

Terin Ranch Estate

398.90 Acres | Keith County, NE | \$1,999,000



HAYDEN  OUTDOORS.

Terin Ranch Estate

TOTAL ACRES:

398.90

PRICE:

\$1,999,000

COUNTY:

Keith County

CLOSEST TOWN:

Ogallala, NE

Presented by



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HAYDEN OUTDOORS®
REAL ESTATE





Property Summary

Terin Ranch Estate is 398.9 +/- acres located on the east side of the Kingsley Dam and Martin Bay overlooking beautiful Lake Ogallala with a private 15 plus acre lake.

This property has tremendous potential! It could be subdivided into several ranchettes or be your own private gentleman's ranch at the lake. There are a couple separate buildable lots that could be split off as well as some commercial development possibilities.



Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Pond/Lake
Stream/River
Water Access
Water View
Waterfront
Wooded

Land Details

Address: 101 Halligan Drive ,
Ogallala, Nebraska 69153 , USA
Closest Town: Ogallala
Total Acres: 398.90
Deeded Acres: 398.90
Zoning: Agriculture/Residential (NEC)
Elevation: 3270
Topography: Rolling
Vegetation: Native grass
Pasture Acres: 398.9
Water Rights: Yes
All appurtenant Water Rights
associated with this property will
transfer to the Buyer at Closing
Mineral Rights: Yes
All, if any currently owned by the
Seller on this property will transfer
to the Buyer at Closing.
Estimated Taxes: \$1,762.04 - 2024
Source of lot size: Assessor/Tax Data



Land

398.9 +/- acres of rolling sandhills covered in native grass, treed bottoms and a 15 +/- acre stocked lake. There are a couple of separate vacant buildable lots that could be sold off from the main property. There is also some of the property that could have some commercial development possibilities.

Improvements

Terin Ranch estate is a 398.9 +/- acre blank pallet ready for you to design your dream property.





Recreation

Terin Ranch Estate offers an array of recreation opportunity, you will be able to hunt white tailed deer, mule deer, turkey, small game and waterfowl all on your own property as well as fishing for bass, crappie, blue gill, perch, bullhead and catfish in the private lake.

In addition to the hunting and fishing opportunities you will be able to enjoy multiple other outdoor activities like horseback riding, riding UTV/ATVs and hiking on this property.

Terin Ranch Estate is located adjacent to Lake McConaughy, the recreational jewel of western Nebraska, is the largest lake in the state with over 100 miles of shoreline, 35,700 surface acres of water, 24 miles long, 4 miles wide, and is famous for its white sand beaches. Each year, thousands of boaters, campers and outdoor enthusiasts make the Lake McConaughy area their destination for fun!

In addition to Lake McConaughy which is fed by the North Platte River, you have Lake Ogallala at 320 surface acres “the little lake” nestled below Kingsley Dam (the 2nd largest earthen dam in the world). These two bodies of water provide endless opportunities for anglers of any skill level, young and old. The vast variety of fish you can catch between these two lakes include; Walleye, White Bass, Stripers, Wipers, Catfish, Northern Pike, Smallmouth Bass, Yellow Perch, Rainbow & Brown Trout. Lake McConaughy can accommodate virtually every type of watercraft you can imagine.

Lake McConaughy and the North Platte River Valley also provide tremendous opportunities for hunters. This area is famous for duck and goose hunting. In addition to waterfowl hunting there is small game, varmints, White Tailed Deer, Mule Deer, and Pronghorn in the area.



Agriculture

The majority of Terin Ranch Estate is covered in native grass and suitable for running cattle or horses.

Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. All mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

Region & Climate

Keith County, Nebraska gets 20 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Keith County averages 27 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 224 sunny days per year in Keith County. The US average is 205 sunny days.

Keith County gets some kind of precipitation, on average, 68 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Weather Highlights

- Summer High: the July high is around 89 degrees
- Winter Low: the January low is 14
- Rain: averages 20 inches of rain a year
- Snow: averages 27 inches of snow a year

Information provided by: www.bestplaces.net



History

“Geography is often destiny. It has always been so with Ogallala, a town that came into existence at the junction of the major routes of the transcontinental migrations and of the cattle trails north from Texas.”

From 1870 to 1885, Ogallala was the “gateway of the Northern Plains”. Hard-bitten Wyoming and Montana cattlemen met in Ogallala’s hotel and saloons with Texas cattle kings and bargained over cattle prices. Gold flowed freely across the table, liquor across the bar, and occasionally blood across the floor as a bullet brought some unlucky cowhand to his death on the floorboards of Tuck’s Saloon.

The first non-native visitors to this area were the trappers from St. Louis.

Next came the pioneers who followed the Oregon Trail. To protect them, the government established forts at intervals along the trail. Then came the Union Pacific Railroad. It is assumed that Ogallala had its beginning about 1867. Settlers started to follow the railroad west, and the cattlemen started driving their cattle to Ogallala to be shipped east or to be sold to Montana and Wyoming ranchers.

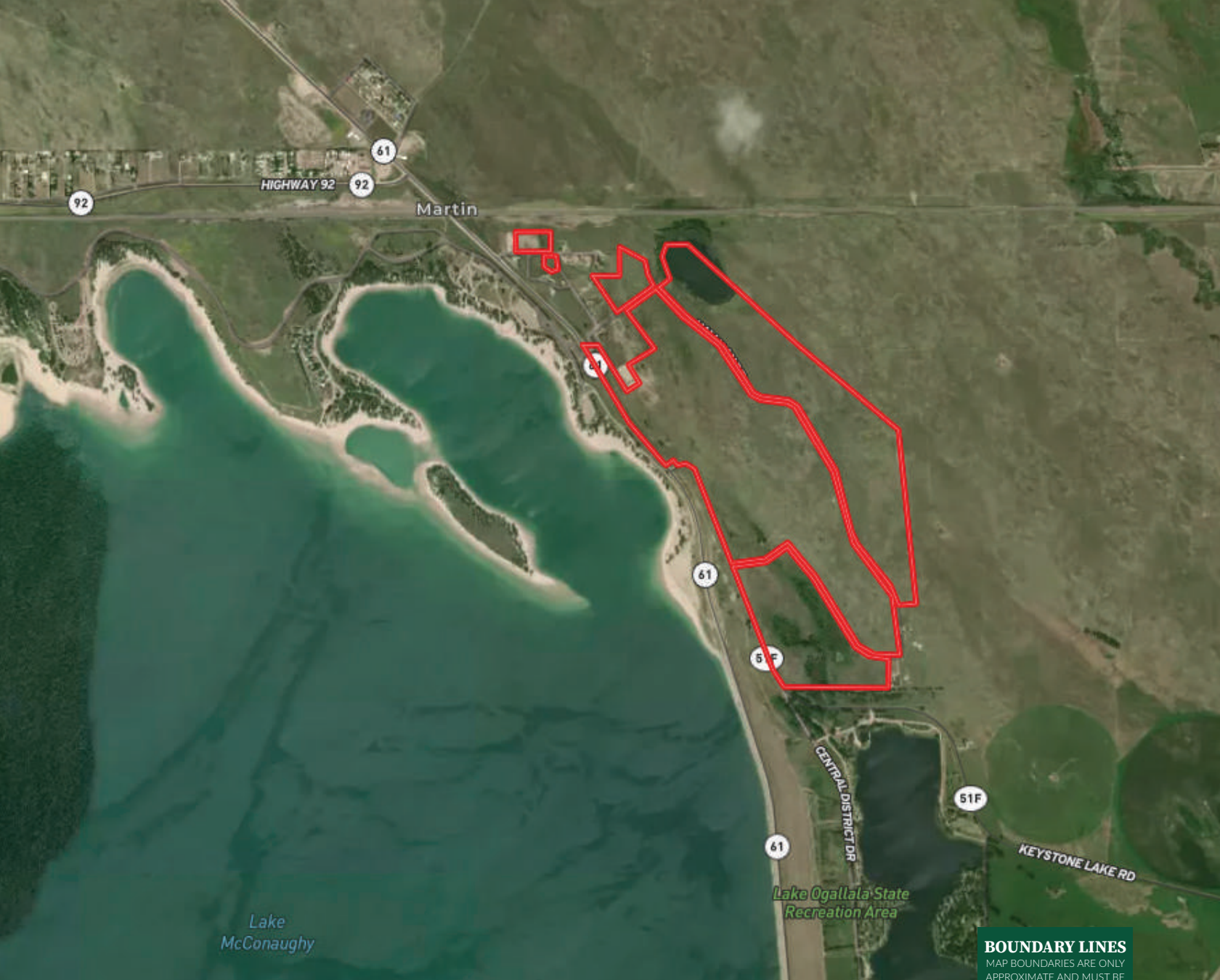
Ogallala’s early history was unspectacular, promising to be nothing but a section house and water tank for the railroad. Then, in the spring of 1868, three men appeared to set the destiny of Ogallala. These men were the Loneragan brothers and Louis Aufdengarten. The Loneragan brothers came to do construction work for the Union Pacific Railroad. They found the plains to their liking, and subsequently became interested in Ogallala.

A serious epidemic of Texas fever swept over Nebraska during the summer of 1884. The disease first appeared near Ogallala in July apparently being brought in by Texas cattle. The disease spread quickly and it caused very heavy losses to the cattlemen. The ranchers had started to put expensive blooded bulls in their herds. These ranchers demanded that Texas cattle be excluded from Nebraska. This ban of Texas cattle was a damaging blow to the Texas trail herd business. This was the end of the trail period of Ogallala, as the wild, often violent town became a peaceful farmer’s settlement.

Location

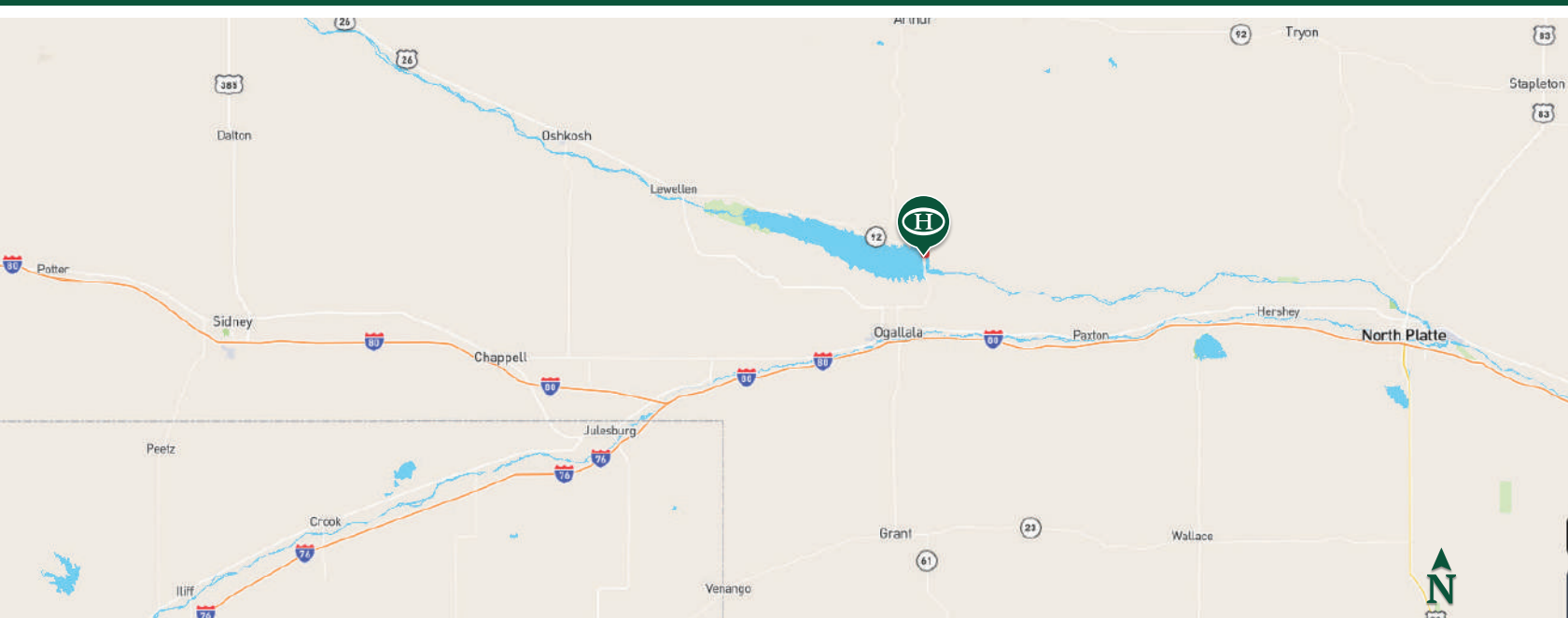
Terin Ranch Estate is approximately 15 minutes from Ogallala and Interstate I-80, 3.5 hours northeast of Denver, CO, 4.5 hours west of Omaha, NE and 2 hours east of Cheyenne, WY

This property is minutes away from the lake’s famous white sands beaches, popular boat ramps, convenience stores, many restaurants and bars.



 Boundary

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



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

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