

Prairie Hill Farm/Hunt

80.70 Acres | Gage County, NE | \$429,000



HAYDEN  OUTDOORS.

Prairie Hill Farm/Hunt

TOTAL ACRES:

80.70

PRICE:

\$429,000

COUNTY:

Gage County

CLOSEST TOWN:

Liberty, NE

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Income Producing
Pond/Lake
Wooded
State Hunting Unit: November Firearm
Deer Season - Blue Southeast

Land Details:

Address: TBD E Plum Rd, Wymore,
Nebraska 67466, USA
Closest Town: Liberty, NE
Total Acres: 80.70
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 37.13
Pasture Acres: 43.57
Water Rights: Yes
All owned will transfer.
Mineral Rights: Yes
All owned will transfer.
Income Type: Farming/Pasture
Estimated Taxes: \$2,007.48
Source of lot size: Assessor/Tax Data

About This Property

This 80.7 +/- acre property located in southeastern Gage County, NE features 37.13 +/- acres of productive dryland farm ground and 43.57 +/- acres of grass and timber. Offering a balance of income potential and recreation, the property provides excellent hunting opportunities for deer and turkey, along with reliable farm income.

Land

Located in southeastern Gage County, Nebraska, this 80.7 +/- acre property offers a perfect blend of income-producing farmland, recreational opportunities, and grazing potential. With rolling topography, mature timber, and excellent access, this tract checks the boxes for both investment and outdoor enjoyment.

Approximately 37.13 +/- acres of productive dryland farm ground provide consistent income potential, while the rest of the property—about 43.57 +/- acres—is comprised of grass, wooded draws, and a mix of mature hardwood and softwood trees. A seasonal pond further enhances the habitat, providing an additional water source for both livestock and wildlife. The diverse habitat creates outstanding cover for wildlife, making this farm an excellent hunting destination for whitetail deer, turkey, and upland game.

A four-strand barbed wire fence borders much of the property, making it well-suited for cattle grazing in addition to crop production. The rolling terrain not only enhances the scenic beauty but also provides natural travel corridors for game. Access is exceptional, with paved road frontage allowing easy entry to the property year-round.





Key Features

- 80.7+/- total acres in southeastern Gage County, NE
- 37.13 +/- acres of dryland farm ground offering reliable income
- 43.57 +/- acres of grass, timber, and wooded draws with mature hardwoods & softwoods
- Seasonal pond providing water source for livestock & wildlife
- Excellent wildlife habitat and hunting opportunities for whitetail deer, turkey, and upland game
- Rolling topography and scenic views
- Four-strand barbed wire fencing—ideal for grazing cattle
- Great access off paved road frontage
- Private well on site

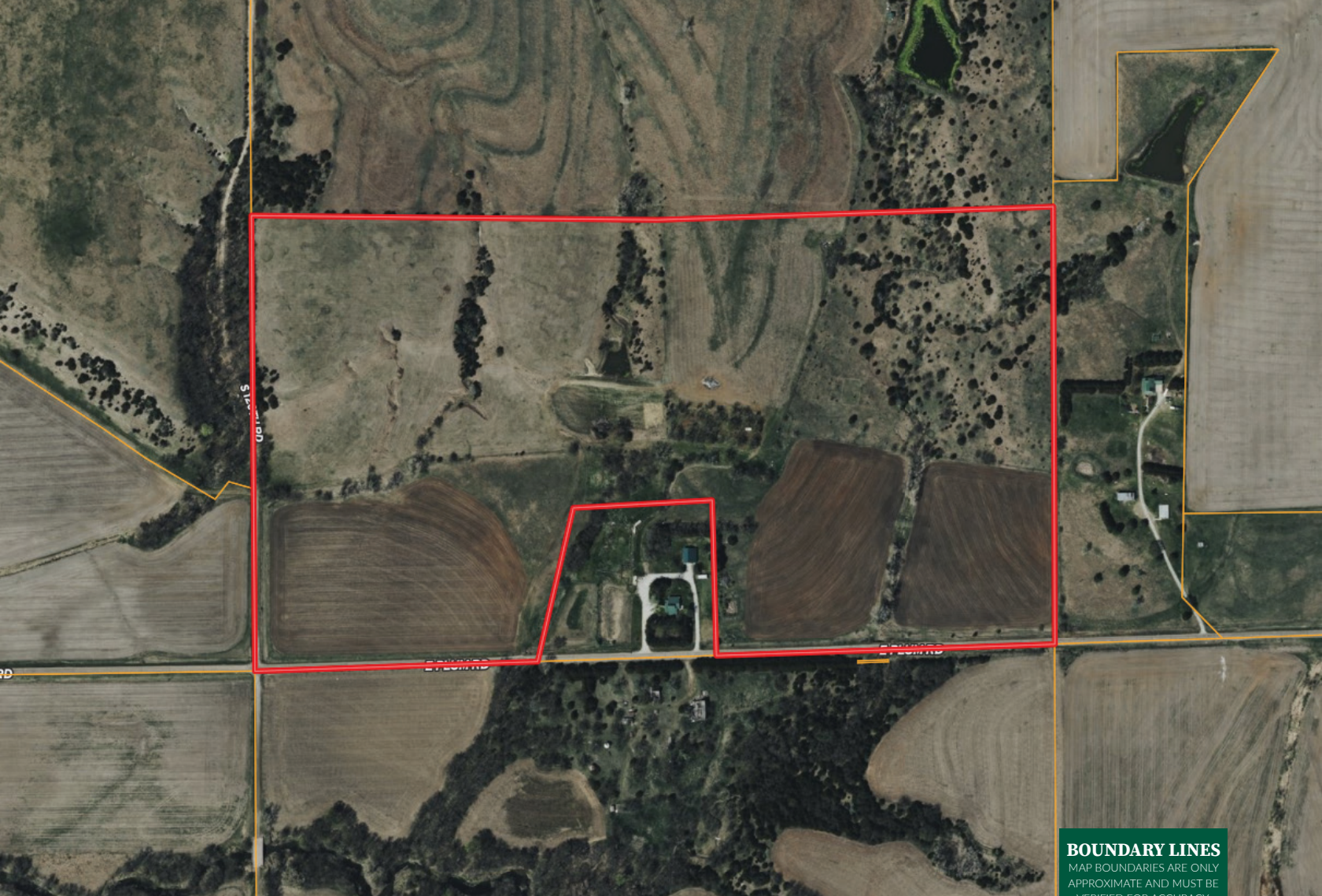
For more information or to schedule a private showing, contact Jarod Brabec at (402)440-9904 or Brandon Priefert at (402)875-1305.

Region & Climate

Gage County lies in a classic Midwestern four-season climate. Winters are cold, often dipping into the teens or lower overnight, with occasional snow and icy conditions. Spring brings warming temperatures and increased rainfall, which continues through the summer months, supporting crop and pasture growth. Summers are warm to hot, with daytime highs often reaching the upper 80s and occasional heat waves. Fall ushers in cooler days and crisp evenings. Precipitation is reasonably well distributed, though the wettest months tend to be late spring into early summer. Overall, the climate supports both dryland farming and forage growth while also providing a seasonal rhythm that benefits cover and habitat.

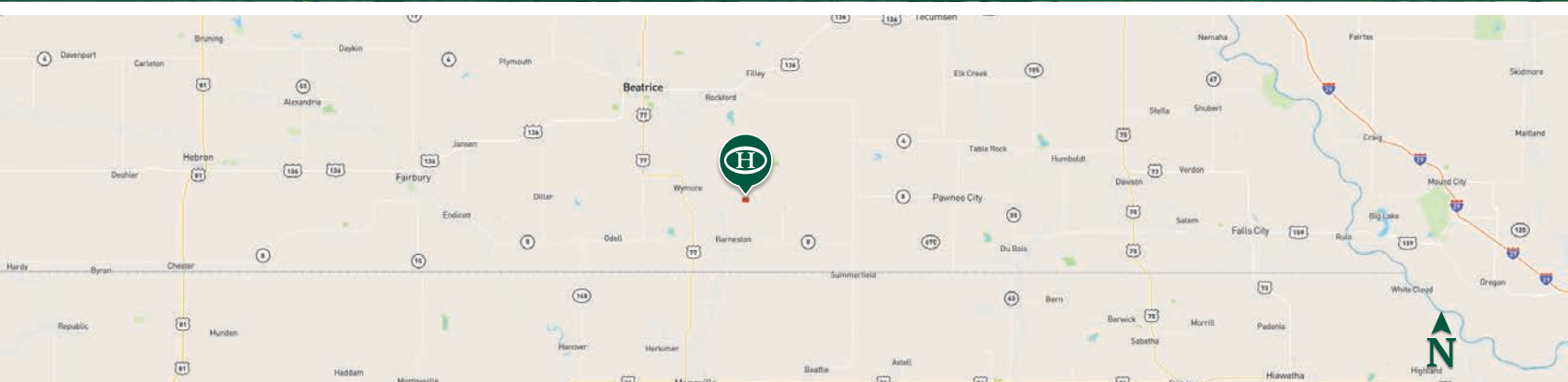
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 Boundary

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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