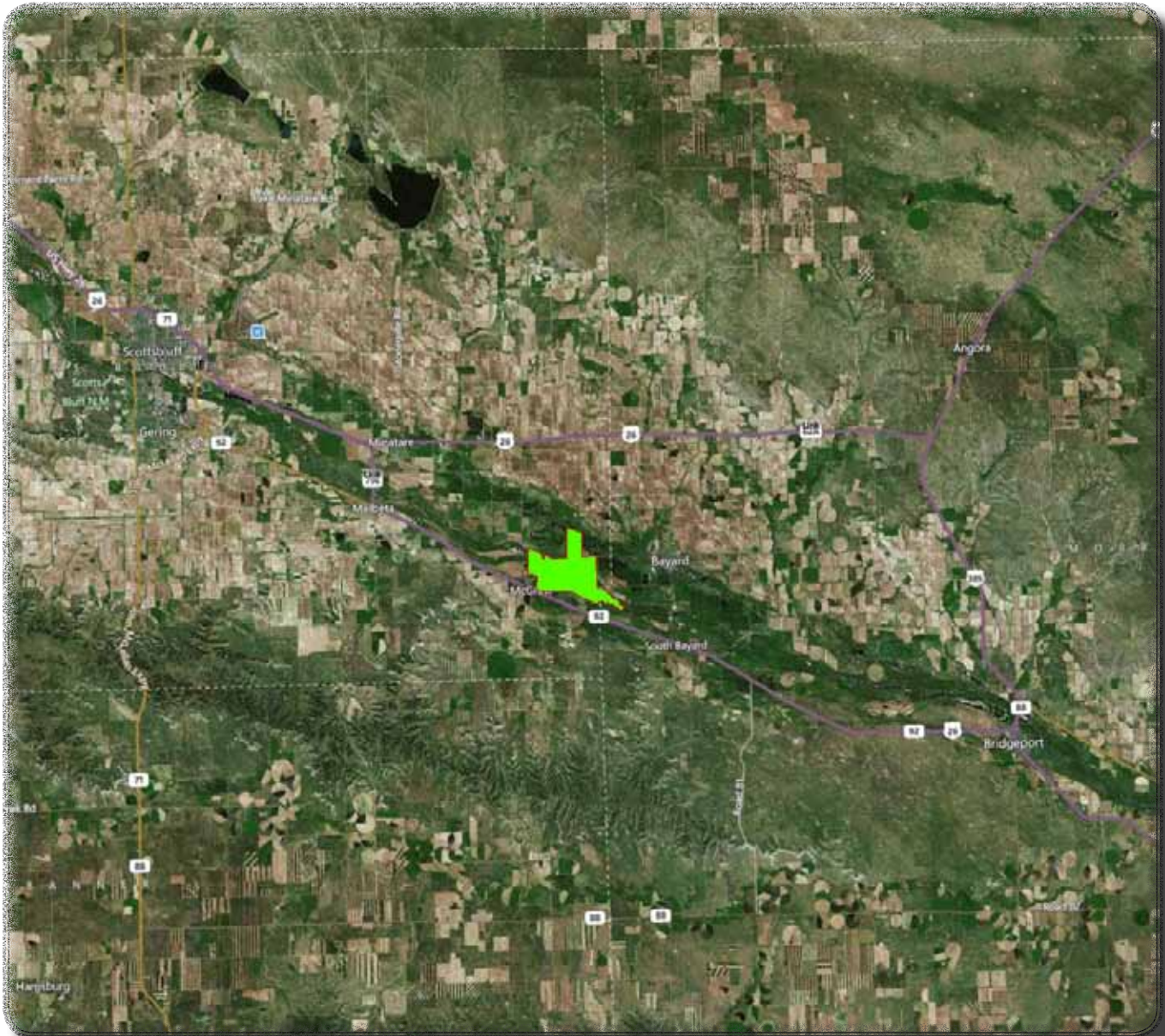


Boundary Lines Are Estimates - Map For Illustration Only

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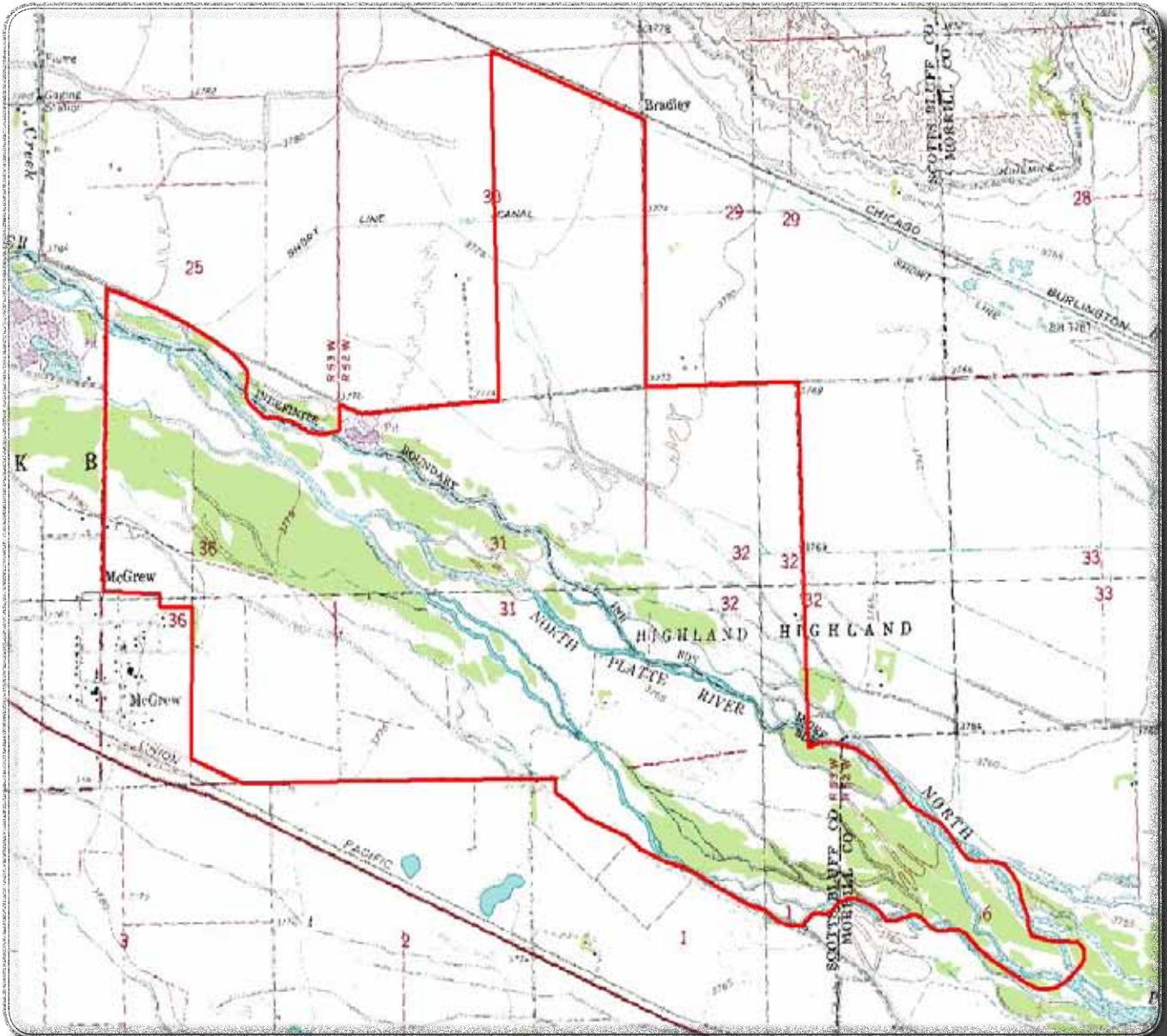
Location-Imagery Map



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Topo Map

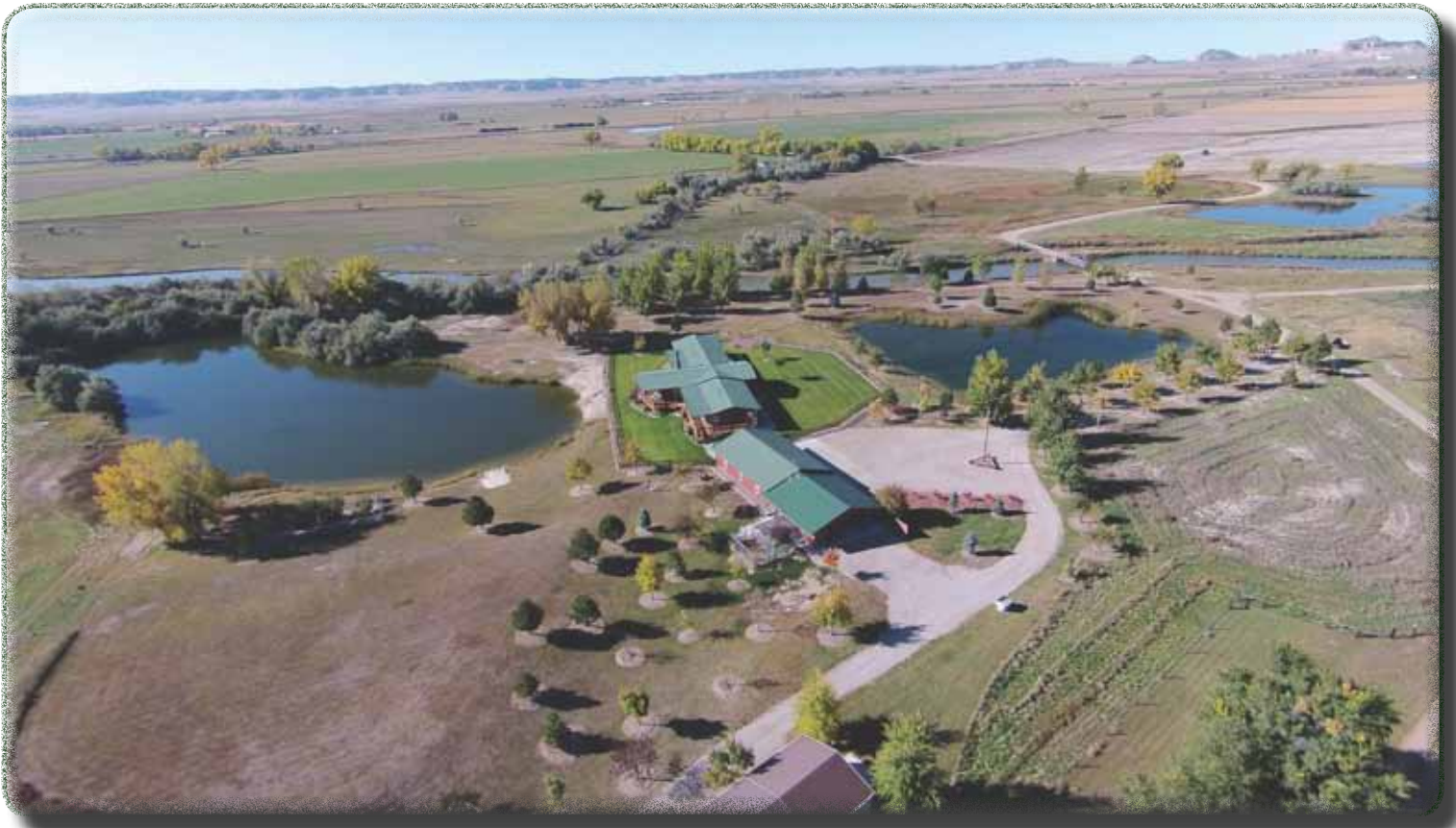


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Property Images



The **Main House**, with garage, shop, and kennels. The back pond is stocked with large bass.



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Property Images



The astounding conservation efforts put forth by the Owner are evident from the air. Thousands of Russian Olive trees have been removed, leaving pockets of cover for game, and clearings for pasture and food plots. Notice some of the heated sloughs that draw waterfowl.



Property Images



"We saw more birds here in three days of filming on Winemaker's Island than we sometimes see in a whole year."

- Beretta's Bird Hunter Journal



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mike@lashleyland.com

Property Images



"This is an incredible ranch with unparalleled bird activity"

-Nebraska Game and Parks Visitors



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Property Images



Winemaker's Island Preserve is surrounded by cornfields, drawing phenomenal numbers of birds.

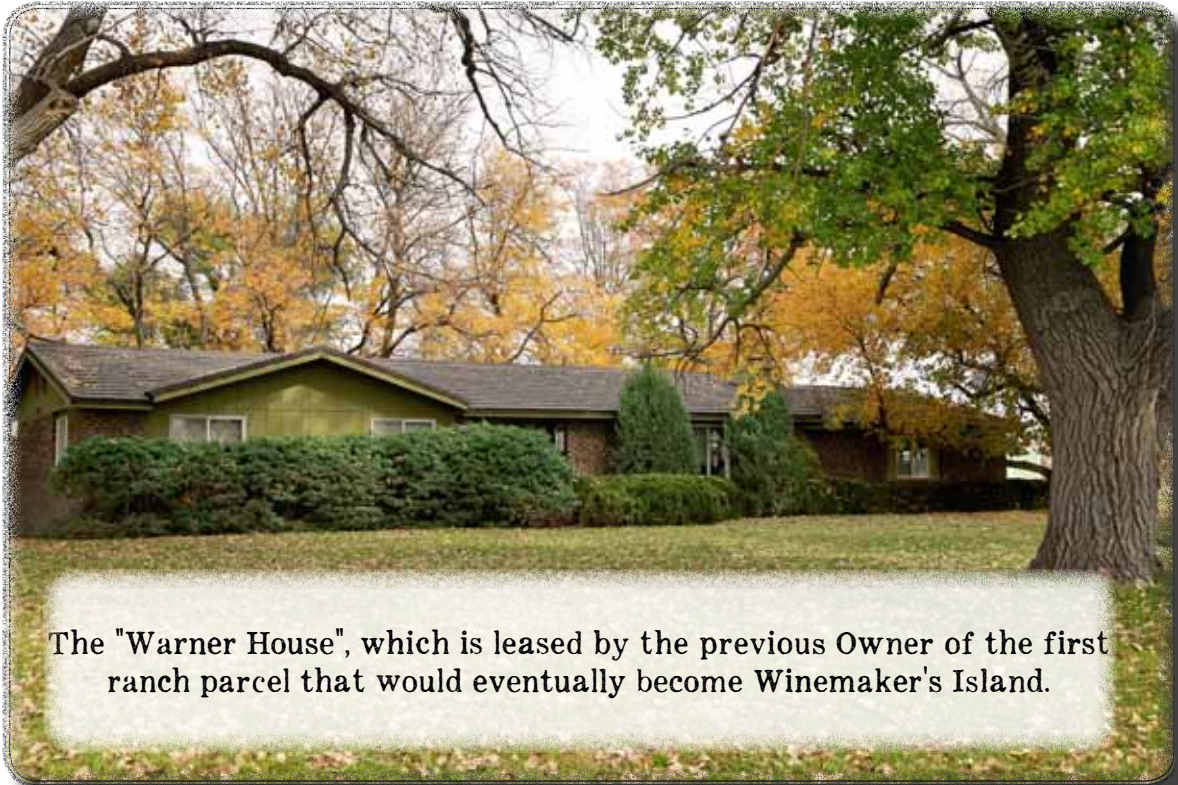
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Property Images

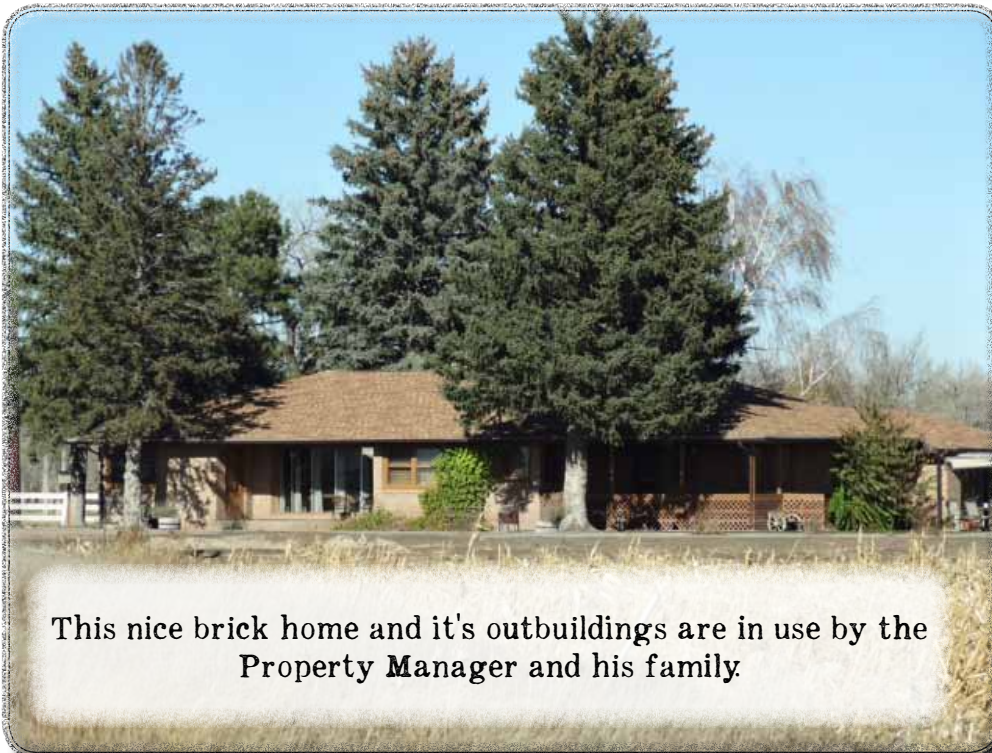
The property often hosts 30,000 to 40,000 birds per night during migration.



Property Images



The "Warner House", which is leased by the previous Owner of the first ranch parcel that would eventually become Winemaker's Island.



This nice brick home and it's outbuildings are in use by the Property Manager and his family.

Winemaker's Island grew to it's present 2,200 acres by the acquiring of properties adjacent to the original. Four homes in addition to the Main Lodge are part of the property. All are lovingly refurbished, updated, and well maintained by the current tenants.

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Property Images



The "Pirate House" is used as extra accomodations for hunters



The "Red Roof House" and it's out-buildings are leased.



Property Images



The Main Lodge



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mike@lashleyland.com

Property Images



Property Images



Spectacular Views
off the deck...



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(308) 530-0134 (Cell)
mike@lashleyland.com

Property Images



Four seasons of breathtaking
scenery



Property Images



The bucks on the fireplace were taken on the property.



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Property Images



The living room end of the Great Room is at once spacious and cozy



Property Images



The dining area of the Great Room is large enough for a table that can seat 10-12, with bar seating for 6-8.

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Property Images

Large kitchen features high-end appliances, and has ample room for multiple helpers.



Property Images



The Master Suite

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mike@lashleyland.com

Property Images



Property Images



There are 6 guest bedrooms (One currently used as an exercise room). They all share a Jack and Jill bathroom with the neighboring bedroom.



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Property Images



The shop and attached kennels featured indoor dog quarters and feeding room.



Property Images



Chimney Rock National Monument

Symbol of the Oregon Trail



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Property Images



So much an icon of Nebraska that its image is emblazoned on the State quarter by the United States Treasury



The perfect backdrop to this waterfowl and wildlife wonderland!



Property Images



The Owners, justifiably proud, have done some branding.



The Motto:
"Preserving Wildlife"

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Property Images



Winemaker's Island creates opportunities for an amateur shutterbug to take photographs worthy of National Geographic



Property Images



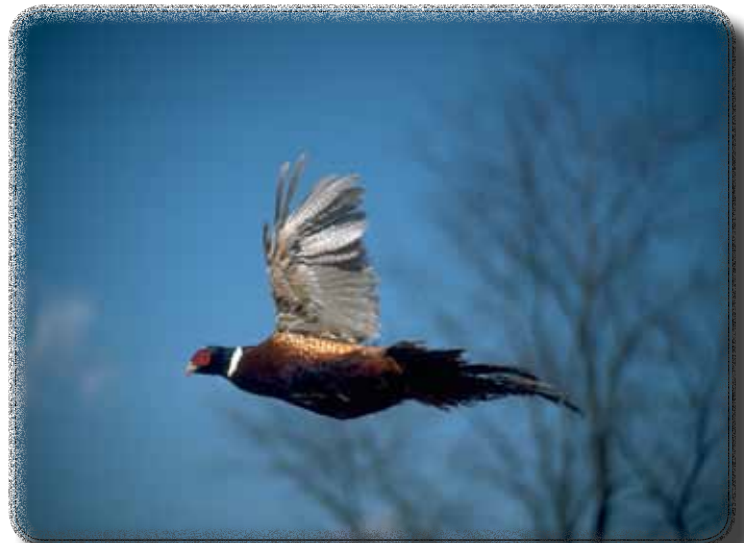
Photos taken in November 2014



Conservation efforts for all wildlife was taken into consideration. When clearing the massive Russian Olive undergrowth, pockets were strategically left as cover.

Wild Turkey are now so numerous that they are almost a nuisance.

Over 600 pheasants have been released on the property over the last 6-8 years. Neighbors have commented on the dramatic population increase in area pheasants over the last few years.



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Property Images



Truly, a World Class Hunting Experience



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CONTACT INFORMATION

(308) 532-9300 – Office

(308) 532-1854 – Fax

MIKE LASHLEY, BROKER / OWNER

**Scott Saults, Duane McClain, Skip Marland,
Adam Marshall, Lucy Thierer and Amy Johnston**

info@lashleyland.com

LASHLEYLAND.COM

2218 E. Walker Road, North Platte, Nebraska 69101



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