

BOW & ARROW RANCH

Valentine, Nebraska

| Listing Price: \$28,000,000



Weber & Company
Real Estate

Rick Weber, Broker

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Land Details

- 21,605 total deeded acres
- 2,461 belf lease
- 3,650 acres sub-irrigated meadows
- 312 acres pivot ground
- 16,252 acres forrest permit
- 870 cow USFS permit
- Capacity to run 1,700 mama cows year round
- Ranch produces 6,000 ton of hay annually in a normal year

Water Details

- Home Ranch: 65 windmills and solar wells
- North Ranch: 2 electric wells, windmill and a big spring
- Forrest Permit: 43 wells and solars plus steer creek
- Hudson Lake is stocked by the Nebraska Game & Parks, with Bass, Perch and Blue Gill

Location

- The north end of the Home Ranch lays adjacent across the Highway from the Prairie Club and Caprock, two world renown Golf Courses.



GORDON CREEK



MEADOWS & HILLS



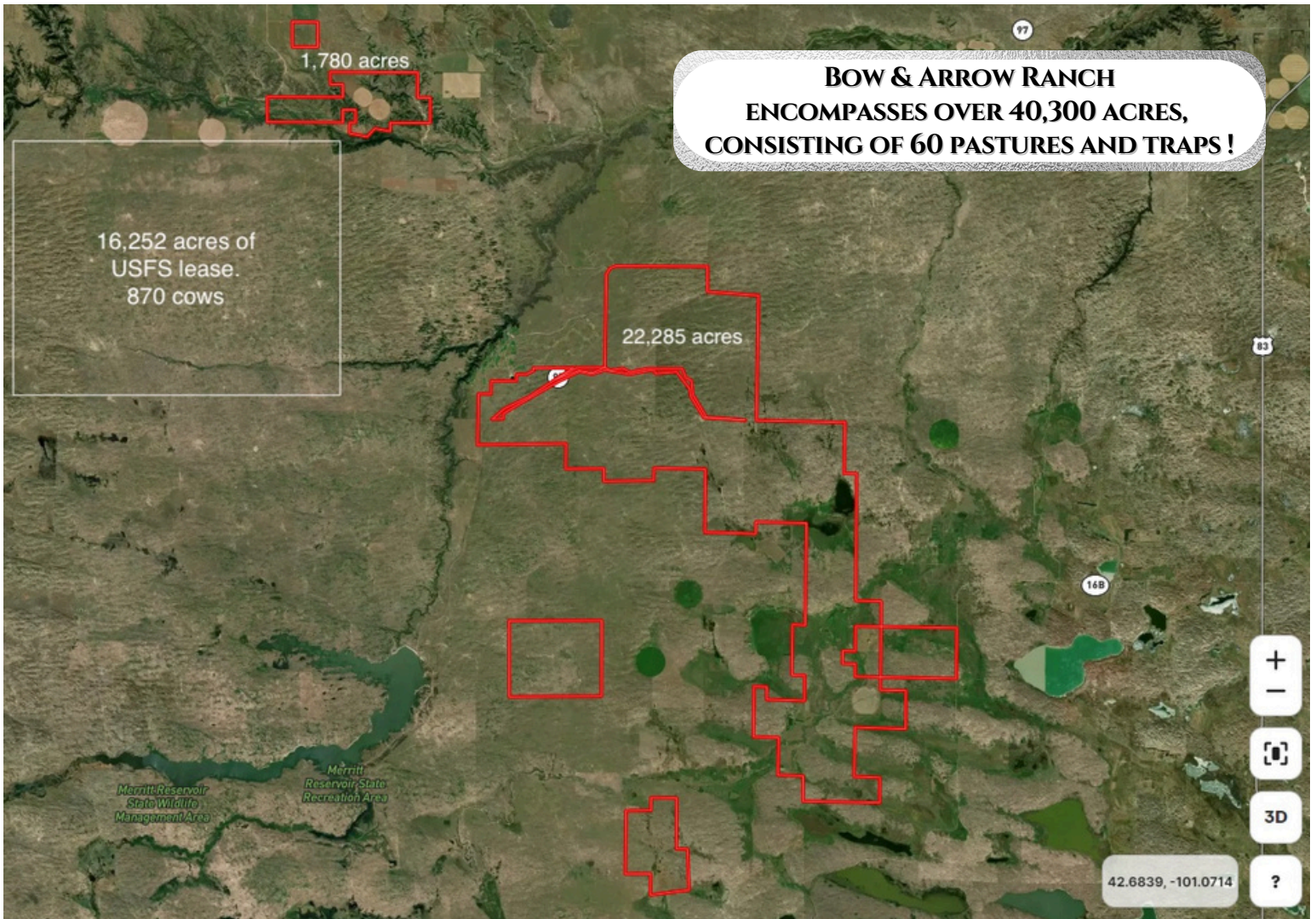
NIOBARRA RIVER



HUDSON LAKE



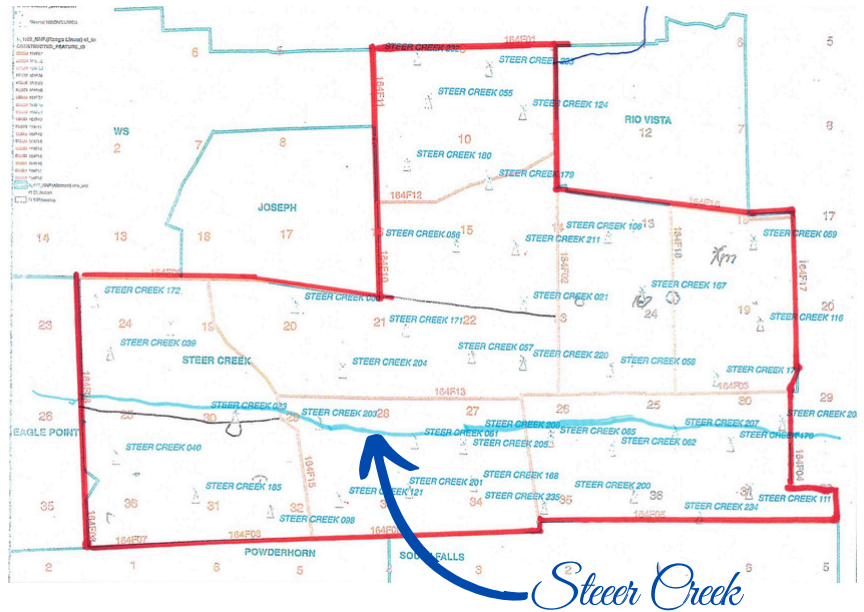
FORREST PERMIT



Boundary lines are estimates



Map of USFS Allotment Cross-fenced into 10 separate pastures



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Home Ranch



The Bow & Arrow Ranch is truly one of the best ranches you will find in the Sandhills, and beyond. It is highly productive with a cost per cow unit that is as good or better as there is anywhere. It has been under the same management for close to 40 years and it is in extremely good condition...never over grazed. It has good fences and abundant stock water. An abundant variety of wildlife makes this an excellent hunting property. The Home Ranch consists of five houses, two bunkhouses, calving barn, corrals, salt shed, shop and





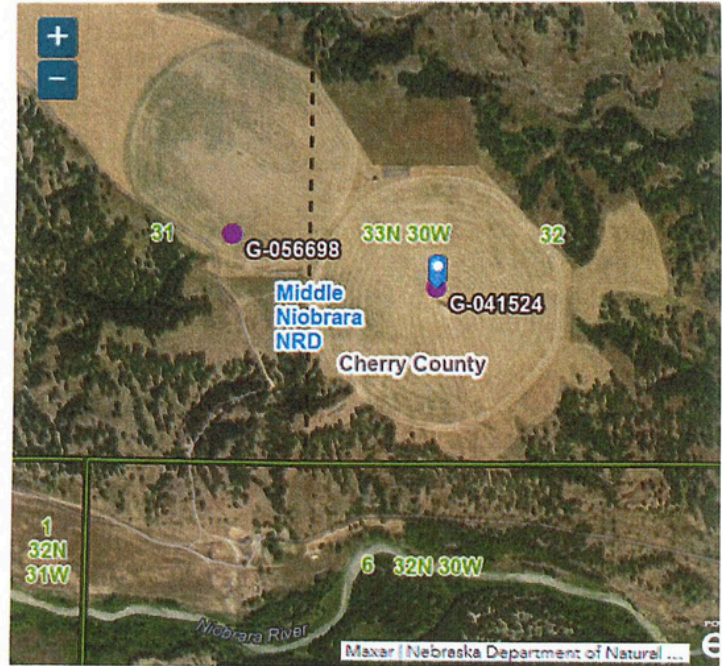
North Ranch



The North Ranch consists of 1,780 acres along with 16,252 acres of USFS lease. The forrest lease has a stocking rate of 870 cows, for five months. This location has two pivots that have a 2024 oat crop planted. There is a house, garage, and nice set of corrals.



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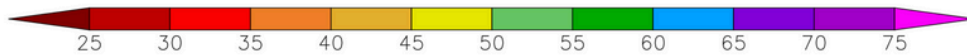
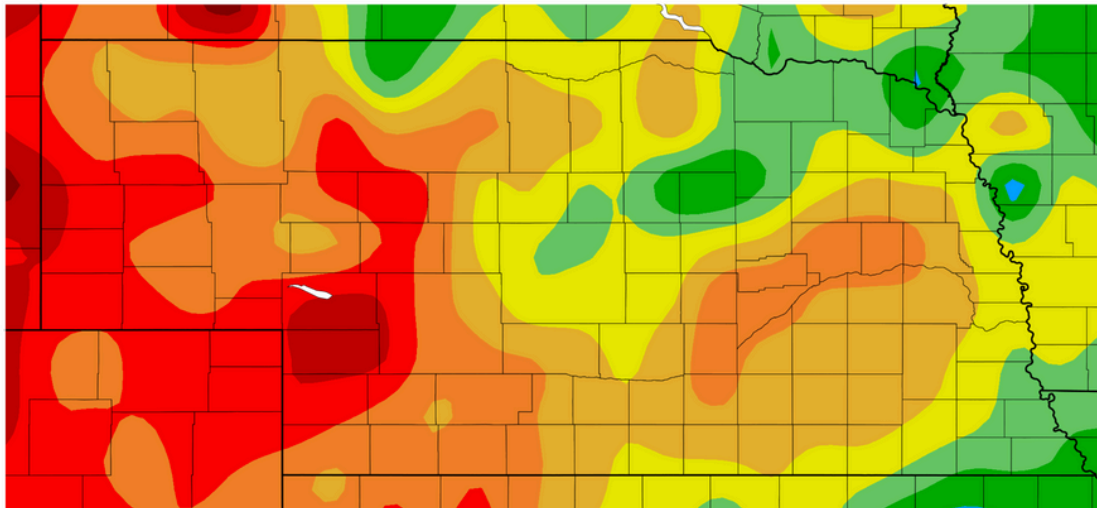


[Print Well Details](#)

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-041524 WellID: 48788 View Scans	I - Irrigation A - Active Registered Well	Cherry Middle Niobrara 33N 30W 32 NWSW 1520S 1120W	2/1/1974 7/17/1974 ---	92 500 gpm 204 ft 280 ft PRO - Single Project	7 in --- 319 ft
G-056698 WellID: 64340 View Scans	I - Irrigation A - Active Registered Well	Cherry Middle Niobrara 33N 30W 31 NESE	12/17/1976 6/16/1977 ---	72 500 gpm 205 ft 244 ft PRO - Single Project	7 in --- 350 ft
G-142881 WellID: 181397 1906 View Scans	I - Irrigation A - Active Registered Well	Cherry Middle Niobrara 31N 29W 35 SWNW 42° 37' 5.000" -100° 41' 28.600"	11/8/2006 12/14/2006 116604161125407 3919402	155 1000 gpm 8 ft 115 ft PRO - Single Project	8 in 160 ft 340 ft

Precipitation (in)

5/4/2022- 5/3/2024



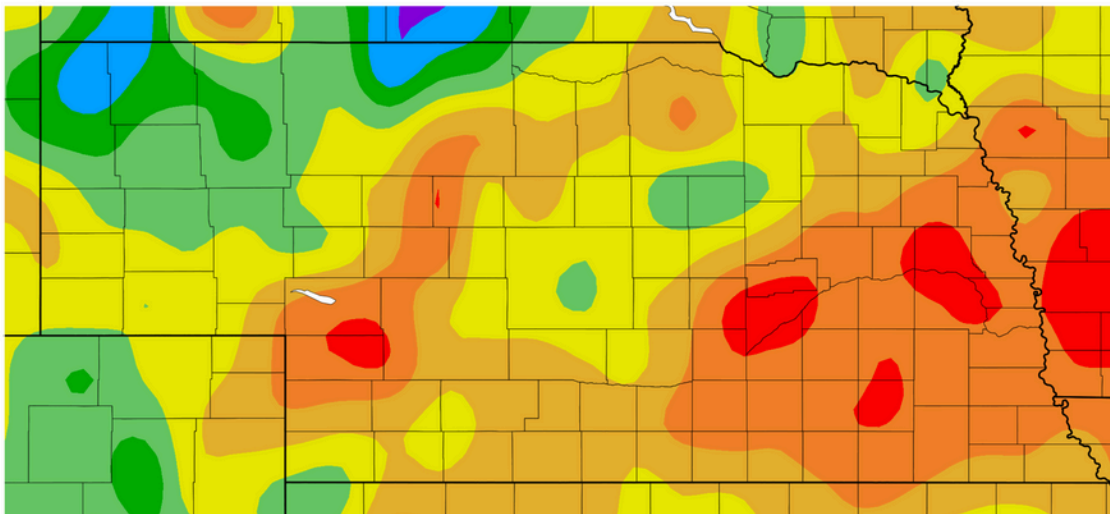
Generated 5/4/2024 at HPRCC using provisional data.

NOAA Regional Climate Centers

This area of the Sandhills, Valentine, is blessed with 18-20 inches of rain per year and a snowfall average of 33 inches. The Sandhills climate is semi-arid. Covering approximately 19,300 square miles and lays above the Ogallala Aquifer. There are over 700 species of grasses covering the area included in these are short grasses, mixed grass and tall grass prairies. The grass and water are stabilizing factors for the Sandhills and makes this area, prime cattle raising country.

Percent Normal Precipitation (%)

5/4/2022- 5/3/2024



Generated 5/4/2024 at HPRCC using provisional data.

NOAA Regional Climate Centers



Sam Hudson homesteaded the Bow & Arrow Ranch in 1883. As a young kid he lived in Missouri, and ran away from home, at the age of 12, to Texas to work on ranches. As he got older, he was involved in catching wild horses and stealing other horses to break and sell. At the age of 18, Sam joined a cattle drive of 3,000 head to Nebraska, partly for the money and adventure, partly to escape the law. After deciding he wanted to live in the Sandhills of Nebraska, he rode his horse across the hills until he came to a beautiful place with green meadows and a lake. He homesteaded right away and it became the Bow & Arrow Ranch. He had seen the bow & arrow brand on some steers in Texas and always knew that was the brand he wanted. This brand became the third registered brand in Nebraska.

Sam was a colorful character, a very good business man and cattleman. He raised top Herefords, built the first stick house south of Valentine and had quality horses. Sam Hudson was known to befriend outlaws and let them stay safe on the ranch in exchange for them to not steal his horses. Kid Wade and Doc Middleton were a couple of the outlaws that passed through or stayed on the Bow & Arrow Ranch. On a very tall hill, they would have their lookout and watch for dust trails of a posse that might be chasing them. This hill is now known as Rustlers Roost.

Sam Hudson was very involved in the Simeon Community and very much respected. He also was involved in founding the Cattleman's Association. He later got involved with the University of Nebraska in the horticulture and Agriculture departments, determined to keep the Sandhills at its best. He lived as a true cattleman and protector of the land. Sam loved to tell stories of his past and adventures. He died at the age of 97 and the impact he made on the community and the ranching lifestyle will forever be remembered.

“If there was a ranching capital, USA...Valentine, Nebraska would be a top contender”.
-Rick Weber



The Valentine Community

The Valentine Community is the source for many ranching families's needs. The stores and services offered understand the needs of the rural family. There are several shops including book stores, hardware stores, two grocery stores, along with western, ladies and sports apparel stores. Valentine offers several fine dining establishments, a variety of feed stores, five banking choices, three auto dealerships, implements, building centers, motel and hotels, several churches, a florist shop and many services available. Valentine is home of the Cherry county seat.

Entertainment is easy to find with the golf course, city swimming pool, city park, basketball courts, baseball diamonds, football fields, track, bowling, fishing, hunting, canoeing and so many more activities. There is a senior center for our folks and several pre-school and day care centers for our little folks. A variety of different interests groups, from car clubs to card clubs, artist groups and the Valentine Fine Arts Council, citizenship, community development, economic development, health and fitness, and other reside in this active town.

Valentine is well known for outdoor recreation as well. The Niobrara river offers canoeing, tubing and rafting for an enjoyable day on the river. Enjoy the variety of species of wildlife along the river and on the open Sandhills. There are numerous trails to hike or ride and explore. Fishing and hunting the Sandhills is a favorite pastime for many locals and visitors. Camping facilities and a wide range of accommodations are available for the outdoor enthusiast.

Cherry County is a strong 4-H family community. The fairgrounds holds events year round in the County. The Cherry County Fair and Rodeo is generally held the third week of August. The fairgrounds are a very active equine and rodeo event center. Valentine is also home to Valentine Livestock, where quality Sandhills cattle are sold.

The medical services are up-to-date with a remodeled hospital building. The Cherry Co. Hospital has several doctors, PAs and a surgeon on staff. There are out patient services available in cooperation with specialized physicians. You will find two dental clinics, optometrists, chiropractors and massage therapists. For the preventative care aspect there are two gyms that have outstanding memberships.

Our schools are some of the finest in the state. Academics rank high with several extra curricular activities for students to choose from. The High School FFA team is a strong contender at various FFA competitions.

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