

# Cain Ranch

1,177.28 Acres | Custer County, NE | \$5,995,000



HAYDEN  OUTDOORS.

# Cain Ranch

TOTAL ACRES:

1,177.28

PRICE:

\$5,995,000

COUNTY:

Custer County

CLOSEST TOWN:

Broken Bow, NE

*Presented by*



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### **Property Summary**

Cain Ranch is a highly efficient, turnkey cattle operation featuring approximately 1,058 ± deeded acres plus 118.65 leased acres, located just off Highway 2 on the edge of Broken Bow, Nebraska. With center pivot irrigation, deep-rooted native grasses, and well-developed infrastructure, this is a rare opportunity to own a high-capacity, self-sustaining ranch in a prime location.



## Activities & Amenities

Cattle/Ranch  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Small Game  
Income Producing  
Outbuilding/Barn/Shed/Shop

## Land Details

Address: 0000 Ryno Rd., Broken  
Bow, Nebraska 68822, USA  
Closest Town: Broken Bow  
Total Acres: 1,177.28  
Deeded Acres: 1,058.63  
Leased Acres: 118.65  
Zoning: AG  
Topography: Rolling  
Tillable/Crop/Orchard Acres: 22  
Pasture Acres: 415.28  
Irrigated Acres: 740  
Estimated Taxes: \$26,361 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Outbuildings: 1  
Types of Outbuildings:  
50 x 130 Steel Utility Building



## Land

Cain Ranch is a carefully planned and expertly managed cattle ranch that combines the strength of native range with the efficiency of modern irrigation systems. The ranch consists of approximately 1,058 deeded acres and includes an additional 118.65 acres of leased dryland school property. Its unique setup has allowed the operation to support anywhere from 800-900 head of livestock in the past—with a typical grazing season lasting up to six or seven months, weather permitting. The productivity of the land is significantly enhanced by rotational grazing, center pivot irrigation, and sustainable land practices that have preserved the deep-rooted native grasses across much of the ranch.

The land is broken down into several types, including roughly 500 acres of center pivot irrigated native range, 295 acres of dry grassland, 240 acres of pivot-irrigated cropland, and 22 acres of dryland cropland. Most of the range remains untilled, preserving the integrity of native grasses with root systems extending over eight feet deep. This results in multiple seasonal grass blooms and resilient forage quality throughout the growing season.









## Improvements

A key feature of the Cain Ranch is its irrigation system, which includes six center pivots ranging from five to twelve towers. These pivots are equipped with turf tires to reduce soil impact and “lie-down” fence crossings that allow each pivot to water multiple paddocks. Approximately 740 acres are under irrigation, supported by three irrigation wells and powered by an electric system with diesel backup for load control. The pivots are outfitted with FieldNET technology, providing remote monitoring and operation capabilities. Above-ground irrigation pipe spans miles across the property, further enhancing water distribution efficiency.

The ranch is fenced and cross-fenced into approximately 25 paddocks, each supported by a combination of high tensile and barbed wire fencing, solid gates, and water infrastructure that includes 14 tanks and two large “water wheel” stations. This rotational system promotes pasture health, better weight gain, and easier herd management.

The working facilities are equally robust. A 50-by-130-foot metal building serves multiple functions including equipment and supply storage, a workshop, a tack room, and a bunkhouse with a bathroom and small kitchenette. Inside, the building features an alleyway for working cattle, dedicated calf areas, a hay loft, and a warm room. Additional exterior facilities include a feed mixing area, calving and backgrounding zones, and dedicated areas for winter feeding. The property also includes sorting pens, a loading/unloading chute, and ample space for trucks and trailers.

## Water/Mineral Rights & Natural Resources

All owned convey





## Region & Climate

Broken Bow, NE enjoys a humid continental climate with warm summers and cold winters. The average high temperatures in July range from the mid-80s to the low 90s, while average lows in January range from the mid-teens to the low single digits. Precipitation is generally spread throughout the year, with an average of around 30 inches per year. Snowfall usually starts in November and continues through March. Winters are generally mild but can be cold and snowy if a cold front moves into the region. In general, Broken Bow has mild conditions that make it enjoyable throughout all seasons.

- Broken Bow, Nebraska gets 24 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Broken Bow averages 28 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 226 sunny days per year in Broken Bow. The US average is 205 sunny days.
- Broken Bow gets some kind of precipitation, on average, 70 days per year.

## Location

Located right on the edge of town with direct access to Highway 2, Cain Ranch enjoys convenient proximity to feedlots, livestock sale barns, equipment suppliers, and services such as welding, irrigation repair, and ag supply. This ideal location supports both the operational and logistical needs of a full-scale cattle enterprise.



# 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.

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*"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*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### Hayden Outdoors Real Estate

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