



# Devine Loup River Ranch

1,506 +/- Acres | Custer County, NE | \$4,450,000



HAYDEN  OUTDOORS.

# Devine Loup River Ranch

TOTAL ACRES:

1,506 +/-

PRICE:

\$4,450,000

COUNTY:

Custer County

CLOSEST TOWN:

Oconto, NE

*Presented by*



## Cord Hesseltine

- 📍 Salesperson, Licensed in NE & SD
- ✉️ Cord@HaydenOutdoors.com
- 📞 308.539.2192



## Justin Hertzell

- 📍 Broker, Licensed in NE, SD, KS, AR, MO, & IA
- ✉️ Justin@HaydenOutdoors.com
- 📞 402.416.3847





### **Property Summary**

If you're on the lookout for a property that seamlessly blends income potential with serene surroundings amidst the natural splendor of Nebraska, look no further than the Devine Ranch. Spanning approximately 1,506 acres, this expansive ranch boasts a diverse topography and teems with wildlife that gracefully roam the hillsides and meander along the banks of the South Loup River.



## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Waterfowl  
Income Producing  
Irrigation  
Mineral Rights  
Stream/River  
Water Rights

## Land Details

Address: 43929 Pressey E Rd, Oconto, Nebraska  
68860, USA

Closest Town: Oconto

Total Acres: 1,506 +/-

Deeded Acres: 1,506 +/-

Leased Acres: 0.00

Tillable/Crop/Orchard Acres: 179.24

Pasture Acres: 1144.06

Irrigated Acres: 147.96

Riverbottom Acres: 17.04

Water Rights: Yes

Mineral Rights: Yes

Estimated Taxes: \$20,028.98 - 2023

Source of lot size: Unknown

Fence Type: Barbed



## Land

The Devine Ranch presents a unique blend of productive agricultural acreage and premium recreational possibilities, rendering it a versatile gem for potential buyers. Its combination of center pivot and dryland fields provides avenues for generating income, while the sub-irrigated meadows and pastures offer opportunities for grazing or leisurely pursuits.

Situated along the riverfront, this property boasts a desirable location, complemented by excellent county road access, ensuring convenient accessibility. Overall, the ranch's blend of fertile farmland, well-managed pastures, and the scenic South Loup River traversing its expanse make it an extraordinary and rare find for those seeking to acquire a piece of land that seamlessly merges agricultural productivity with recreational enjoyment.





## **Recreation**

The South Loup River, meandering through the property, not only adds to the scenic beauty but also enhances the wildlife habitat, making it an ideal spot for hunting aficionados. The diverse range of species including deer, turkey, waterfowl, and predators creates an enriching hunting experience, catering to both big game and upland bird enthusiasts.

Recent trail camera captures further highlight the richness of wildlife on the ranch, emphasizing the plethora of opportunities for both hunting and wildlife observation. Whether you're a seasoned hunter or someone who appreciates the tranquility of nature, this ranch offers a distinctive and fulfilling experience for outdoor enthusiasts.

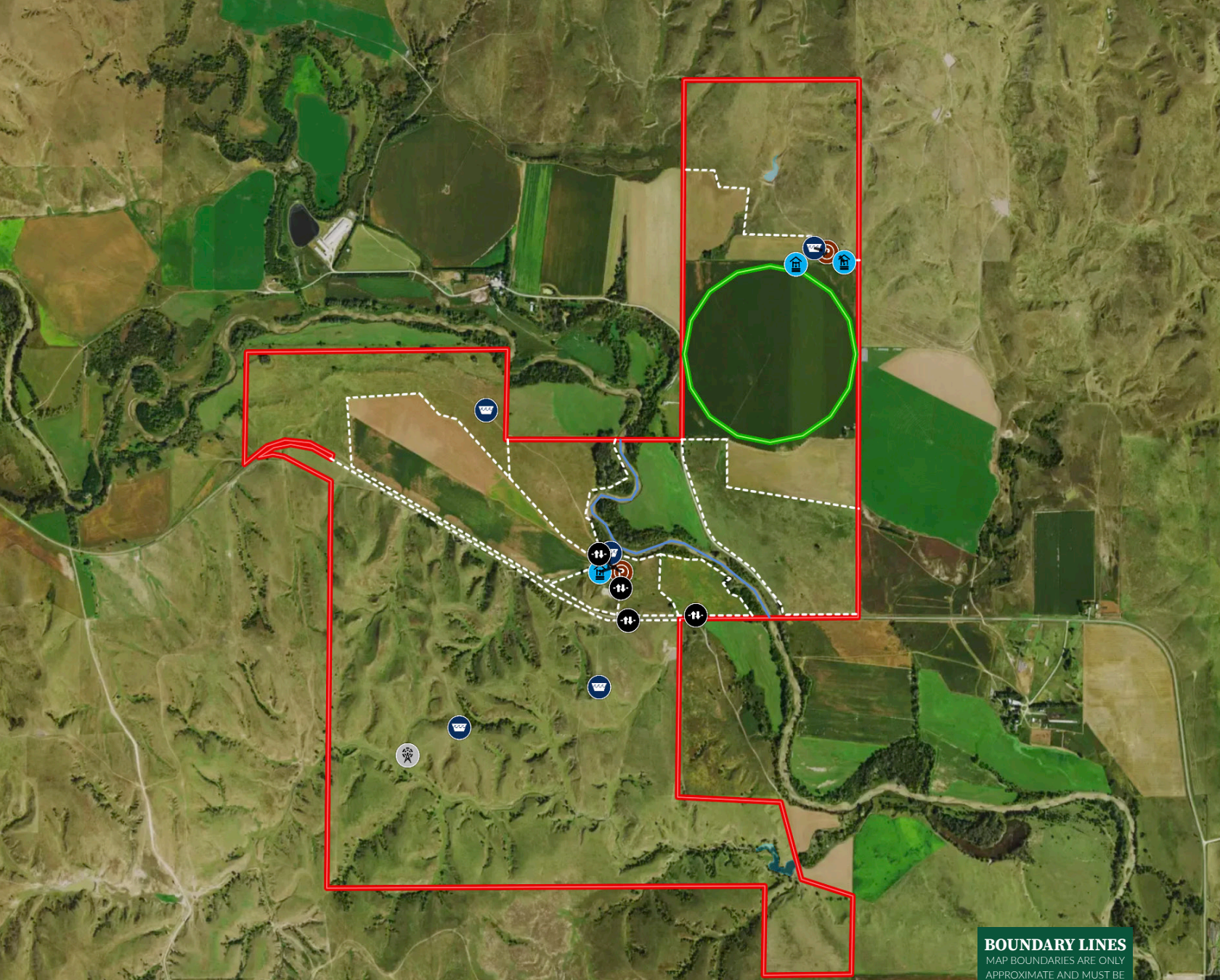
## **Water/Mineral Rights & Natural Resources**

All Owned Convey.

## **Region & Climate**

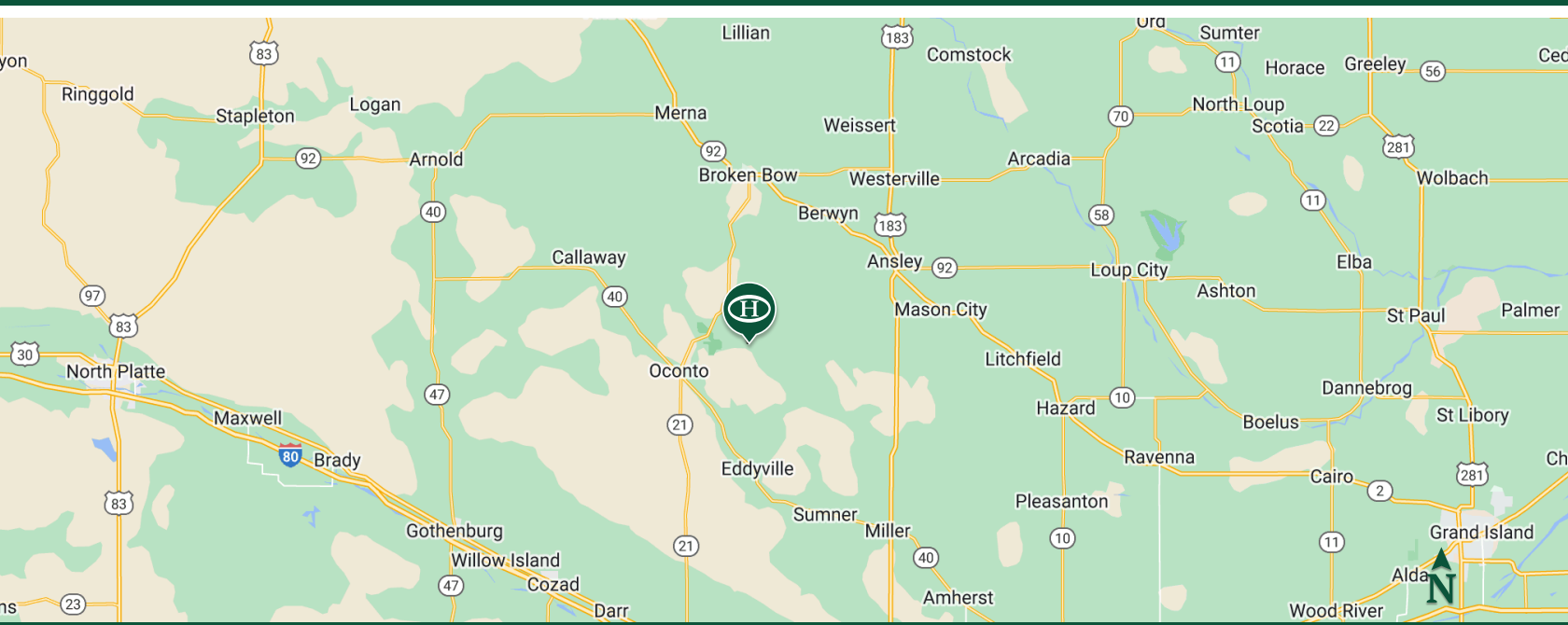
- Oconto, Nebraska gets 23 inches of rain, per year on average. The US average is 38 inches of rain per year.
- Oconto averages 26 inches of snow per year. The US average is 28 inches of snow per year.
- There are 227 sunny days per year on average in Oconto. The US average is 205 sunny days.
- Oconto gets some kind of precipitation, on average, 68 days per year.





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

- Boundary
- Gate
- Windmill
- Water Storage
- Water Well





## Agriculture

The Devine Ranch encompasses approximately 1,506 deeded acres, offering a multifaceted landscape tailored for various agricultural and recreational pursuits. Among its notable features are 1,046 acres of meticulously managed hardland grass, strategically outfitted with an underground waterline system and multiple tire tanks to ensure ample water supply for livestock. These grasslands are intelligently partitioned into six distinct pastures, with a couple of pastures benefiting from small ponds for year-round water access.

Moreover, the property boasts approximately 98 acres of sub-irrigated river meadow and recreational land, renowned for its high-quality hay production and significant wildlife activity. Complementing this are 179.24 acres of dryland, primarily comprising class 1 and 2 soils, along with 9.16 acres of gravity irrigated farmland and 138.8 acres of sprinkler irrigated farmland, predominantly featuring class 1 soils. Additionally, there are 34.9 acres dedicated to roads, a homesite, and waste management.

Currently leased for the 2024 farming and grazing season, the property accommodates 100 cow/calf pairs for a span of five months on the grassland. Meanwhile, the river bottoms are earmarked for hay production, while the farmland is slated for crop cultivation. This leasing arrangement underscores the property's versatility, catering to farming, ranching, hunting, and recreational activities alike.

With its well-manicured pastures, fertile farmland, and robust hay production, the Devine Ranch presents a turnkey opportunity for prospective buyers seeking a functional ranch with significant income potential.

Irrigation Information: Electric Well & 50HP Motor, Registration: G-025636, Drilled 7/11/1966, Pump Rate 1,100 GPM, 364' Pump Depth, 49' Static, 103' Pumping Level, 8" Column.

7 Tower Valley Pivot Owned by Tenant

20,000 Bushel Grain Storage







## History

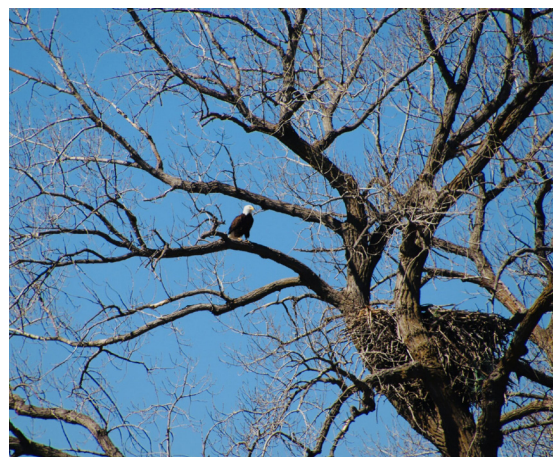
The Devine Ranch enjoys a prime location, situated just a mile and a half east of the Pressey Park State Wildlife Management Area. This renowned park spans approximately 1,700 acres and stands as a testament to the generosity of Mr. Henry E. Pressey, who donated the land to the State of Nebraska on May 6, 1930.

Pressey Park offers a wealth of outdoor recreational activities, including fishing, camping, hunting, and shooting facilities, all set against the picturesque backdrop of the South Loup River. For visitors to the area, the park serves as a haven where they can partake in various outdoor pursuits while immersing themselves in the natural beauty of Nebraska's landscape.

The proximity of the Devine Ranch to Pressey Park further enhances its appeal, providing residents and guests alike with easy access to additional recreational amenities and opportunities to explore and enjoy the surrounding wilderness.

## Location

This ranch is located 6 miles northeast of Oconto, NE, 15 miles south of Broken Bow, NE, 28 miles north of Lexington, NE, and 43 miles northwest of Kearney, NE.





# 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 bring buyers to purchase our properties. We offer cooperating 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*

Scan to see more  
testimonials





**HAYDEN  
OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



**HAYDEN OUTDOORS.**  
**REAL ESTATE**



866.741.8323 · [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)