

Liberty Ridge Hunting Retreat

317.48 Acres | Pawnee County, NE | \$2,750,000



HAYDEN  OUTDOORS.

Liberty Ridge Hunting Retreat

TOTAL ACRES:

317.48

PRICE:

\$2,750,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Liberty, NE

Presented by



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About This Property

Liberty Ridge Hunting Retreat offers premier hunting with trophy whitetail, turkey, pheasant, quail, waterfowl, and predator opportunities on 317.48 +/- acres of CRP, farm ground, grass, and hardwoods in Pawnee County, NE. Three ponds provide bass, catfish, and bluegill fishing. The barndominium lodge, guest bunkhouse, and multiple outbuildings support comfortable stays, storage, kennels, and livestock.



Activities & Amenities

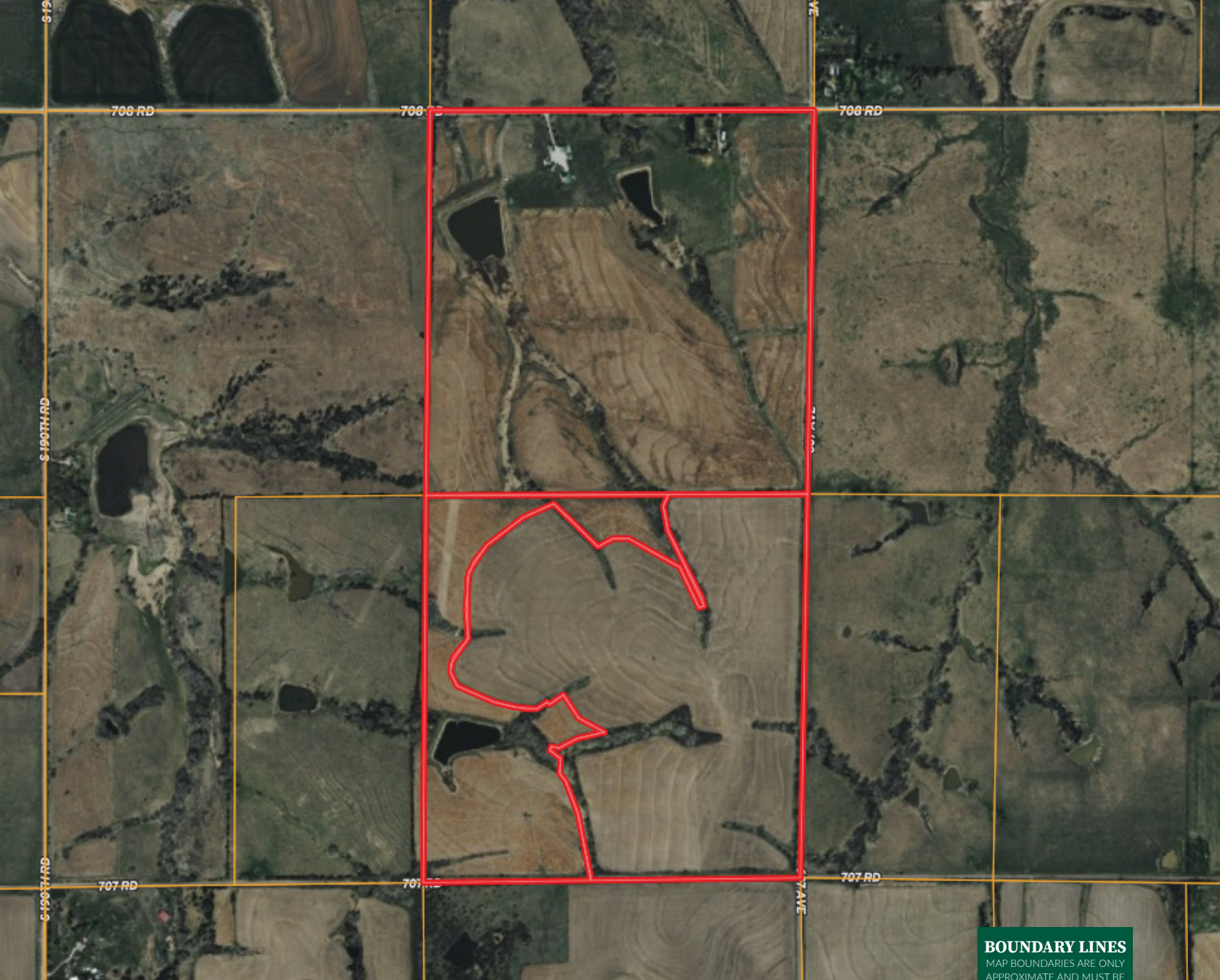
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
Water Access
Wooded
State Hunting Unit: November Firearm Deer Season - Blue Southeast, Duck - Low Plains Zone 2, Dark Goose - Platte River Unit

Land Details

Address: 60665 708 Rd , Burchard, Nebraska 68323, USA
Closest Town: Liberty
Total Acres: 317.48
Zoning: AG/Recreational
Tillable/Crop/Orchard Acres: 101.5
Pasture Acres: 196.98
Water Rights: Yes
All owned will transfer.
Mineral Rights: Yes
All owned will transfer.
Income Type: Farming/Controlled Shooting Area
Estimated Taxes: \$7,324.96 - 2024
Source of lot size: Assessor/Tax Data

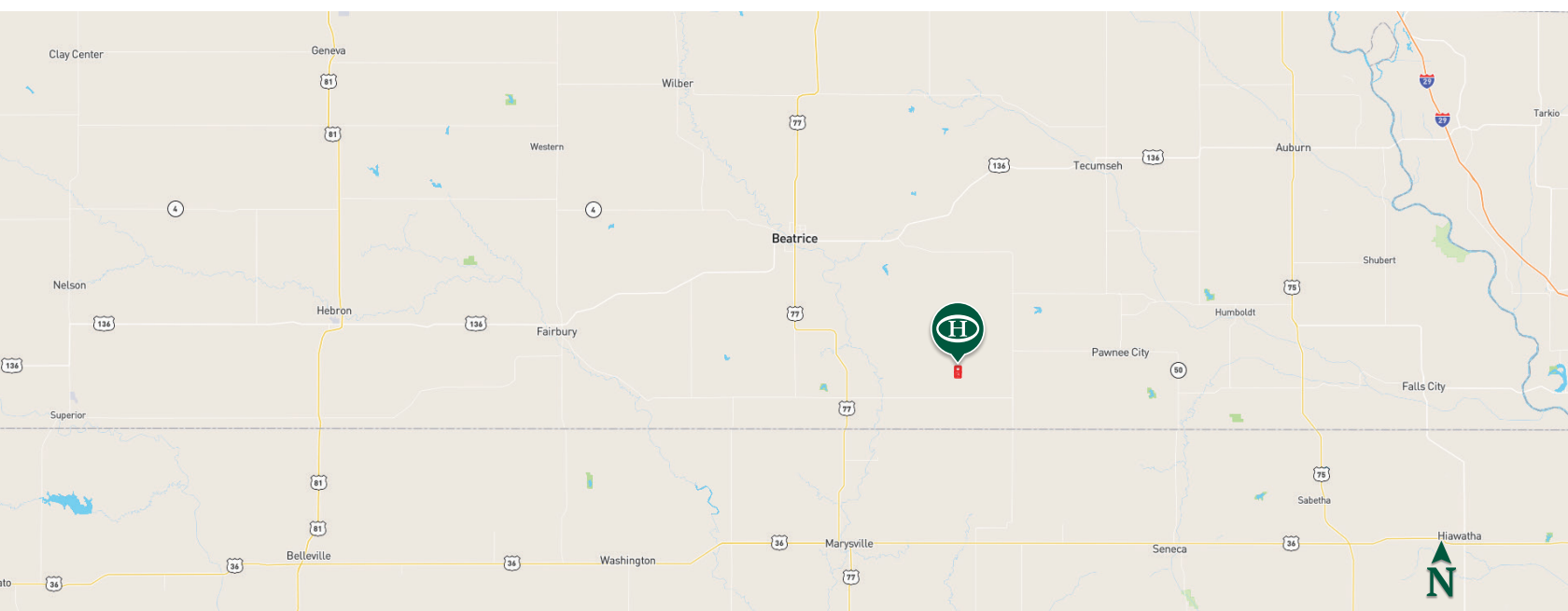
Building Details

Homes: 3
Homes: Metal Frame, Metal Frame & Mobile Home
Style of Home(s): Barndominium
Finished Sq. Ft.: 4031
Bedrooms: 7
Full Bathrooms: 4
Half Bathrooms: 1
Parking Types: Detached Garage & Driveway
Outbuildings: 3
Types of Outbuildings: 3 Metal Frames
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters & Wood Stove



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

 Boundary



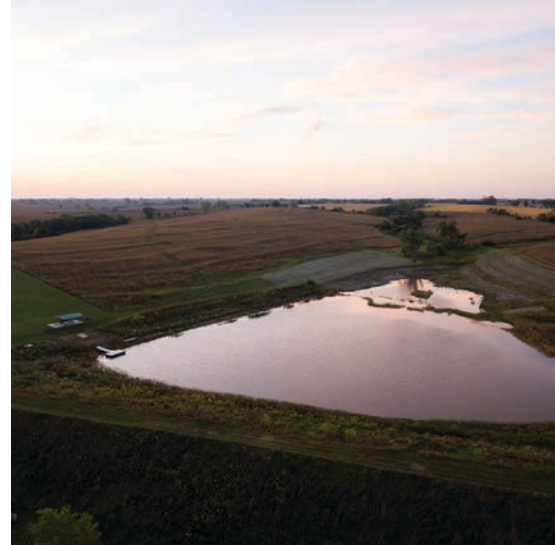


Land

Welcome to Liberty Ridge Hunting Retreat, a premier mixed-use recreational and agricultural property near the town of Liberty, NE that blends world-class hunting opportunities with comfortable lodge-style living. Spanning 317.48 +/- acres in total, this diverse property features 160.43 +/- acres enrolled in CRP, 101.5 +/- acres of productive dryland farm ground, and 36.55 +/- acres of native grasslands, all enhanced by 12 +/- acres of mature hardwoods and softwoods that create ideal habitat for a wide variety of wildlife. Three stocked ponds — measuring 3 +/- acres, 2.25 +/- acres, and 1.75 +/- acres — anchor the landscape, providing excellent waterfowl hunting, fishing, and scenic views.

The centerpiece of the property is the barndominium-style main lodge, thoughtfully designed for both comfort and functionality. A large garage with concrete floors, dual drains, overhead doors, a wall-mounted TV, lockers, and laundry facilities welcomes you inside. From here, a sliding metal door opens into a 25' x 35' hunter's lounge, featuring barnwood walls, a wood-burning stove, leather couches, a full bar with sink and beverage cooler, and a convenient half bath. The garage also connects directly to the main living quarters, where you'll find a spacious kitchen and living room anchored by a stone fireplace with wood stove, and access to two outdoor entertaining areas: a 33' x 33' partially covered concrete patio with firepit overlooking the 3 +/- acre pond, and a 28' x 24' east-facing patio with a built-in concrete grill and dining bench overlooking the 1.75 +/- acre pond. The main lodge includes a master suite with full bath, two guest bedrooms, and an additional full guest bathroom.

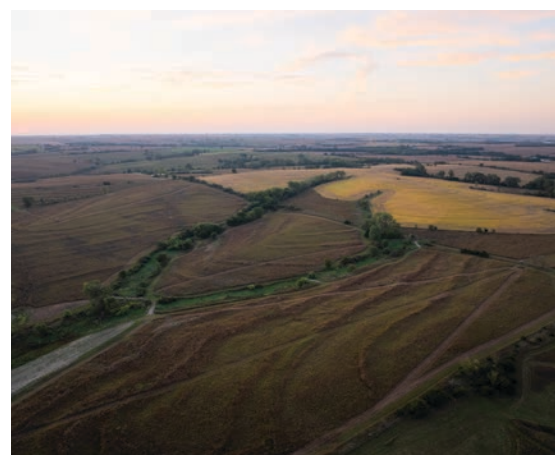
Just west of the lodge, a fully finished guest bunkhouse offers private accommodations with its own septic system. Inside, you'll find a modest kitchen, wood-burning stove, three bedrooms, one full bath, wood floors throughout, and a 34' x 10' patio with views of the western pond — ideal for hosting family and friends.



The property also offers excellent storage and utility buildings, including a 30' x 24' dog kennel building with four indoor/outdoor runs, electric winches for game processing, and workshop space; a 40' x 40' metal barn with a 10'x20' tack room, 10'x20' horse stall, and access to a 5.5 +/- acre fenced pasture; and an additional 40' x 30' equipment building with concrete floors and power. Recent updates include a new electrical panel (2025) with dual 200-amp service and new professional fencing along portions of the property.



Liberty Ridge is a registered controlled shooting area and comes fully equipped with four enclosed hunting blinds. A third 2 +/- acre pond on the south end of the property, offers ample places for recreation and a water source for game on the property. The property is renowned for producing trophy whitetail deer, along with outstanding pheasant, quail, waterfowl, and predator hunting opportunities. The property's three scenic ponds not only attract waterfowl but also offer excellent bass, catfish, and bluegill fishing for year-round recreation. The blend of CRP fields, tillable acres, mature tree lines, grassland, and ponds provides a balanced wildlife habitat that supports both game and agriculture.



To the east of the main lodge, the property also features a mobile home homesite complete with a corral system and lean-to shed for livestock. This site is currently occupied by a caretaker, providing on-site management and an additional layer of convenience and security for the property.

Whether you're seeking a family hunting retreat, outfitter's lodge, or recreational farm investment, Liberty Ridge delivers a rare combination of income potential, wildlife habitat, and modern amenities.





Property Highlights

317.48 +/- acres total

- 160.43 +/- acres of CRP (contracts expiring 09/30/27 and 09/30/31)
- 101.5 +/- acres of dryland farm ground
- 36.55 +/- acres of grassland
- 12 +/- acres of mature hardwoods & softwoods

Main Lodge (barndominium-style)

- Heated garage with concrete floors, dual drains, lockers, laundry, & TV
- 25' x 35' hunter's lounge with bar, barnwood walls, wood stove, leather couches & half bath
- Kitchen & living room with wood stove & stone fireplace backsplash
- 33' x 33' partially covered patio with firepit overlooking 3-acre pond
- 28' x 24' east patio with built-in concrete grill & pond views
- Master suite, 2 guest rooms, full guest bath

Guest Bunkhouse

- Modest kitchen, living area, wood stove, 3 bedrooms, 1 bath, wood floors
- 34' x 10' patio overlooking west pond

Additional Improvements

- 30' x 24' kennel building with 4 indoor/outdoor runs, three electric winches for game processing & workshop
- 40' x 40' barn with tack room, stalls & 5.5 +/- acre fenced pasture
- 40' x 30' equipment building with power & concrete floors
- Underground sprinklers at lodge (unused recently)
- New electrical panel (2025) with two 200-amp breakers
- Professional 4-strand barbed wire fencing

Hunting & Recreation

- Registered controlled shooting area
- 4 enclosed hunting blinds included
- Trophy whitetail deer, turkey, pheasant, quail, waterfowl, & predator hunting
- Three ponds that attract waterfowl and offer excellent bass, catfish, and bluegill fishing



Region & Climate

Liberty, NE enjoys four distinct seasons. Spring brings mild temperatures and refreshing rains that green the landscape. Summers are warm and sunny, perfect for outdoor recreation, with occasional thunderstorms providing needed moisture. Fall offers crisp mornings and pleasant days, ideal for harvest or time in the field. Winters are cold with light to moderate snowfall, creating a quiet, scenic countryside setting.

Location

Gage County centers around the city of Beatrice, just a short drive from Liberty, offering many conveniences and attractions. The area features fine dining, boutique shopping, antique shops, and several lodging and conference options.

Culturally, you can enjoy live theater at Beatrice Community Players, catch a show at the Holly Theatre / Cinema Center, or stroll through exhibits at the Gage County Historical Society & Museum. Historic sites nearby include the Homestead National Historical Park, telling the story of the nation's first homesteads, and the Filley Stone Barn, one of Nebraska's most iconic limestone barns.

For recreation and outdoors, the county supports camping, hiking, biking, boating, and fishing, with trails, parks, and rivers providing scenic and active escapes. You'll find golf courses, ball fields, archery & rifle clubs, stock car racing, and a family aquatic center as part of the county's offerings. Beatrice also hosts public parks, a skate park, splash pad, and walking/biking trails to enjoy daily.

Finally, for those who appreciate local flavor, Stone Hollow Brewing Company, Cedar Creek Pottery, and downtown dining spots like The Black Crow add a relaxed, arts-and-food dimension to exploring the region's small-town charm.





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

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testimonials





THE BRAND THAT SELLS THE *Land*®

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

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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