

Buffalo Creek 84

84.36 Acres | Clay County, NE | \$379,620



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Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

Food Plots

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Hunting - Waterfowl

Income Producing

Pond/Lake

Stream/River

Timber

Wooded

State Hunting Unit: Deer

Firearm - Republican

Land Details

Address: TBD, Deweese,
Nebraska 68934, USA

Total Acres: 84.36

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 6

Pasture Acres: 78

Estimated Taxes: \$1,543.64 - 2023

Source of lot size: Unknown



Property Summary

Looking for that recreational retreat to call your own? This 84.36 acre property offers great access via a blacktop road, a 6 acre crop field, wet-weather creek, pond, and building site opportunities on a place you could call your own.





Land

Upon entering the property in the NE corner, you will find that this is the quick access deer blind location you've been looking for. A small hill overlooks the secluded 6 acre crop field below, this ideal stand location would also make a great spot to build a getaway cabin or your dream home. Just into the timber beyond the field edge is the wet-weather Buffalo Creek which meanders through the property from the North and is lined with cottonwood, elm, ash trees, and occasional sumac patches along the outer edges. Roughly midway South down the property next to the creek is a small rain-fed pond with pinch points nearby that offer great tree stand locations. Rising from the creek to the West, the rolling native and brome pasture is littered with game trails and areas of cedar trees. While good for thermal cover, strategically clearing some of the cedars would improve the habitat and grazing capacity if that is something that is desired.

Located in what is considered the "Rainwater Basin" of Nebraska, the surrounding area has a plethora of Wildlife Management Areas and Waterfowl Production Areas if you are also wanting the opportunity to hunt upland birds and waterfowl. After the hunt, if you're hungry, looking to wet your whistle, or catch a ball game on TV, the Blackshirt Bar and Down South Bar & Grill are only 3 miles away in Deweese to satisfy those needs.

This property has been surveyed at 84.36 acres and is marked by large pipe fence posts between the excluded crop field and surveyed tract. An access easement was created to allow access further into the property if needed.

Agriculture

The 6 acre dryland field on the North end of the property is Hobbs Silt Loam & Geary Silty Clay Loam soils and offers income potential with the field currently being farmed by the seller.

Water/Mineral Rights & Natural Resources

Any and all water and mineral rights owned by the seller shall convey to the buyer.





Region & Climate

Deweese, NE is located in the Great Plains region of the United States and has a generally dry climate with low humidity. Winters tend to be cold and dry with snowfall occurring during most months, while summers are warm and dry with occasional thunderstorms. The average annual rainfall is about 21 inches in Deweese, and temperatures range from a low of -4°F in winter to an average high of 87°F in summer. Snowfall typically occurs from November through March, while spring and fall are mostly mild and pleasant.

***Information pulled from bestplaces.net

History

The 2020 census revealed that 43 people lived in the village of Deweese, which was originally platted in 1885 and named after James Deweese, a railroad attorney. You will find that the Oregon Trail passes through the area with 2 Pony express stations; #8 – “Liberty Farm” being 1/2 mile NE of Deweese and #9 – “Spring Ranch” being NW of Deweese roughly 5 miles.





Location

The property's North boundary is Spur 18C/RD 302 coming from HWY 14 to the West towards Deweese, NE.

*Hastings, NE is roughly a 38 minute drive

*Grand Island, NE is about 1 hour and has a regional airport

*Lincoln, NE is approximately a 1 hour and 45 minute drive and has a regional airport

*****PLEASE NOTE THE FOLLOWING STATEMENTS*****

The seller is seeking to complete a Section 1031 Exchange with the sale of this property.

This property is being shown by appointment only. Please contact the listing agent to schedule your personal showing.

**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.*



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."



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- RICK STEINER, SELLER/BUYER

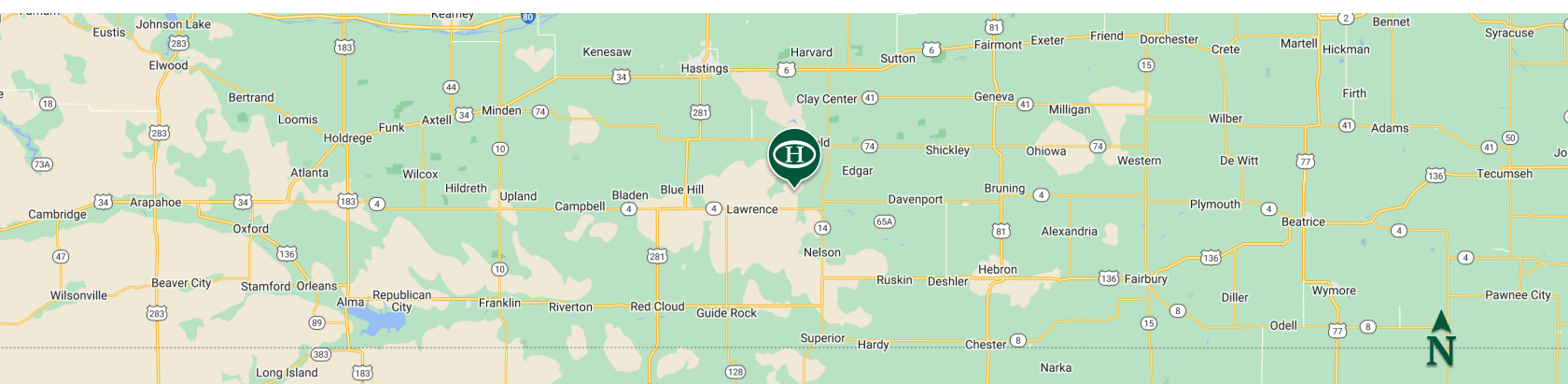
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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