

Grunden Tract 2

640.00 Acres | Lincoln County, NE | \$928,000



HAYDEN  OUTDOORS.

Grunden Tract 2

TOTAL ACRES:

640.00

PRICE:

\$928,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Maxwell, NE

Activities & Amenities:

Features

ATV/Off Road

Cattle/Ranch

Equestrian/Horse Property

Farm/Crops/Ag

Hiking/Climbing

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Income Producing

Recreational Business

Timber

Wooded

State Hunting Unit: Elk (Unit 5) - Deer (Platte)

Land Details

Address: 640 +/- Acres

Cottonwood Canyon Road,
Maxwell, Nebraska 69151, USA

Closest Town: Maxwell

Total Acres: 640.00

Pasture Acres: 640

Estimated Taxes: \$6,524.18 - 2025

Source of lot size: Assessor/Tax Data

Property Summary

Discover the opportunity to own 640± acres of productive Lincoln County Nebraska pasture. This well-managed ranch features gently rolling hills with excellent native grass, making it an outstanding cattle operation, recreational haven, or long-term investment property.

Land

This 640+/- acres pasture has undergone extensive cedar tree management, significantly improving forage production and maximizing available grazing acres. With many encroaching cedars removed, the ranch offers increased grass yields, improved pasture health, and enhanced long-term productivity. *** This property is being sold subject to the Current 2026 Grazing Lease***

Improvements

The ranch is well-equipped with dependable livestock water infrastructure designed to support efficient grazing management. A windmill located in the southern portion of the property supplies water to three strategically placed stock tanks, providing reliable water access for livestock throughout that area of the ranch.

Additional water resources include a dam and access to neighboring wells currently owned by the seller. The seller is willing to provide a well-sharing agreement, allowing the new owner to utilize these wells to supply water to two additional locations on the northern portion of the property.





Recreation

Beyond its agricultural value, this property offers exceptional recreational opportunities. The diverse habitat supports thriving populations of elk, whitetail deer, mule deer, pheasants, bobwhite quail, and wild turkey, making it an outstanding destination for hunting enthusiasts. The blend of open grasslands, rolling terrain, and quality cover provides excellent habitat for both big game and upland birds.

Beyond hunting, the ranch offers ample opportunities for hiking, horseback riding, photography, camping, and exploring the scenic beauty of western Nebraska's prairie landscapes. The property's varied topography provides stunning views and a sense of seclusion that is increasingly difficult to find. Nearby recreational amenities include fishing, boating, and outdoor activities along the Platte River and other regional attractions. Whether utilized as a hunting retreat, recreational getaway, working ranch, or combination investment property, this ranch offers year-round enjoyment for outdoor enthusiasts and landowners alike.

Water/Mineral Rights & Natural Resources

All owned convey!

Region & Climate

Located in the heart of Lincoln County, Nebraska, this property enjoys the scenic beauty and productive landscapes of south-central Nebraska. The area is known for its rolling rangeland, canyon country, abundant wildlife, and strong agricultural heritage. Outdoor enthusiasts enjoy excellent hunting, fishing, hiking, and wildlife viewing opportunities throughout the region, while nearby North Platte offers convenient access to shopping, dining, healthcare, and entertainment. The area experiences four distinct seasons, with warm summers, mild springs and falls, and cool winters. Average annual precipitation ranges from 18 to 22 inches, supporting native grasses, livestock operations, and diverse wildlife habitat. The combination of productive land, recreational opportunities, and wide-open Nebraska scenery makes this region highly desirable for ranching, hunting, and rural living.

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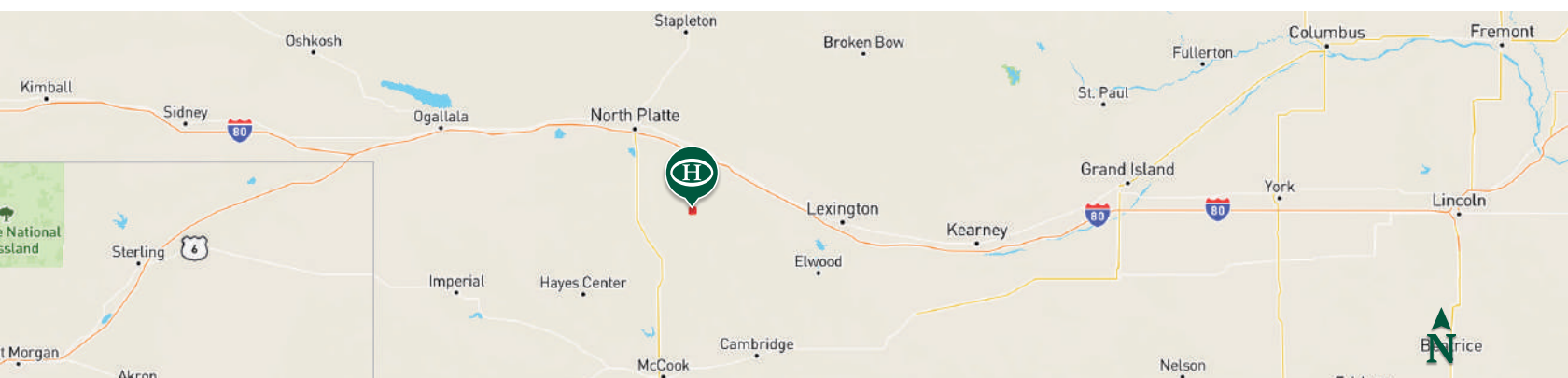




 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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