

Hayes County Upland and CRP

934.00 Acres

Hayes County, NE

\$1,790,000



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Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Food Plots
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Income Producing
Outbuilding/Barn/Shed/Shop
Wooded
Cattle/Ranch
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Mineral Rights
Propane
State Hunting Unit: Frenchman West

Land Details

Address: 72773 Ave 364 , Hayes
Center , Nebraska 69032, USA
Closest Town: Palisade Nebraska
Total Acres: 934.00
Deeded Acres: 934.00
Zoning: Agriculture
Elevation: 3000
Topography: Hilly with large canyons
Mineral Rights: Yes
Any owned will transfer
Estimated Income: 34450
Income Type: CRP and Grazing
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2346
Bedrooms: 4
Other Improvements: 75x40 Shop
Fence Type: Wire
Cooling Systems: Forced Air Cooling
Heating Systems Forced Air



Property Summary

Hunting and income producing property located just 3.5 hours from the front range of Colorado this awesome upland property has it all. Over the last several years the property has been meticulously managed for wildlife habitat and quality recreation experience. The ranch boasts a total of 934 +/- acres with 505 +/- acres of pasture and 373 +/- acres of CRP and trees. There is also an updated 2346 Sq. Ft home and 75x 40 steel building.

Land

Hayes County Upland of pasture and CRP consists of a total of 934 +/- acres . There is approximately 505 acres of pasture and 337 +/- acres of CRP with thousands of Cedar and deciduous trees planted in rows in various locations throughout the property. The pasture land is mostly large canyons with scattered Cedar trees dotting the ridges and canyons throughout.

There are three food plots located on the property that will be planted to milo/sorghum mix as the growing season begins. This is an excellent upland mix that will provide a valuable food source for upland birds and other wildlife.





Improvements

A well maintained and updated 4-bedroom and 1 bathroom, 2346 +/- square foot home featuring nice finishes throughout. There is a 75'x40 steel building with open storage and 1/3 finished and heated shop space. Additionally there multiple smaller outbuildings and a large fenced garden area.

In 2023 the Seller installed a solar well and two large galvanized tanks on the east side of the ranch which now provides an excellent water source for wildlife and livestock where there had not been one for many years.

Recreation

This is a well designed hunting property that holds pheasants, quail, turkeys and grouse as well as mule deer and whitetail deer. Hundreds of Cedar trees and deciduous trees are lined throughout the property providing cover for the many critters that call the ranch home. There are multiple CRP fields that provide excellent upland bird habitat and the canyons in the pastures offer a high quality spot and stalk deer hunting or predator hunting as well. The property is located less than 30 minutes from Swanson Lake, which provides excellent opportunity for fishing and water sports. Also within 20 minutes to the north, sits Camp Hayes and Hayes Center State Wildlife area. Lake McConaughy and Red Willow Reservoir are a little over an hour from the property and both offer excellent fishing and water sports as well as public hunting access on the thousands of acres of designated hunting areas surrounding each lake. The area of southwest Nebraska is known for high quality mule deer hunting and trophy class deer. The Seller has augmented the pheasant population with a planting program both last fall in 2023 and in spring of 2024.

Agriculture

Currently the property has multiple CRP contracts and produces approximately \$26,800 in income as well as approximately \$8010 cattle grazing lease on a year to year basis. Fences around the property are barbed wire and mix of wood and steel fence posts.

Water/Mineral Rights & Natural Resources

Any owned mineral rights will convey.





Region & Climate

Hayes County, Nebraska receives approximately 21+/- inches of rainfall and 29 +/- inches of snow annually.

The hot season lasts for 3.3 months, from June 4 to September 15, with an average daily high temperature above 80°F. The hottest month of the year in Hayes Center is July, with an average high of 89°F and low of 63°F.

The cold season lasts for 3.2 months, from November 21 to February 26, with an average daily high temperature below 49°F. The coldest month of the year in Hayes Center is January, with an average low of 17°F and high of 40°F.

Location

Hayes County Upland and CRP is located just off Hwy 25 north of Palisade, Nebraska. It is within a 3.5 hour drive of Denver and the front range of Colorado and 4 hours from Lincoln, Nebraska. Access is easy from highway 25 as well as the two county maintained roads that border the property.





History

Hayes County is a county in the U.S. state of Nebraska. As of the 2020 United States Census, the population was 856. Its county seat is Hayes Center. The county was created in 1877, and was organized in 1884. It was named for Rutherford B. Hayes, the US President at the time of the county's creation.

Hayes Center was known as the Wind-Mill City as each family had their own wind-mill for their water supply, there was also a public wind-mill and tank that was located in the middle of main street, where people watered their livestock. But today wind-mills are a thing of the past, as even most farmers use electric pumps to get their water supply.

The country now included in Hayes County was formerly part of the great buffalo range, the cherished hunting grounds of the Indians. Settlement was delayed for many years because of the hostility of the Red Men. Many bloody battles were fought between the various Indian tribes, particularly the Pawnee and the Sioux, over the possession and use of this ground.

The first white men were hunters. Doctor W. F. Carver, "Buffalo Bill" Cody, and other famous frontier characters hunted here to supply meat for the workmen and soldiers during the building of the Union Pacific railroad in 1868-69. In the early seventies sportsmen came from all over the world to hunt in the valley of the Red Willow, the Frenchman's Fork and the Stinking Water, the latter stream got its name from the hundreds of rotting carcasses left on its bank and in its bed by the hunters. Carver claimed in 1873 that he himself had killed at least thirty thousand buffalo. This was the year after the famous hunt staged with elaborate ceremony in honor of Grand Duke Alexis, twenty-two year old brother of the reigning Czar of Russia. This party, led by "Buffalo Bill" Cody as chief of scouts and accompanied by General Sheriden and officers from Fort McPherson, camped the Big Blackwood eight miles northeast of the present site of Hayes Center. The famous Sioux Chief, Spotted Tail, along with one hundred warriors presented a demonstration of the Indian method of hunting. Followed by a war dance, the whole affair was a brilliant success and the Duke himself succeeded in killing several buffalo.

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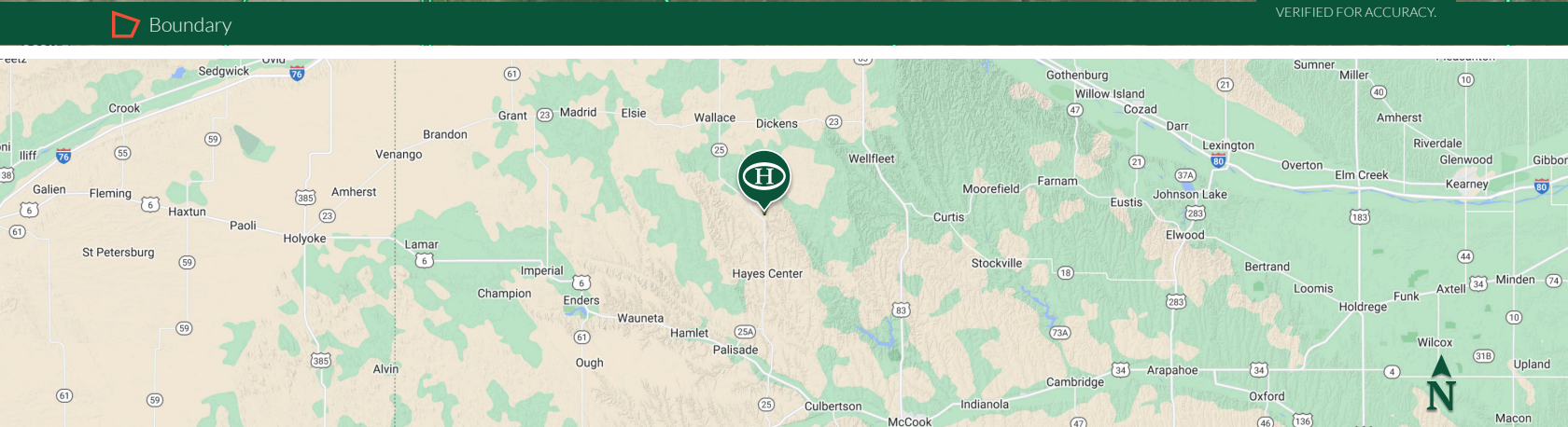
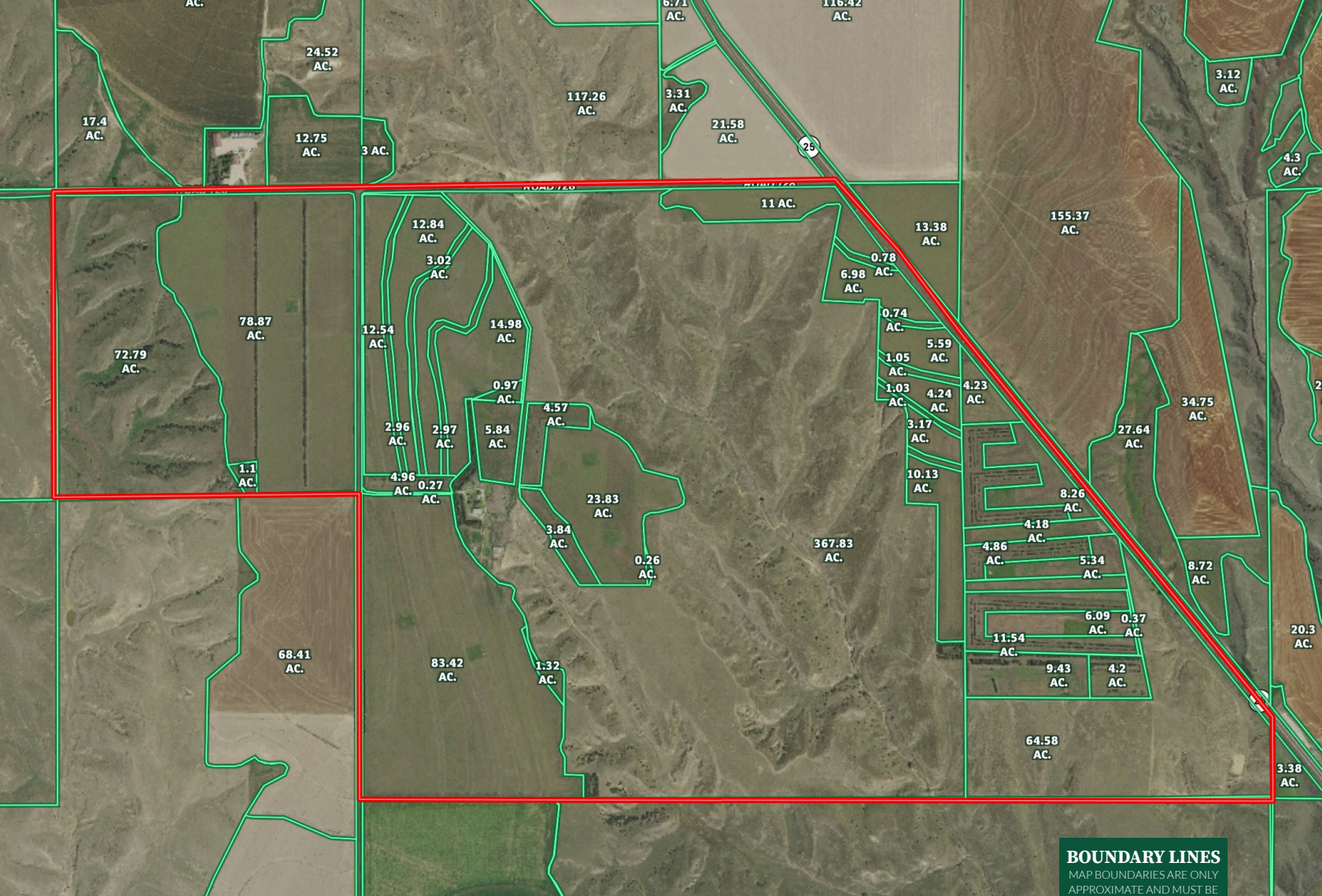


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- RICK STEINER, SELLER/BUYER

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