

# South Loup River Retreat

144.09 Acres

Custer County, NE

\$800,000



HAYDEN  OUTDOORS.



# South Loup River Retreat

TOTAL ACRES:

144.09

PRICE:

\$800,000

COUNTY:

Custer County

CLOSEST TOWN:

Callaway, NE

## Activities & Amenities:

ATV/Off Road  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
Mineral Rights  
Stream/River  
Water View

## Land Details

**Address:** 144.09 +/- Acres,  
Callaway, Nebraska 68825, USA  
**Closest Town:** Callaway  
**Total Acres:** 144.09  
**Deeded Acres:** 144.09  
**Tillable/Crop/Orchard Acres:** 38.35  
**Pasture Acres:** 99.8  
**Riverbottom Acres:** 4.43  
**Water Rights:** Yes, all owned convey!  
**Mineral Rights:** Yes, all owned convey!  
**Income Type:** Haying/Grazing/Hunting  
**Estimated Taxes:** \$997.21 - 2024  
**Source of lot size:** Assessor/Tax Data

## Property Summary

South Loup River Retreat offers an exceptional opportunity for outdoor enthusiasts and those seeking a peaceful escape. Nestled just a short drive from Callaway, NE, this remarkable property boasts over half a mile of the picturesque South Loup River which offers a variety of recreational activities for any outdoorsman and stunning views for anyone looking to build their forever dream home.

## Land

South Loup River Retreat is truly a unique gem that presents an incredible opportunity for nature enthusiasts, hunters, and those dreaming of a serene home among picturesque landscapes. Boasting 144.09 +/- deeded acres, this property offers easy access off a blacktop road to the north and a gravel county road along the east, ensuring convenience for all your activities.

With over half a mile of the South Loup River winding through the property, it creates a stunning natural backdrop. The area is rich in biodiversity, featuring a diverse array of tree cover that provides exceptional wildlife habitat. The property is a sanctuary for local deer, turkey, and upland birds, making it an ideal spot for hunting enthusiasts. The 38.35 acres of lush alfalfa, along with nearby cropland, promise plentiful forage for wildlife, particularly at dawn and dusk.







## Land

There are also plenty of opportunities to enhance the property further; adding food plots can significantly increase wildlife activity and bolster its uniqueness. The magnificent scenery enhances the potential to create your dream home in a truly tranquil environment away from the hustle and bustle of everyday life.

Moreover, the welcoming community of Callaway, NE, is just a stone's throw away, providing a host of local amenities, friendly neighbors, and a sense of community that makes this property even more appealing.

Whether you're in search of a weekend retreat or a permanent residence where you can enjoy the beauty of nature year-round, South Loup River Retreat is ready to make your dreams a reality. Don't miss out on this extraordinary opportunity!

**Sells subject to the seller completing a section 1031 tax deferred exchange.**

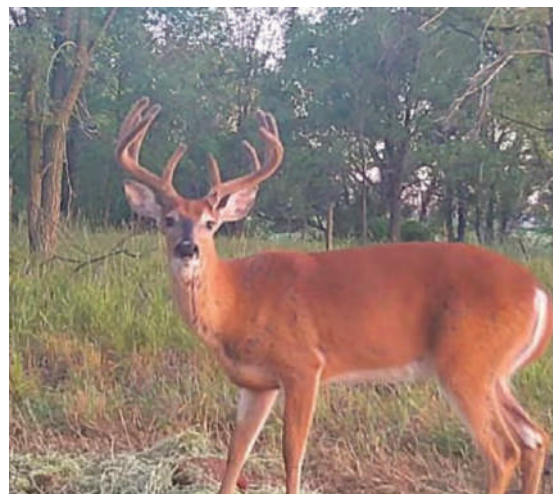
## Region & Climate

Callaway, Nebraska gets 23 inches of rain and 29 inches of snow, on average, per year. On average, there are 221 sunny days per year in Callaway. The US average is 205 sunny days. Callaway gets some kind of precipitation, on average, 68 days per year.

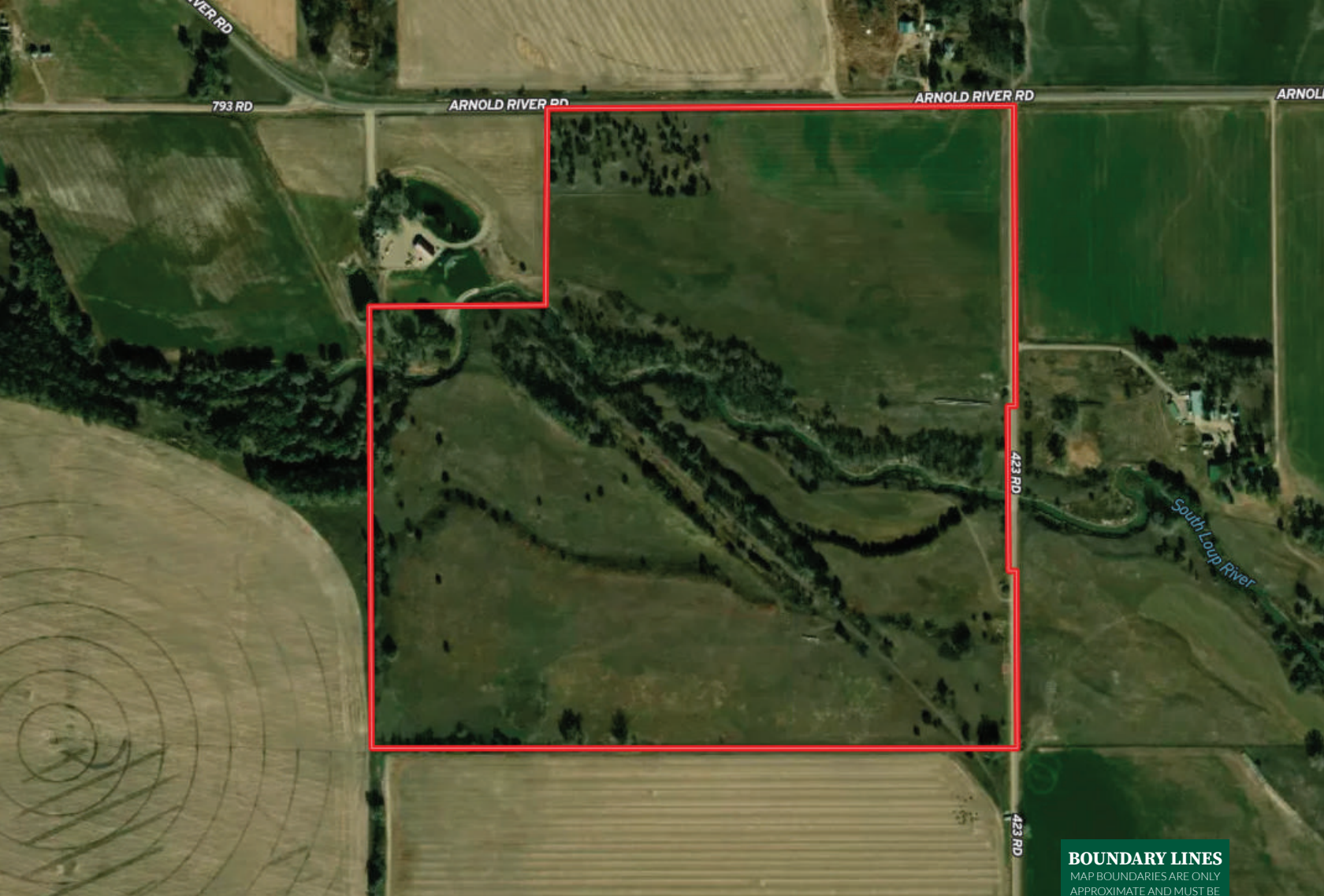
## Location

This property is located 2 miles northwest of Callaway, NE; 17 miles from Broken Bow, NE; 38 miles from Lexington; 43 miles from North Platte, NE; 60 miles from Kearney, NE

*\*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.*

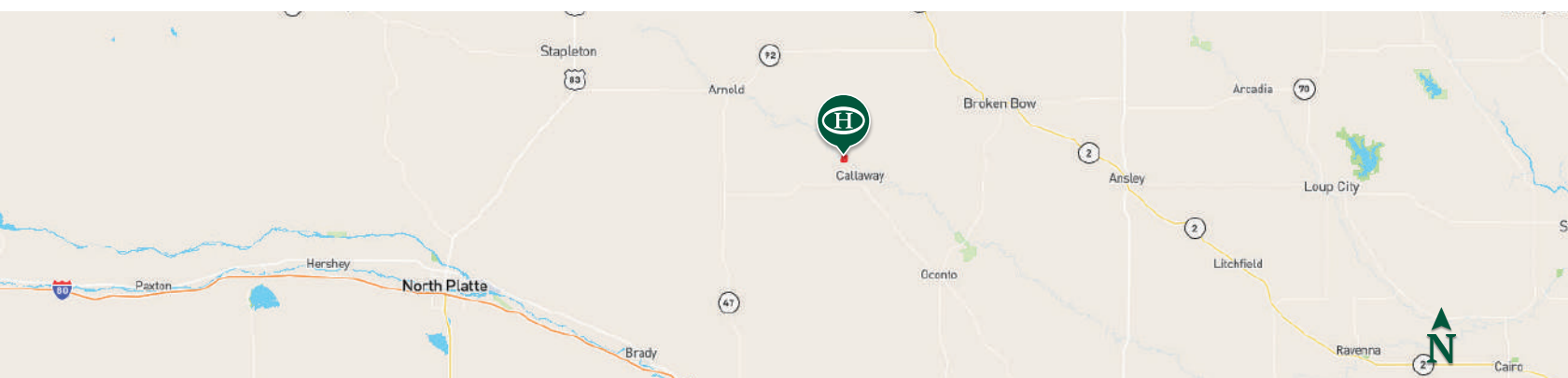






 Boundary

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



## Cord Hesseltine

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