

Cedar River Farm & Hunt

234.56 Acres | Boone County, NE | \$1,999,999



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Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Fishing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Irrigation
Water Access
Water View
Wooded

State Hunting Unit: Deer - Loup East,
Ducks - Low Plains Zone 2, Teal - Low
Plains, Dark Geese - Platte River Unit

Land Details

Address: TBD 150th Ave, Primrose,
Nebraska 68655, USA

Closest Town: Cedar Rapids, NE

Total Acres: 234.56 +/-

Zoning: AG

Tillable/Crop/Orchard Acres: 41.41 +/-

Pasture Acres: 82.56 +/-

Irrigated Acres: 110.59 +/-

Water Rights: Yes

All rights are transferred.



About This Property

This 234.56 +/- acre property near Primrose, NE, offers a prime mix of farmland and recreational land. Features include 110.59 +/- acres of irrigated farm ground, 41.41 +/- acres of dry land, and 82.56 +/- acres of grass, trees, and riverfront. With 1.3 +/- miles of the Cedar River flowing through the property, it's ideal for farming, hunting, fishing, and recreation. This is a rare opportunity to own versatile land with income potential!





Land

Located just outside of Primrose, Nebraska, this expansive 234.56 +/- acre farm offers a unique combination of productive agricultural land, abundant wildlife, and prime recreational opportunities. The property features 110.59 +/- acres of irrigated land, ideal for crop production, in addition to 41.41 +/- acres of dry land. The remaining 82.56 +/- acres are a diverse mix of natural grasslands, trees, and stunning riverfront along 1.3 +/- miles of the Cedar River, providing excellent habitat for wildlife.

This property offers exceptional recreational hunting opportunities, with white-tailed deer, predators, upland game, and waterfowl commonly found throughout the area. The Cedar River frontage offers fishing opportunities and additional outdoor enjoyment, making this farm a true sportsman's paradise.

With its versatile mix of irrigated farmland, natural wildlife habitats, and scenic river access, this property presents a rare opportunity for both agricultural use and recreation. Located in a scenic region of Nebraska, this farm is an ideal investment for anyone looking to enjoy the best of both farming and outdoor opportunities.

Don't miss out on the chance to own a property with this combination of productivity and natural beauty.





Key Features:

- Conveniently located approximately one mile south of Hwy 52
- 234.56 +/- total acres
- 110.59 +/- acres of irrigated land
- 41.41 +/- acres of dry land
- 82.56 +/- acres of grass, trees, and riverfront
- 1.3 +/- miles of Cedar River frontage
- Prime habitat for white-tail deer, predators, upland game, and waterfowl
- Fishing opportunities
- Ideal for agriculture, hunting, and recreation

For more information or to schedule a private tour, contact Jarod Brabec or Brandon Priefert with Hayden Outdoors Real Estate today!

Agriculture

Well Registration #G-036790

The current tenant owns the two 7-tower pivots on the farm.





Region & Climate

Primrose, NE, experiences a humid continental climate with four distinct seasons. Winters are cold and snowy, with temperatures often dipping below freezing. Spring brings warming temperatures, increased rainfall, and the potential for thunderstorms. Summers are warm to hot, with highs frequently reaching the upper 80s to low 90s°F, along with moderate humidity. Fall sees cooler temperatures and decreasing precipitation, with vibrant foliage. The area receives around 30 inches of precipitation annually, including 20–25 inches of snow in winter. Weather can be variable, with occasional storms in spring and summer.

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PROPERTY SHOWINGS: With regard 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.

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- RICK STEINER, SELLER/BUYER

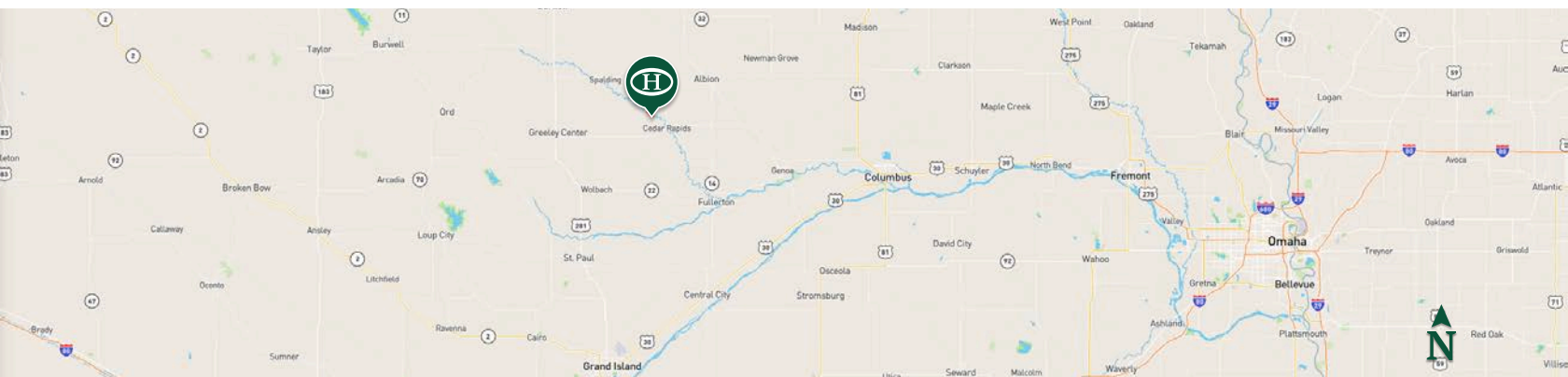
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 Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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