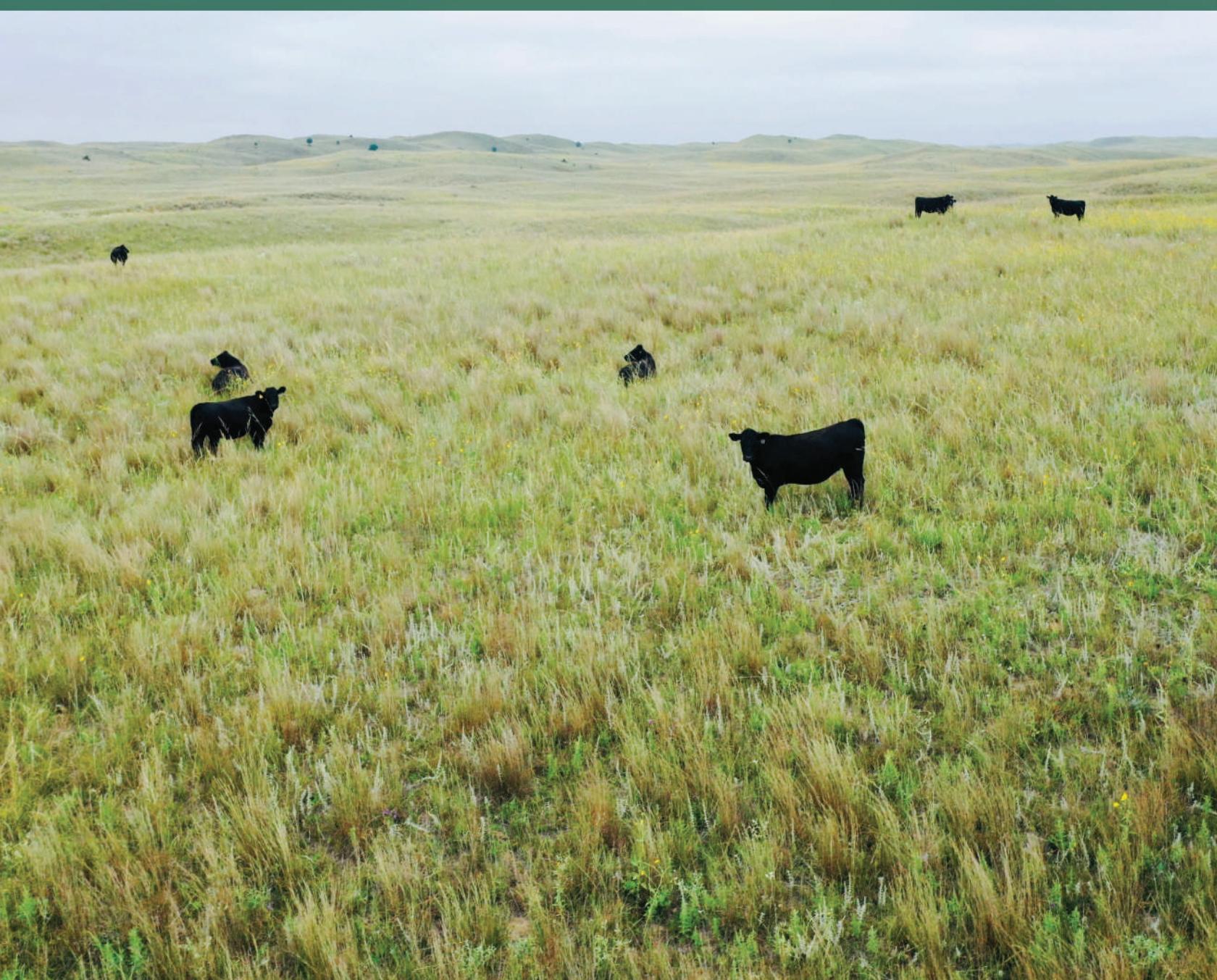


Downing County Line Rangeland

755.90 Acres | Custer County, NE | \$1,060,000



HAYDEN  OUTDOORS®

Downing County Line Rangeland

TOTAL ACRES:

755.90

PRICE:

\$1,060,000

COUNTY:

Custer County

CLOSEST TOWN:

Arnold, NE

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds
Income Producing
Recreational Business

Land Details

Address: 755.90 +/- Acres,
Arnold, Nebraska 69120, USA

Closest Town: Arnold

Total Acres: 755.90

Deeded Acres: 755.90

Pasture Acres: 755.90

Water Rights: Yes, All owned convey!

Mineral Rights: Yes, All owned convey!

Income Type: Grazing/Hunting

Estimated Taxes: \$2,792.28 - 2024

Source of lot size: Assessor/

Tax Data

Fence Type: Barbed

Heating Systems: Forced Air

Property Summary

Located in the heart of Nebraska cattle country, this 755.90± acre tract of grassland in northern Custer County offers a rare opportunity to acquire quality grazing land. With reliable water sources, thriving forage, and a rare location, this property is ready to go to work for your operation.

Land

Downing County Line Rangeland, consisting of 755.90± deeded acres of productive grassland located north of Arnold, NE. This well-maintained tract offers a strong foundation for any livestock operation or ag investment portfolio.

The property features three reliable water sources for livestock, including two windmills and a solar well that was newly installed around three years ago, ensuring consistent access to water throughout the grazing season.

Water/Mineral Rights & Natural Resources

All owned convey!

General Operations

During the 2025 summer grazing season, the property ran 108 yearling heifers from June 1, 2025, through November 1, 2025.

Region & Climate

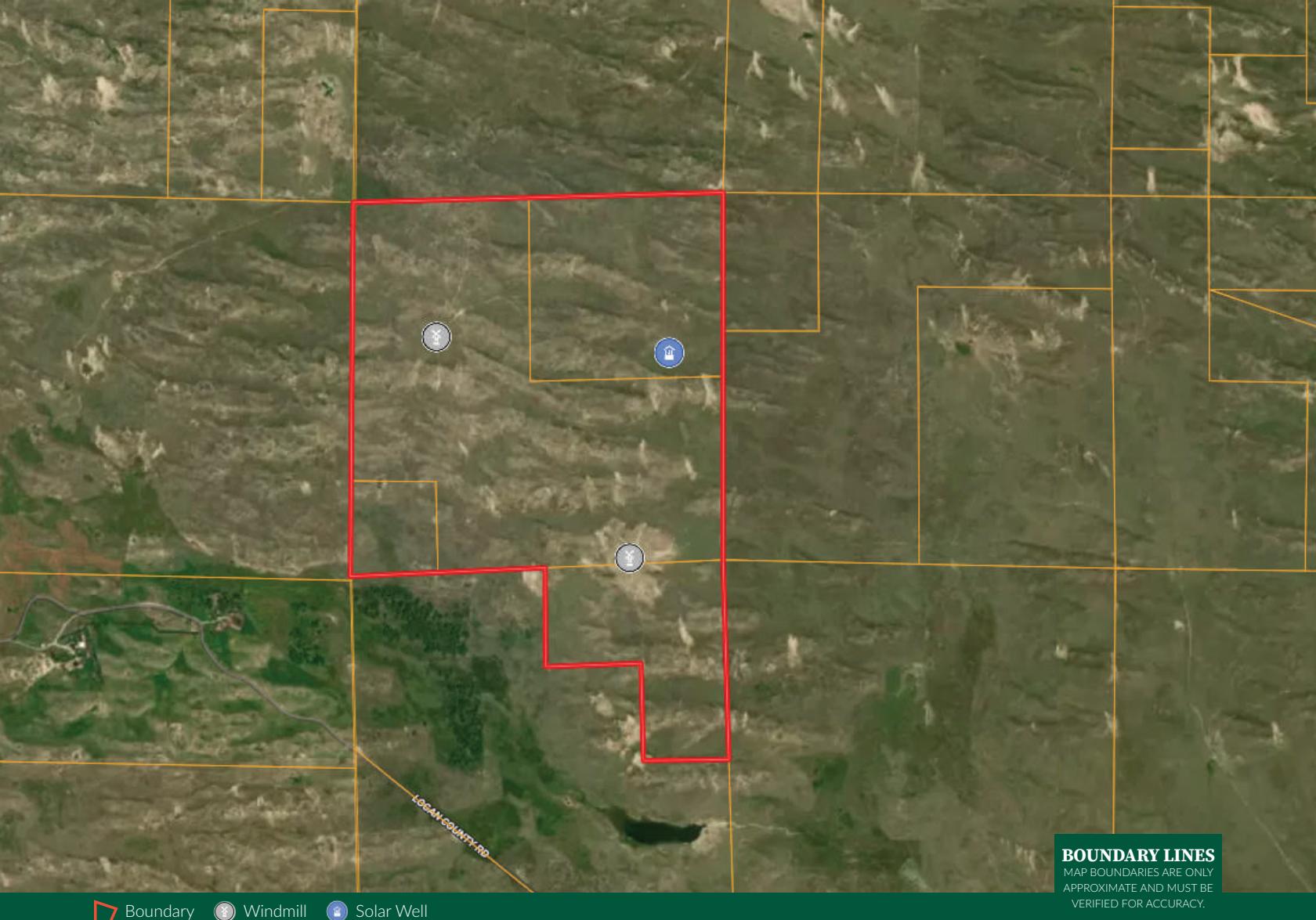
Arnold, Nebraska gets 24 inches of rain and 31 inches of snow, on average, per year.

Location

This property is located 14 miles north of Arnold, NE; 15 miles southwest of Dunning, NE; 19.5 miles west of Anselmo, NE; and 35 miles northwest of Broken Bow, 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 Windmill Solar Well

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



Cord Hesseltine

📍 Salesperson, Licensed in NE & SD
✉️ Cord@HaydenOutdoors.com
📞 308.539.2192

H
HAYDEN
OUTDOORS
REAL ESTATE

