

Niobrara River Bugles & Bucks

1,868.69 Acres | Keya Paha County, NE | \$4,000,000



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Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Income Producing
Mineral Rights
Natural Spring
Outbuilding/Barn/Shed/Shop
Stream/River
Water Access
Water View
Wooded
State Hunting Unit: Nebraska Elk Unit 7

Land Details

Address: 43505 Riverside Road,
Springview, Nebraska 68778, USA
Closest Town: Springview
Total Acres: 1,868.69
Deeded Acres: 1,314.99
Leased Acres: 553.70
Zoning: Ag
Topography: Canyon/Tributaries
Tillable/Crop/Orchard Acres: 229.71
Water Rights: Yes
All Owned Convey!
Mineral Rights: Yes
All Owned Convey!
Income Type: Grazing/Haying/Hunting
Estimated Taxes: \$5,351.76 - 2024
Source of lot size: Assessor/Tax Data



About This Property

Niobrara River Bugles and Bucks is an exceptional 1,868.69 +/- acre property located in Keya Paha County, which is known for its unparalleled hunting opportunities and rich natural beauty. This premier ranch is nestled in Nebraska's Unit 7 Elk Unit, famed for its robust elk population and high-quality deer, making it one of the top destinations for outdoor enthusiasts looking to experience the best of Nebraska's wildlife.





Land

The property boasts 1,314.99 +/- deeded acres and an additional 553.70 +/- acres of school land under lease until the end of 2028. This leased land includes a home and necessary outbuildings, complete with cattle working facilities and corrals, perfect for livestock management and ranching operations.

Strategically situated between the enchanting Jewett and Bear Creeks to the east and west, offering a year-round water source that supports both wildlife and livestock, and bordered by the breathtaking Niobrara River to the south, “Niobrara River Bugles and Bucks” is a once-in-a-lifetime opportunity to own a piece of Nebraska’s natural paradise. This property promises not only an extraordinary lifestyle but also a thriving environment for wildlife and livestock alike.

The seller is open to selling the property on a land contract but terms and conditions would need to be further negotiated! Seller to retain possession of the school land lease until the end of 2025, and would grant the buyer the hunting rights on the leased land throughout the 2025 hunting seasons.

Improvements

Electricity runs throughout the property, providing an essential resource for various improvements. This makes it easy to envision building a cabin or adding other structures to enhance the functionality and enjoyment of the land.

The ranch is equipped with three wells and several thousand feet of underground water lines, supported by strategically placed water tanks. This setup ensures a reliable water source for livestock and wildlife, promoting a sustainable environment for agriculture and recreation.





Recreation

Hunting enthusiasts will relish the endless opportunities presented here, with a rich diversity of game including whitetail and mule deer, elk, Merriam’s turkey, grouse, and various predators. The ranch’s unique topography features heavily timbered Niobrara River breaks and canyons, adorned with majestic Ponderosa pines, Eastern red cedars, and Burr oaks. These natural features provide not only stunning views but also prime food sources and ambush points, making it an ideal location for quality wildlife hunting.



Water/Mineral Rights & Natural Resources

The ranch currently holds 88 acres of surface water rights that pump out of the Niobrara River that will be transferred to the new owner along with any owned mineral rights, providing outstanding opportunities for irrigation and further increasing agricultural yield.

Appropriation #A-14308, Source Niobrara River, GPM 565, Priority Date 7/8/1976, Lower Loup NRD





General Operations

This ranch has the capacity to support 120 pairs during a five-month grazing season, and features fertile soils with 229.71 deeded dryland acres currently planted in a lush alfalfa/grass hay mix. An additional 63.43 acres of dryland on the school lease enhances the property's production potential, ensuring ample feed for livestock.

Region & Climate

Springview, NE has a typical Midwestern climate with warm summers and cold winters. Average temperatures range from the upper 20s to the lower 80s in the summer months. The winter season brings cold temperatures, with average lows dipping into the teens and single digits during the colder months. Snowfall is common, usually occurring between November and April, with an average of 25 inches annually. Springtime in Springview sees mild temperatures and blooming flowers, while autumn brings crisp air and colorful leaves on the trees. Overall, this small town provides residents with four distinct seasons and plenty of opportunity to enjoy outdoor activities year-round.

- Springview, Nebraska gets 24 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Springview averages 38 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 230 sunny days per year in Springview. The US average is 205 sunny days.

Location

This property is located: 6 miles south of Springview, NE; 13.5 miles north of Ainsworth, NE; 143 miles south of Pierre, SD; and 263 miles west of Omaha, NE.

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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.

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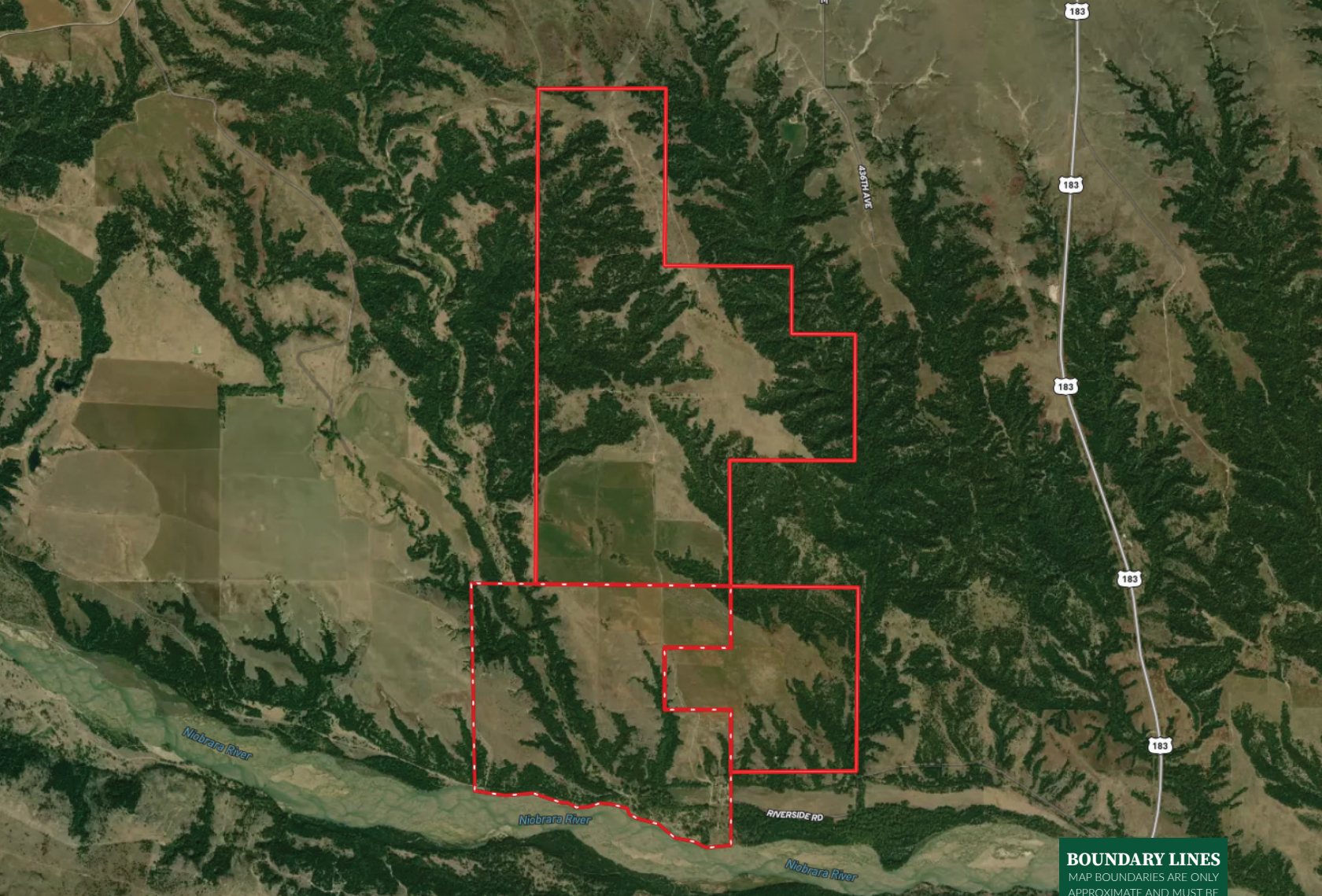


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





 Boundary



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