

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.

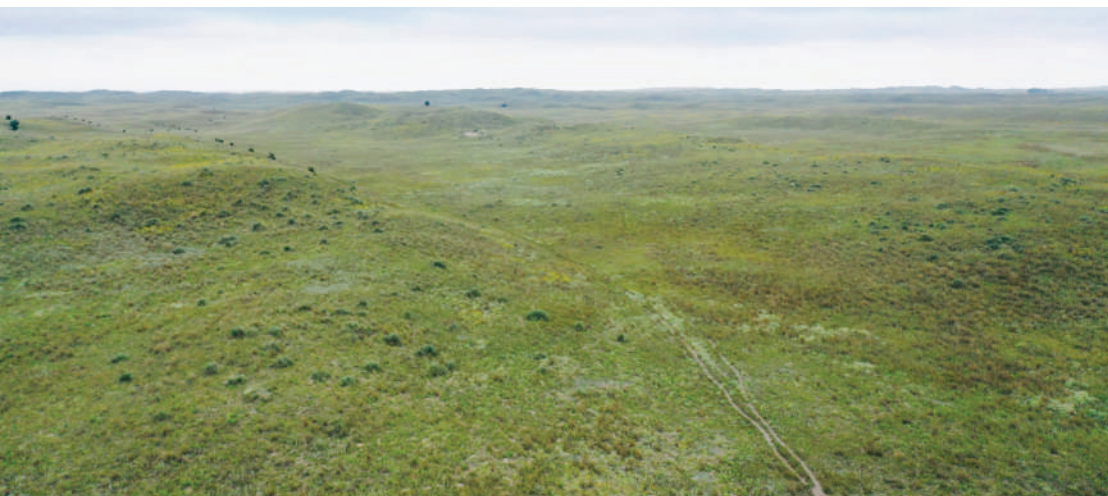
Region & Climate

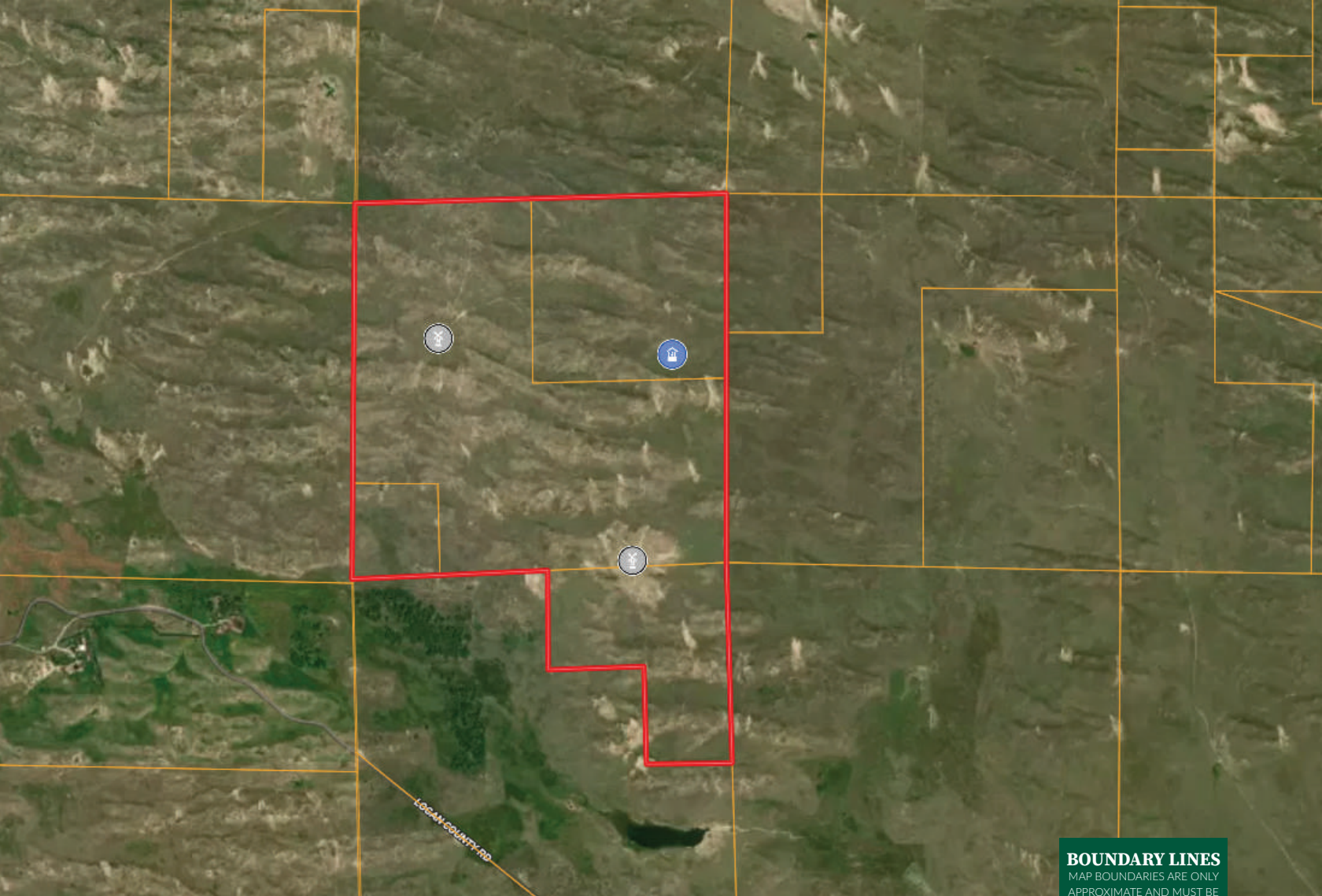
Arnold, Nebraska gets 24 inches of rain and 31 inches of snow, on average, per year.

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.

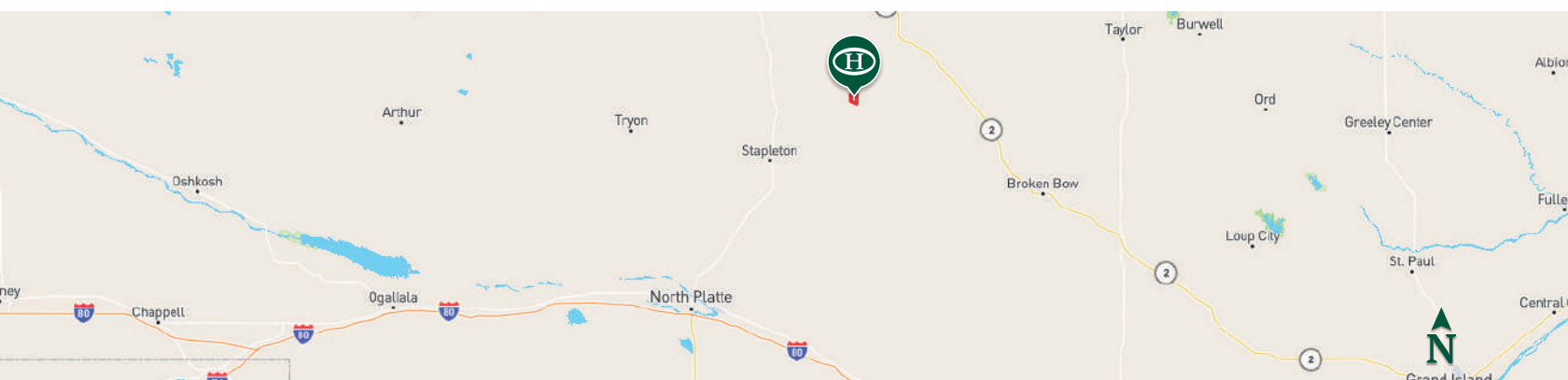
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Boundary Windmill Solar Well

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



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