

Webster Co.

160.00 Acres | Webster County, NE | \$661,500



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

Food Plots

Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds

Wooded

Land Details

Address: TBD A RD, Guide Rock,
Nebraska 68942, USA

Total Acres: 160.00

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 77

Pasture Acres: 79

Income Type: Tillable cash rent

Estimated Taxes: \$3,532.56 - 2025

Source of lot size: Assessor/Tax Data



About This Property

Located Southwest of Guide Rock, NE, on the Kansas state line, this 160+/- acre tract offers a combination of tillable acres and grass that has been utilized by cattle and wildlife. Additionally, this property offers income via a rock quarry that has been utilized by the county.





Land

This farm is comprised of roughly 77 tillable acres featuring Holdrege Silt Loam soils with 3–7% slopes. Holdrege Silt Loam is known for its productivity and moisture-holding capacity, providing consistent crop performance. The cropland has been terraced to manage water flow and minimize erosion. Surface water runoff is directed into one of the natural timbered draws on the property, enhancing both conservation practices and long-term soil sustainability.

The balance of the property includes roughly 79 acres of grassland and timbered draws that provide natural shelter for livestock and create prime habitat for wildlife. This mix of open pasture and timber not only supports agricultural use but also offers recreational appeal.

In recent years, the tillable acres have been cash rented, providing a steady and predictable income stream. The pasture has been subleased for grazing, further contributing to the farm's annual return. This structure offers flexibility for a new owner to either continue the current leasing arrangements or transition the property to owner-operator use.

Recreation

With its diverse topography and abundance of cover, this farm sets up exceptionally well as a wildlife haven. Several timbered draws and natural travel corridors weave throughout the property, creating ideal conditions for deer and other game to inhabit.

On the west side, a deep, rugged draw serves as the centerpiece of the habitat. This gnarly drainage appears to have been excluded from cattle grazing for several years, allowing it to grow thick and undisturbed. Clumps of sumac are scattered throughout a mix of brome and native grasses, while mature elm and ash trees stretch overhead, providing shade and vertical structure. The density of this cover, combined with the steep terrain, has created a natural bedding sanctuary with multiple escape routes that connect seamlessly to the rest of the property and neighboring tracts. It's the type of secluded environment mature whitetails gravitate toward.



The north and east boundaries further enhance the farm's wildlife appeal. Both fence lines are lined with established stands of elm, ash, and Osage orange trees, forming strong edge habitat and predictable travel corridors. Fingers of timber extend from these borders toward the center of the property, creating pinch points and natural crossing areas where wildlife can move between feeding and bedding areas while remaining concealed. These interior extensions offer strategic stand locations and multiple setup options depending on wind direction.

Along the south end, rolling and undulating pasture provides yet another natural travel route. This portion of the property also features two ponds and the rock quarry, adding both water sources and additional structural diversity. The combination of elevation changes, water, and nearby cover encourages consistent wildlife movement and supports year-round habitat needs.

Altogether, the blend of heavy bedding cover, defined travel corridors, edge habitat, water sources, and varied terrain makes this property exceptionally well-suited for recreational use and wildlife management.

Location

This property is accessible from many different directions and is located on a dirt road.

This route offers the most all-weather access to the property, with the last 3/4 mile to the property being dirt:

- From Guide Rock, NE, travel South on NE HWY 78 for 6 miles, OR from Burr Oak, KS travel North on KS HWY 128 for 7 miles to the Northbranch corner.
- Turn and go West 2.5 miles to East side of Northbranch
- Turn North on RD 80 and go 2 miles to South side of property. /KS HWY 128 (This road will be dirt for the last 3/4 mile to the property)

Alternate Route which traverses more dirt roads:

- From Guide Rock, NE travel South on NE HWY 78 4 miles
- Turn West on Road A for 2 miles

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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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.

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- RICK STEINER, SELLER/BUYER

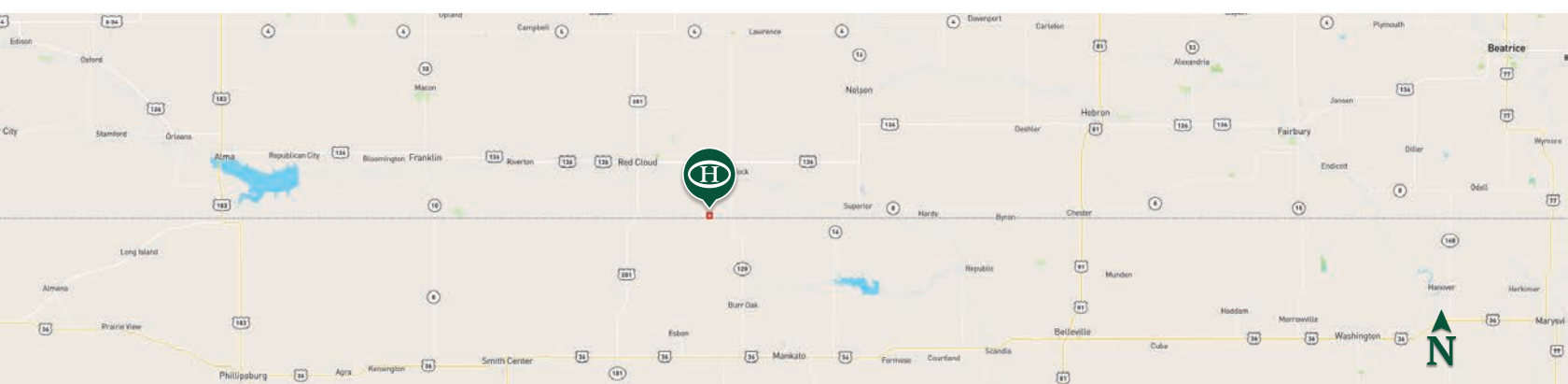
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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