

River View Whitetail Haven

504.57 Acres

Keya Paha County, NE

\$1,500,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Income Producing
Timber
State Hunting Unit: Elk Unit 7

Land Details

Address: 504.57 +/- Keya Paha ,
Springview , Nebraska 68778, USA
Closest Town: Springview
Total Acres: 504.57
Deeded Acres: 504.57
Tillable/Crop/Orchard Acres: 94.67
Pasture Acres: 409.9
Water Rights: Yes
All Owned Convey.
Mineral Rights: Yes
All Owned Convey.
Income Type: Grazing/Haying/Hunting
Estimated Taxes: \$2,029.52 - 2024
Source of lot size: Assessor/Tax Data



About This Property

Discover the ultimate hunting experience on River View Whitetail Haven, an exceptional property spanning 504.57 +/- deeded acres. Renowned for its thriving populations of whitetail deer and turkey, with the occasional elk and lions making an appearance. This pristine piece of land is tailored for the avid outdoorsman, equipped with 6 strategically placed hunting blinds that offer access to some of the best hunting in the region.





Land

River View Whitetail Haven consists of 504.57 +/- deeded acres with 409.9 +/- acres of grassland and 94.67 +/- acres currently planted into dryland alfalfa, which is a significant draw for wildlife, ensuring that you'll always have ample opportunity for a successful hunt.

The property is currently enrolled in a tree cutting assistance program through the Nebraska Forest Service, which offers a generous 75% cost-share for tree clearing. This initiative has resulted in cleanup and opening of tree-dense areas, enhancing both wildlife habitat and grazing land.

Access is convenient via an easement from the north or a county road from the south.

Improvements

The property is equipped with a set of cattle working corrals on the north end along with 6 hunting blinds and has been carefully managed to support a thriving population of whitetail deer and turkeys, alongside occasional elk.

Several miles of new fencing and a network of well-maintained trails that are 15-20 feet wide, allowing for easy access by ATVs and larger vehicles.

Electricity is available on the south end, providing potential for building a comfortable hunting cabin or other structures to further enhance your experience on the property.

Recreation

River View Whitetail Haven is well-known for trophy whitetail deer and abundant turkey populations. Whether you're an experienced hunter or just starting, this property offers an exceptional setting to immerse yourself in the great outdoors.





In addition to its excellent deer and turkey hunting, the property has a diverse ecosystem that supports various wildlife species. The combination of open land from tree clearing and nutritious grazing options makes it a haven for both game and non-game species alike.

Water/Mineral Rights & Natural Resources

All owned convey.

General Operations

The property boasts the capability to support 40 pairs, owner-rated, over a 5-month grazing season. The reliable water supply sourced from the Keya Paha Community Waterline feeds 5 hydrants and livestock tanks, ensuring hydration for both wildlife and livestock.

In 2024, the seller produced approximately 250 tons of high-quality alfalfa from the 94.67 +/- acres of dryland, achieved through two successful cuttings. This provides consistent agricultural income, making the property an attractive investment for those seeking economic returns alongside recreational use.





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 5.5 miles southeast of Springview, NE; 12.5 miles northwest of Bassett, NE; 17 miles northeast of Ainsworth, NE; and 200 miles northwest of Lincoln, NE.

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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.

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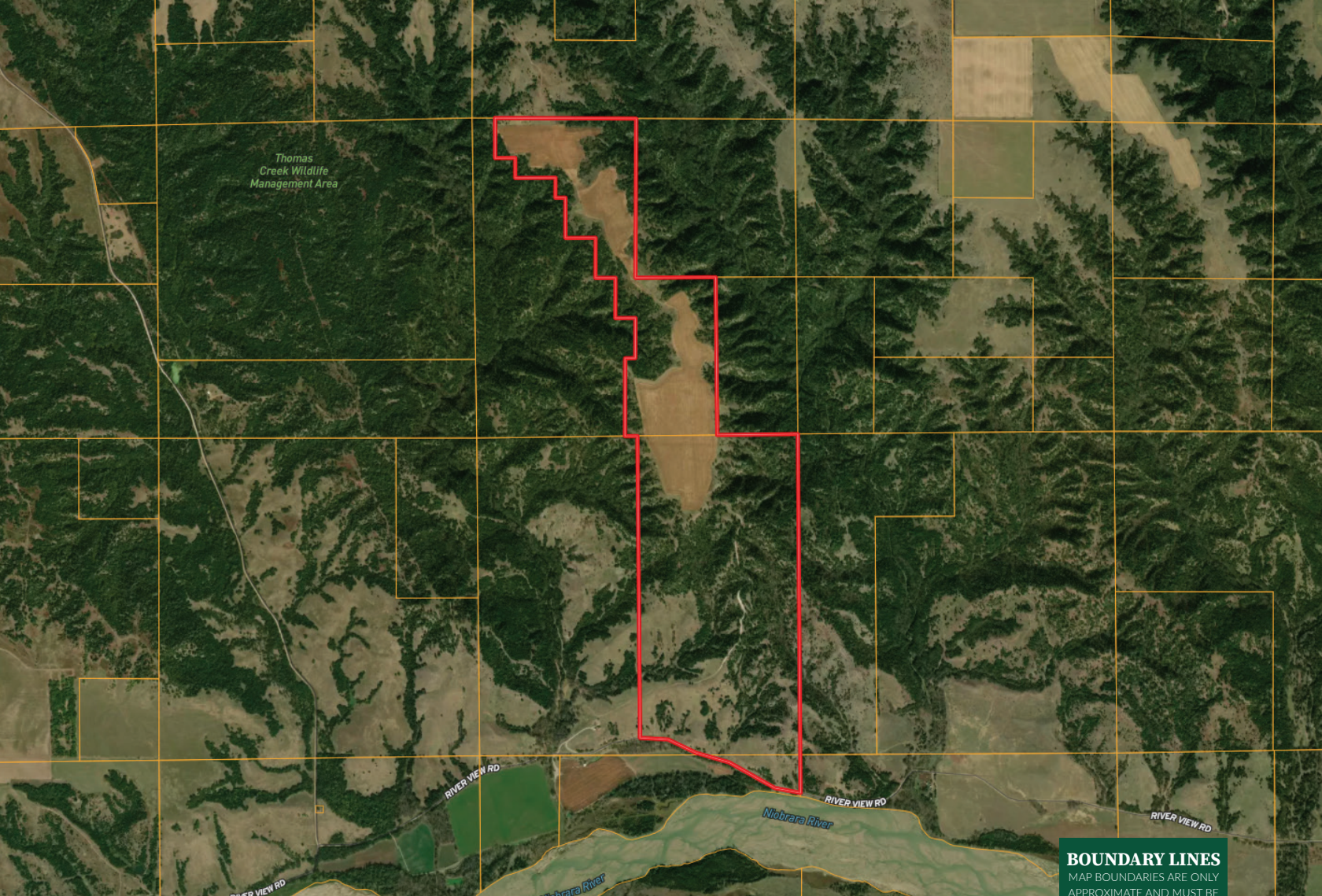


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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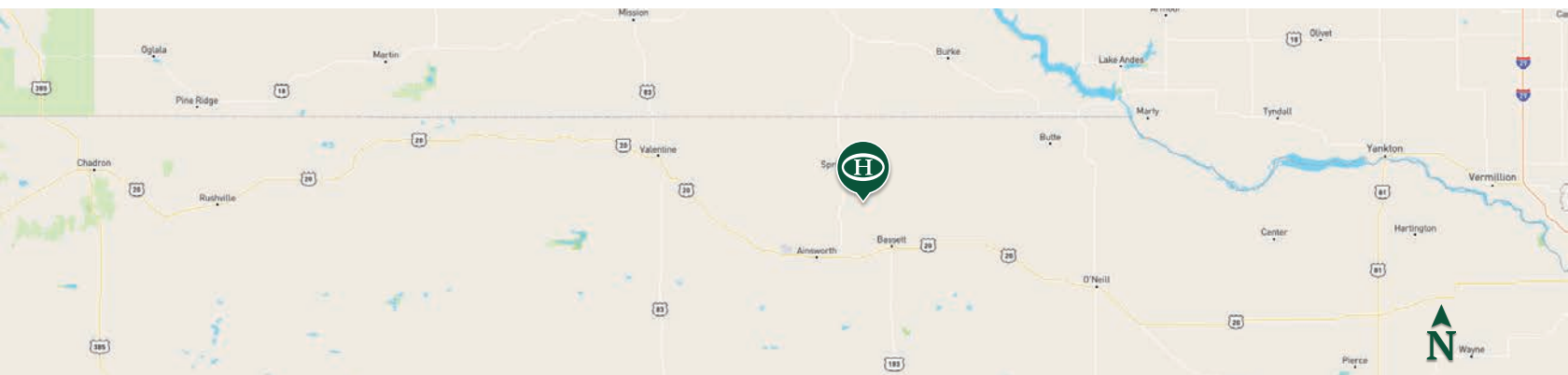




 Boundary

BOUNDARY LINES

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



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