

A scenic view of a creek flowing through a rocky landscape. The water is clear, reflecting the surrounding trees and sky. The banks are covered in moss and rocks. The background shows a dense forest of evergreen trees under a clear blue sky.

Gage County Spring Creek

160.00 Acres

Gage County, NE

\$672,000

HAYDEN  OUTDOORS®

Gage County Spring Creek

TOTAL ACRES:

160.00

PRICE:

\$672,000

COUNTY:

Gage County

CLOSEST TOWN:

Barneston, NE

Activities & Amenities:

ATV/Off Road
Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Income Producing
Pond/Lake
Stream/River
Wooded

Land Details

Address: 0000 Bare Land, Wymore,
Nebraska 68466, USA
Closest Town: Barneston
Total Acres: 160.00
Deeded Acres: 160.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 21.21
Pasture Acres: 133.23
Water Rights: Yes, All owned
will transfer to buyer.
Mineral Rights: Yes, All owned
will transfer to buyer.
Estimated Income: 14832
Income Type: Crop, CRP
Estimated Taxes: \$3,277 - 2024
Source of lot size: Assessor/Tax Data

Property Summary

Nestled in the southeast part of Nebraska, near the Kansas border, Gage County Spring Creek is a true hidden gem. Offering excellent county road access along the north and east sides, this property strikes the perfect balance between convenience and seclusion, set in a stunning natural landscape.

Land

Spanning approximately 160 acres, the property features a diverse array of landscapes, including 21.21 acres of dry crop tucked along the limestone banks of Spring Creek. This area not only provides a reliable food source but also offers a steady income stream for the owner, all while boasting scenic views of the creek's unique limestone features. The property also includes several retention ponds, adding both aesthetic appeal and potential for water management.

In addition to the cropland, the property offers 79.62 acres of lush CRP land, with contracts expiring in 2027 and 2030. This portion of the property serves as prime habitat for upland birds and provides bedding areas for whitetail deer, enhancing the property's appeal for both wildlife enthusiasts and hunters. The remaining acreage is covered in excellent natural habitat, further supporting a thriving local wildlife population.





Land

A centrally located building site is perfectly positioned with a mature windbreak, providing both privacy and picturesque views of the property's diverse natural features. This spot is ideal for building a custom home or retreat, offering the perfect mix of seclusion and stunning views.

For those interested in exploring this exceptional property, private showings are available. Please contact the listing agent to schedule an appointment.

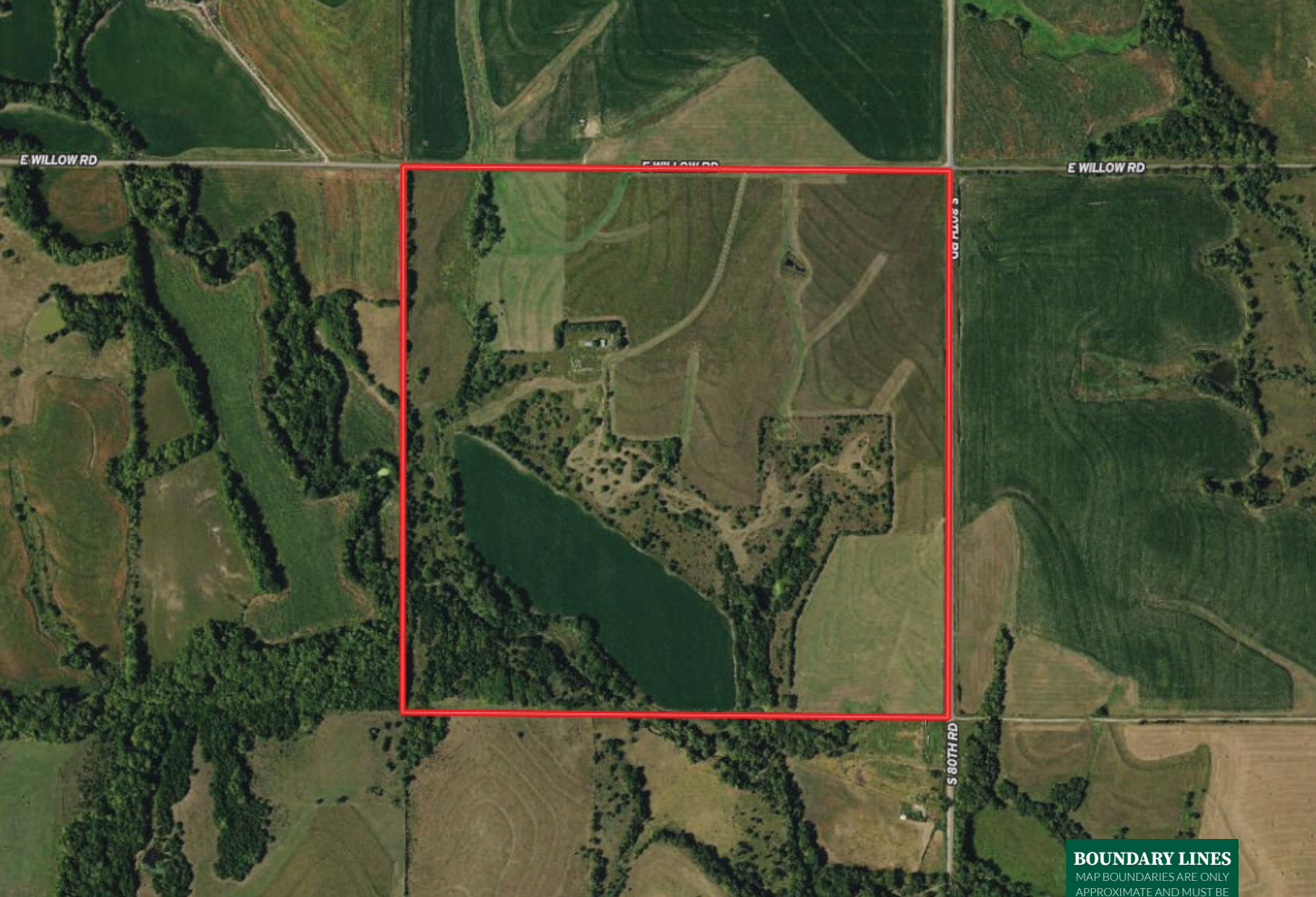
Region & Climate

Gage, NE County has a warm temperate climate that generally experiences hot summers and cold winters. The average summer temperature is in the low 80s while winter temperatures dip down into the teens. Precipitation is moderate throughout the year, with an average of 32 inches of rain per year. Snowfall during the winter months can range from light to heavy, depending on the year, with an average snowfall of about 21 inches per season. Overall, Gage has a mild climate with distinct seasons that make for enjoyable outdoor activities year-round. On average, there are 216 sunny days per year in Gage County. The US average is 205 sunny days.

Gage County gets some kind of precipitation, on average, 80 days per year.

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 Boundary

BOUNDARY LINES

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



Justin Hertz

📍 Broker, Licensed in AR, IA, KS, MO, NE & SD

✉ Justin@HaydenOutdoors.com

📞 402.416.3847


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