

# Hallam Hideout

56.46 Acres | Lancaster County, NE | \$450,000



HAYDEN  OUTDOORS.

# Hallam Hideout

TOTAL ACRES:

56.46

PRICE:

\$450,000

COUNTY:

Lancaster County

CLOSEST TOWN:

Hallam, NE

## Activities & Amenities:

ATV/Off Road  
Development Potential  
Farm/Crops/Ag  
Hunting - Big Game, Predator/  
Varmint, Small Game & Turkey  
Income Producing  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Water Rights  
State Hunting Unit: Blue Northwest - Rifle  
Deer, Elk Management Unit 15

## Land Details:

**Address:** 000 SW 58th St. Hallam,  
Nebraska 68368, USA  
**Closest Town:** Hallam  
**Total Acres:** 56.46  
**Deeded Acres:** 56.46  
**Zoning:** AG  
**Tillable/Crop/Orchard Acres:** 51.20  
**Pasture Acres:** 1.53  
**Water Rights:** Yes  
All owned will transfer to buyer.  
**Mineral Rights:** Yes  
All owned will transfer to buyer.  
**Estimated Income:** \$10,500  
**Income Type:** Farm & Hunting Lease  
**Estimated Taxes:** \$3,096 - 2025  
**Source of lot size:** Survey

## Building Details

**Parking Types:** Driveway  
**Outbuildings:** 1  
**Types of Outbuildings:** 52' x 30' x 14.5'  
Insulated stick frame farm utility building  
**Foundations:** Concrete

## About This Property

Hayden Outdoors presents this 56± acre Lancaster County property offering productive farmland, recreational value, and an excellent homesite location with easy access to Lincoln, Crete, and Beatrice. Currently planted to alfalfa with tillable history, the property includes a 52' x 30' insulated building with concrete floor, power at the road, an existing hunting lease for optional income, and no covenants.

## Land

Hayden Outdoors is proud to present this exceptional 56± acre property located in rural Lancaster County, Nebraska. Offering a desirable blend of productive farmland, recreational opportunity, and an excellent homesite location, this property provides convenient access to Lincoln, Crete, and Beatrice while maintaining the privacy and appeal of country living.

The land is currently planted to alfalfa and has a strong history of tillable production. An existing hunting lease is in place, offering optional supplemental income for an owner who does not wish to personally utilize the recreational aspects of the property.

In 2023, the owner constructed a high-quality 52' x 30' x 14.5' outbuilding featuring two large overhead doors, a walk-through door, insulation, and a concrete floor—ideal for equipment storage, recreational vehicles, or shop use. A newly graded and rocked driveway provides excellent access from the county-maintained gravel road.

With no covenants, this property presents an outstanding opportunity to build a custom home, establish a homestead, or invest in productive land with recreational upside.

## Current & Potential Uses

- Agriculture
- Homestead
- Recreational / Hunting



## Property Highlights

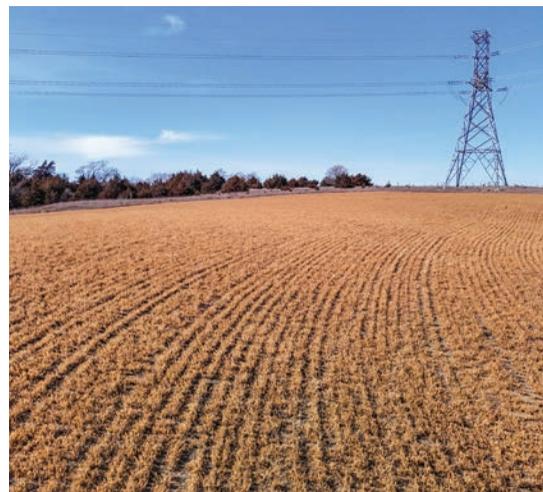
- 56± acres in rural Lancaster County
- Approximately 5 miles from Highway 77
- Approximately 18 minutes to Costco and southwest Lincoln
- 52' x 30' x 14.5' insulated building with concrete floor
- Currently planted to alfalfa with tillable history
- Power available at the road
- Established hunting lease provides optional income
- Strong deer and turkey hunting opportunities
- Existing farm tenant interested in continuing
- No covenants

## Region & Climate

Lancaster County, Nebraska experiences a classic Midwestern climate with four distinct seasons. Summers are typically warm to hot with periods of humidity, while winters are cold and bring occasional snowfall. The average annual temperature is approximately 50°F.

The county receives an average of 31 inches of precipitation each year, slightly below the national average of 38 inches. Snowfall averages about 25 inches annually, compared to the U.S. average of 28 inches. Lancaster County also enjoys approximately 216 sunny days per year—above the national average of 205—with measurable precipitation occurring on roughly 86 days annually. This balanced climate supports agriculture, outdoor recreation, and year-round living.

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**BOUNDARY LINES**

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

 Boundary



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