

# Cow Creek Valley

320.00 Acres | Cheyenne County, NE | \$390,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
Food Plots  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey, & Upland Birds  
Income Producing

## Land Details

Address: 1430 Road 145, Lodgepole,  
Nebraska 69149, USA  
Closest Town: Lodgepole  
Total Acres: 320.00  
Deeded Acres: 320.00  
Zoning: Agriculture  
Elevation: 4,000  
Topography: Rolling  
Vegetation: Grass and dryland crops  
Tillable/Crop/Orchard Acres: 160  
Pasture Acres: 160  
Water Rights: Yes, All appurtenant water  
rights associated with this property  
will transfer to the Buyer at Closing.  
Mineral Rights: Yes, All, if any mineral  
rights currently owned by the Seller on this  
property will transfer to the Buyer at Closing.  
Income Type: Cash rent/CRP/Cattle  
Estimated Taxes: \$1,291.88 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 0  
Outbuildings: 2  
Other Improvements: stock well  
Fence Type: Barbed Wire





### **Property Summary**

Cow Creek Valley is a terrific property with income and great hunting potential.

This 320 +/- acre property is approximately half dryland farm ground that is in the first of a three year cash lease providing additional income on the property and half native grass, there is also a small section of CRP with trees on the west side of the property.

The combination of farming and grass on this property is ideal habitat for a wide variety of wildlife.







## Land

320 total acres more or less of rolling hills with fertile dryland farm ground and native grass.

The farm is split approximately half farm ground and half grass.

## Improvements

Cow Creek Valley has electrical service to the improvement site. There is a 40' X 60' steel framed shop with a full concrete floor, walk door and large side roll doors perfect for storing farm equipment or all your hunting gear and toys! There is also a nice barn that has recently been renovated and has had an open lean-to addition added to the structure. There are a couple other older buildings at the improvement site also.

There is a domestic/stock well with a submersible pump at the improvement site for water.

The grassland has barbed wire fencing in good to average condition.

The property has multiple access points; all located along well-maintained county roads.





### **Recreation**

Cow Creek Valley will allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses to just enjoying nature and boasts excellent hunting opportunities. This property has an excellent cover of warm and cool season grasses and some well-established tree rows along with the dryland farm ground creating the perfect habitat for deer, small game, varmints and upland birds. The Buyer will have the opportunity to hunt both White tailed deer, mule deer, and pronghorn on this property.

With the dryland farm ground, the grass and the trees on this property the pheasant and dove hunting is also fantastic. There is a seasonal pond on the property that is very remote and makes the perfect hideout for the monster mule deer in the area.

This half section of property consisting of a patchwork of native grass and farm ground with multiple access points. The property is surrounded by irrigated and dryland farm ground as well as rangeland providing an endless supply of food for the wildlife that call Cow Creek Valley home.

### **Agriculture**

Cow Creek Valley is operated as a dryland farm growing traditional crops of corn, wheat and millet. The native grass has been utilized for running cattle.

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

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. All, if any mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

### **General Operations**

Cow Creek Valley has been operating as a dryland farm and ranch with terrific hunting.







## Region & Climate

Lodgepole, NE has a warm-summer humid continental climate, characterized by hot summers and cold winters with moderate precipitation year-round. The average yearly temperature is 49°F (9°C), with July being the warmest month at an average of 73°F (23°C), and January being the coldest month at an average of 7°F (-14°C). Precipitation occurs throughout the year, averaging around 21 inches annually (533 mm). These conditions make Lodgepole a great place to experience all four seasons, with plenty of outdoor activities to enjoy such as hiking and camping.

- Lodgepole, Nebraska gets 19 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Lodgepole averages 33 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 223 sunny days per year in Lodgepole. The US average is 205 sunny days.
- Lodgepole gets some kind of precipitation, on average, 67 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

## Weather Highlights

- Summer High: the July high is around 89 degrees | Winter Low: the January low is 13
- Rain: averages 19 inches of rain a year | Snow: averages 33 inches of snow a year

## Location

Cow Creek Valley is located a short 10 minute drive southwest of Interstate I-80 exit 76 (Lodgepole Exit) and is approximately 5 1/2 hours west of Omaha, 1 hour and 45 minutes east of Cheyenne, WY, 3 hours northeast of Denver, CO and less than 25 minutes from Sidney.

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# 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 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.

**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."



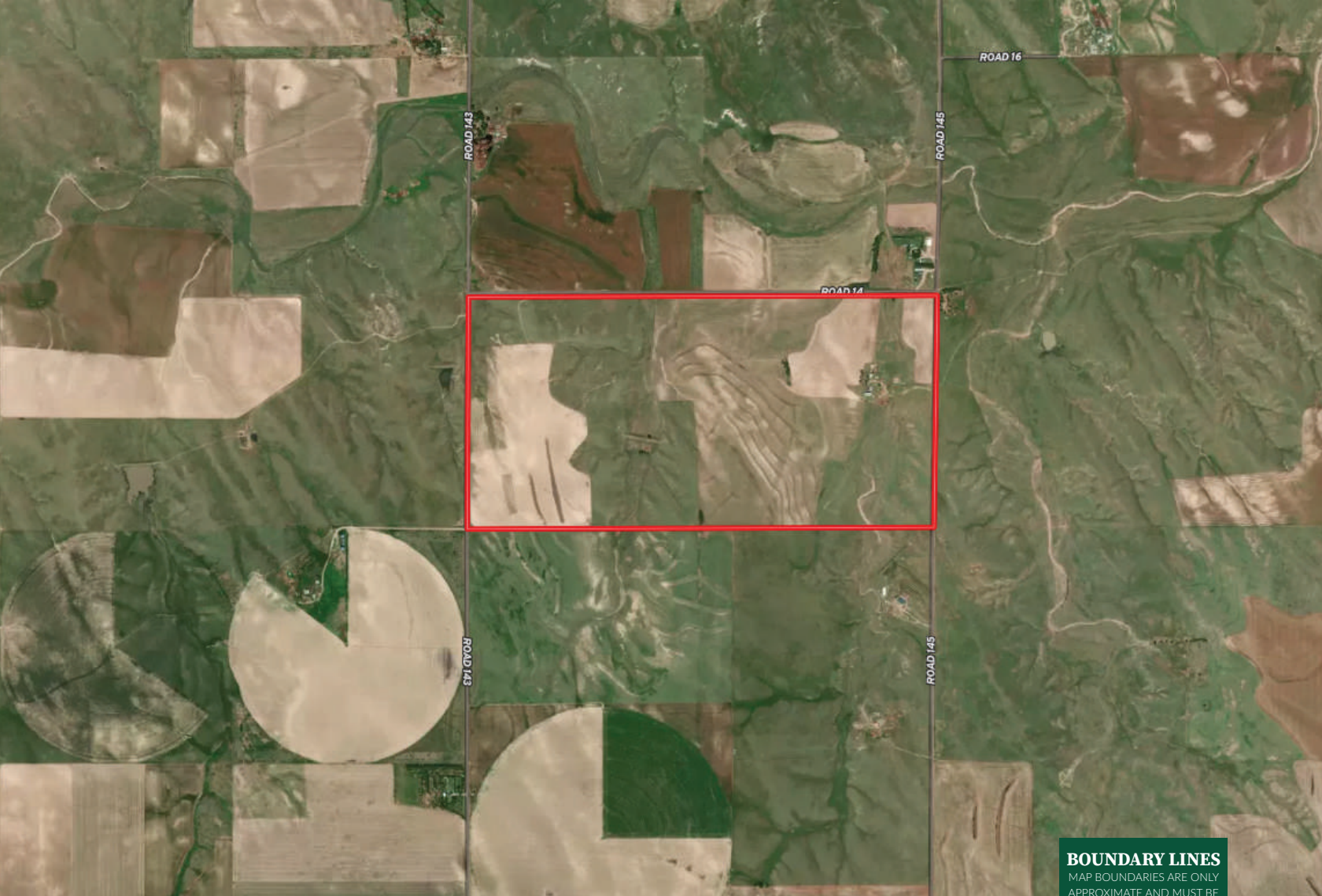
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials



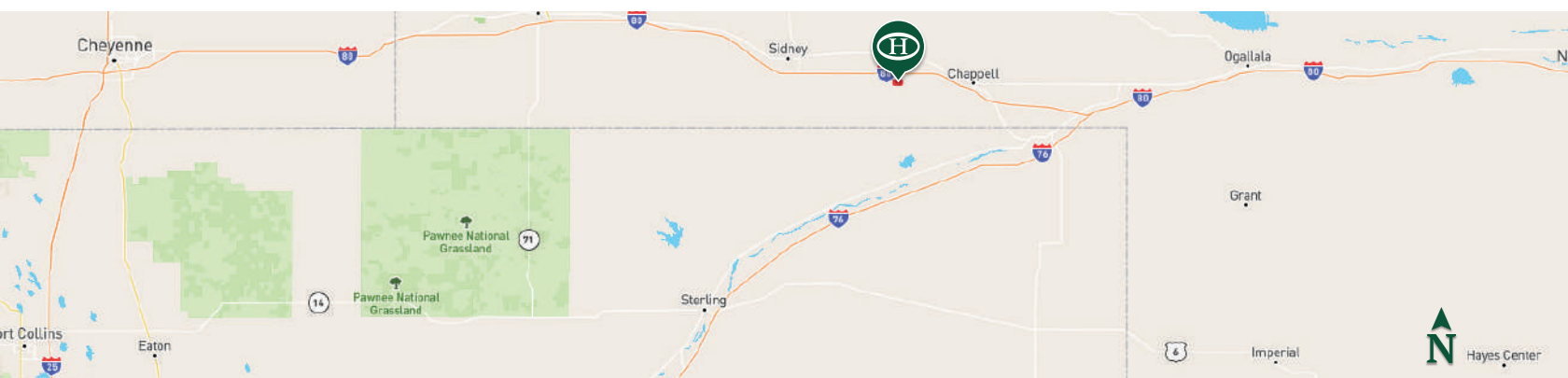




 Boundary

**BOUNDARY LINES**

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



## Rick Kusel

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