



Boyd County Bugles & Bucks

1,139.39 Acres

Boyd County, NE

\$2,625,000

HAYDEN  OUTDOORS[®]

Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Wooded
Cattle/Ranch
Fishing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Natural Spring
Water Rights

Land Details

Total Acres: 1,139.39
Deeded Acres: 902.39
Leased Acres: 237.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 100.12
Pasture Acres: 1039.27
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$10,273 - 2022
Source of lot size: Assessor/Tax Data

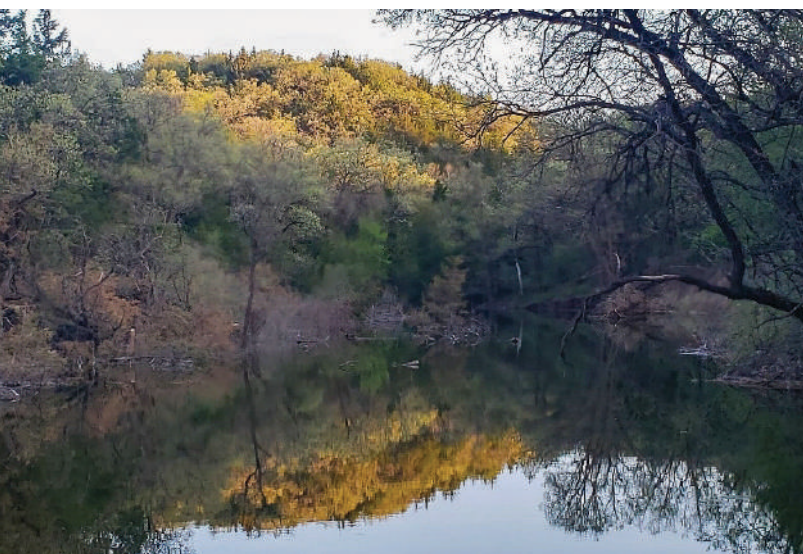
Building Details

Homes: 1
Style of Home(s): Stick Frame, 1 Story
Finished Sq. Ft.: 1440
Bedrooms: 5
Full Bathrooms: 2
Parking Types: Driveway
Outbuildings: 1
Fence Type: Barbed Wire



Property Summary

If you are looking for a working cattle ranch that supports 135 pairs for the 5 month season, and boast phenomenal hunting for elk, deer, turkey, upland birds, and many predators. Your search is over!





Land

The ranch consists of 902.39 deeded acres and 237 school lease acres. Miles of buried waterlines have been installed to make watering cattle and wildlife a breeze. Water is provided by rural water. Currently there are 28 stock tanks, 8 hydrants, newer interior cross fencing, and some new perimeter fencing. This ranch has been well cared for with cattle and wildlife at the forefront of management practices. There has been extensive work done on the ranch, including hundreds of acres of cedar tree removal, large amounts of Forest Stand Improvement projects, and additional EQIP cost share contracts, which are still ongoing on the ranch. There are miles of trails throughout the property that makes checking cattle, getting to and from your favorite hunting blind or stand, and moving around the ranch easy and enjoyable for whatever machine you choose for your transportation. Some of the recent improvements include a stocked pond with walleye, yellow perch, and bluegill. There is another dam currently being constructed with additional habitat surrounding it and fenced off from cattle.

There are approximately 96 acres of dryland crop production, which includes a large food plot that is centrally located. The remainder of the property is encompassed with good hard pasture, numerous species of timber, and multiple ponds ranging in size. Timber species include Burr Oak, Black Walnut, Hackberry, Lindon, Ash, Cottonwood, White Elm, American Elm, Box Elder, Chinese Elm, Locust, Russian Olive, Mulberry, and Eastern Red Cedar.





Improvements

Perched in the perfect location for amazing sunrise and sunset views over the Missouri River bluffs is a 36'x40' insulated metal building being used as a cabin. It consists of 5 bedrooms, 2 bathrooms, a kitchen, and a great room. To the south of the cabin are some smaller storage buildings, steel corrals with paddock watering system, pens for animals such as hogs or smaller animals, and additional crop ground.

Region & Climate

Weather in Lynch, NE and the surrounding area is generally quite mild and pleasant. Summers are usually long and warm, with temperatures often reaching the high 80s during the day and low 70s at night. Winters are typically short and cold, with temperatures dropping into the mid-twenties or lower during the day and single digits or below at night. Precipitation in Lynch and surrounding areas have an annual average of around 24 inches of rain and 15 inches of snowfall each year. Overall, Lynch has a relatively mild climate.





Region & Climate

Lynch, Nebraska gets 24 inches of rain, 32 inches of snow, and there are 218 sunny days on average, per year.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



The background of the top section is a landscape photograph showing rolling green hills under a twilight sky with a single bright sun or moon. The text 'Hayden Outdoors' is in a bold, sans-serif font, and 'Buyer Process' is in a large, elegant script font.

Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

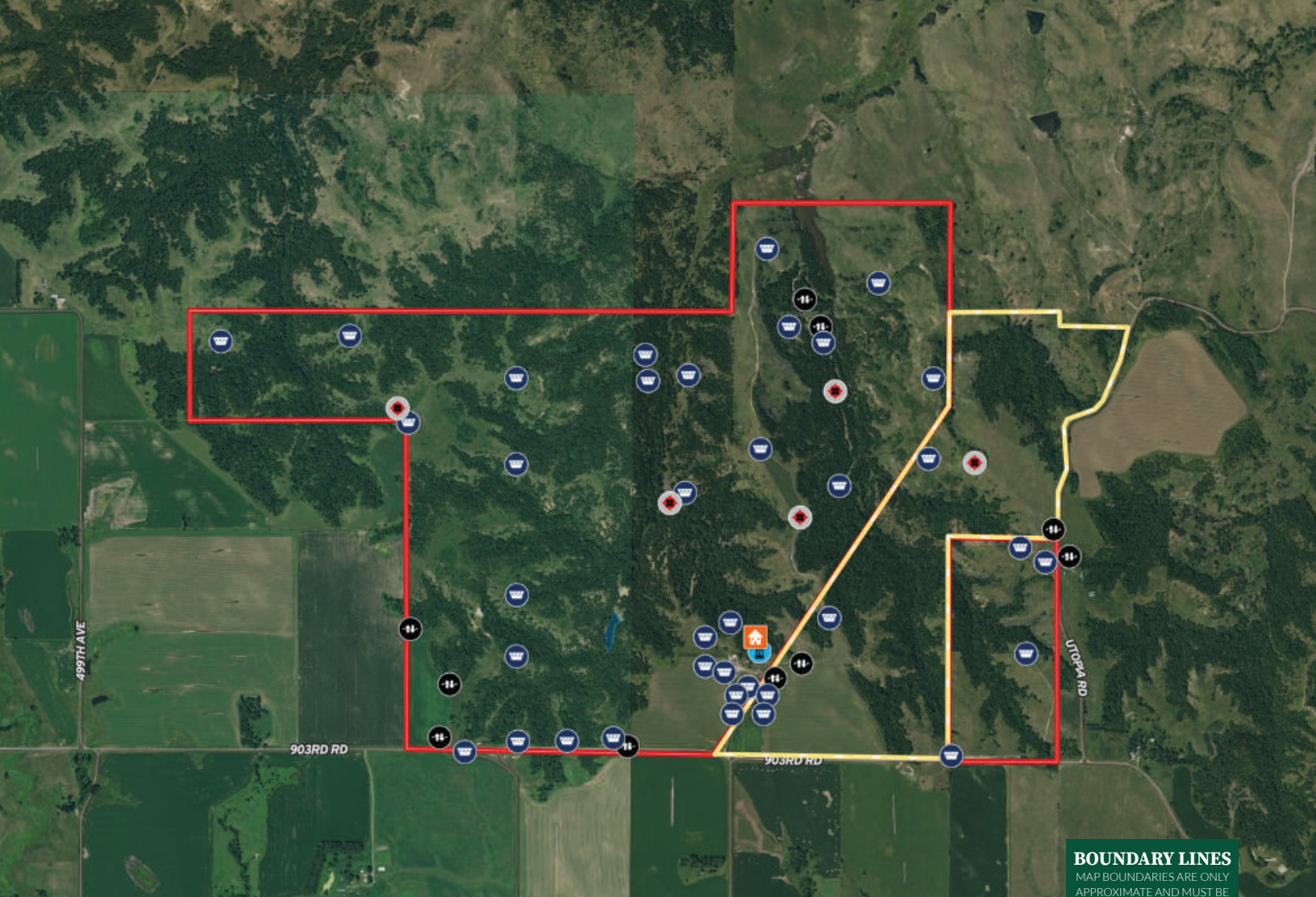


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

Boundary Water Storage House Water Well



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