

Hemingford Habitat Farm
TBD CR 86
Hemingford, NE 69348

\$492,000
446.25± Acres
Box Butte County



Hemingford Habitat Farm
Hemingford, NE / Box Butte County

SUMMARY

Address

TBD CR 86

City, State Zip

Hemingford, NE 69348

County

Box Butte County

Type

Hunting Land, Farms

Latitude / Longitude

42.339082 / -103.385902

Taxes (Annually)

\$2,233.36

Acreage

446.25

Price

\$492,000

Property Website

<https://www.ranchandrecreation.com/property/hemingford-habitat-farm/box-butte/nebraska/100965/>



Hemingford Habitat Farm

Hemingford, NE / Box Butte County

PROPERTY DESCRIPTION

Property Overview

Hemingford Habitat Farm offers a compelling opportunity to own an income-producing western Nebraska property that combines agricultural revenue with exceptional wildlife habitat. Located just 16.5 miles west of Hemingford in Box Butte County, the property encompasses **446.25± acres** and provides convenient access while maintaining the open landscapes typical of Nebraska's High Plains.

The property includes a mix of CRP acreage planted to tree rows and windbreak plantings along with productive farmland. These established tree plantings provide excellent wildlife cover while generating dependable annual income through the Conservation Reserve Program.

For buyers seeking a property that offers both investment potential and recreational value, Hemingford Habitat Farm provides a well-balanced opportunity.

CRP Income

Approximately 185.53 acres are enrolled in the Conservation Reserve Program, producing \$5,381.00 in annual payments.

These acres are enrolled under CP5A (Tree Planting / Field Windbreak practice) which establishes rows of trees designed to reduce wind erosion, improve soil conservation, and enhance wildlife habitat.

Wildlife & Recreation

The CRP tree rows and windbreak plantings create excellent habitat and travel corridors for wildlife. These plantings provide protection from wind, nesting habitat for birds, and natural cover for deer.

Wildlife commonly found on the property includes:

- Mule Deer
- Whitetail Deer
- Pheasants
- Grouse

The combination of farmland, tree cover, and surrounding agricultural landscape supports a healthy wildlife population and offers enjoyable hunting opportunities.

Investment Highlights

- 446.25± total acres
- 185.53± acres enrolled in CRP
- \$5,381 annual CRP income
- CP5A tree planting windbreak practice
- Contracts extending to 2034
- Additional farm lease income potential
- Excellent mule deer and upland bird habitat
- Only 1 mile off pavement
- Located in Box Butte County, Nebraska

Frequently Asked Questions - Hemingford Habitat Farm

How many acres are included in Hemingford Habitat Farm?

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

Hemingford Habitat Farm consists of **446.25± total acres located in Box Butte County, Nebraska**, approximately 16.5 miles west of Hemingford. The property includes a combination of Conservation Reserve Program (CRP) acreage planted to tree windbreaks along with productive farmland that may be leased for agricultural use.

How much annual income does the property generate?

The property currently generates **\$5,381 in annual CRP income** from approximately **240.09 acres enrolled in the USDA Conservation Reserve Program**. In addition to the CRP payments, the farmable acres present an opportunity for additional income through a crop lease with a local farmer.

What type of CRP program is enrolled on the property?

The CRP acres on Hemingford Habitat Farm are enrolled under **Practice CP5A**, which is a **tree planting and field windbreak conservation practice**. These plantings help reduce soil erosion, protect farmland from wind damage, and provide valuable habitat and cover for wildlife.

What types of wildlife are found on the property?

The property supports a healthy population of wildlife commonly found in western Nebraska. Hunters frequently encounter **mule deer, whitetail deer, pheasants, and grouse** on and around the property. The established tree rows and surrounding farmland create natural travel corridors and habitat that benefit both big game and upland birds.

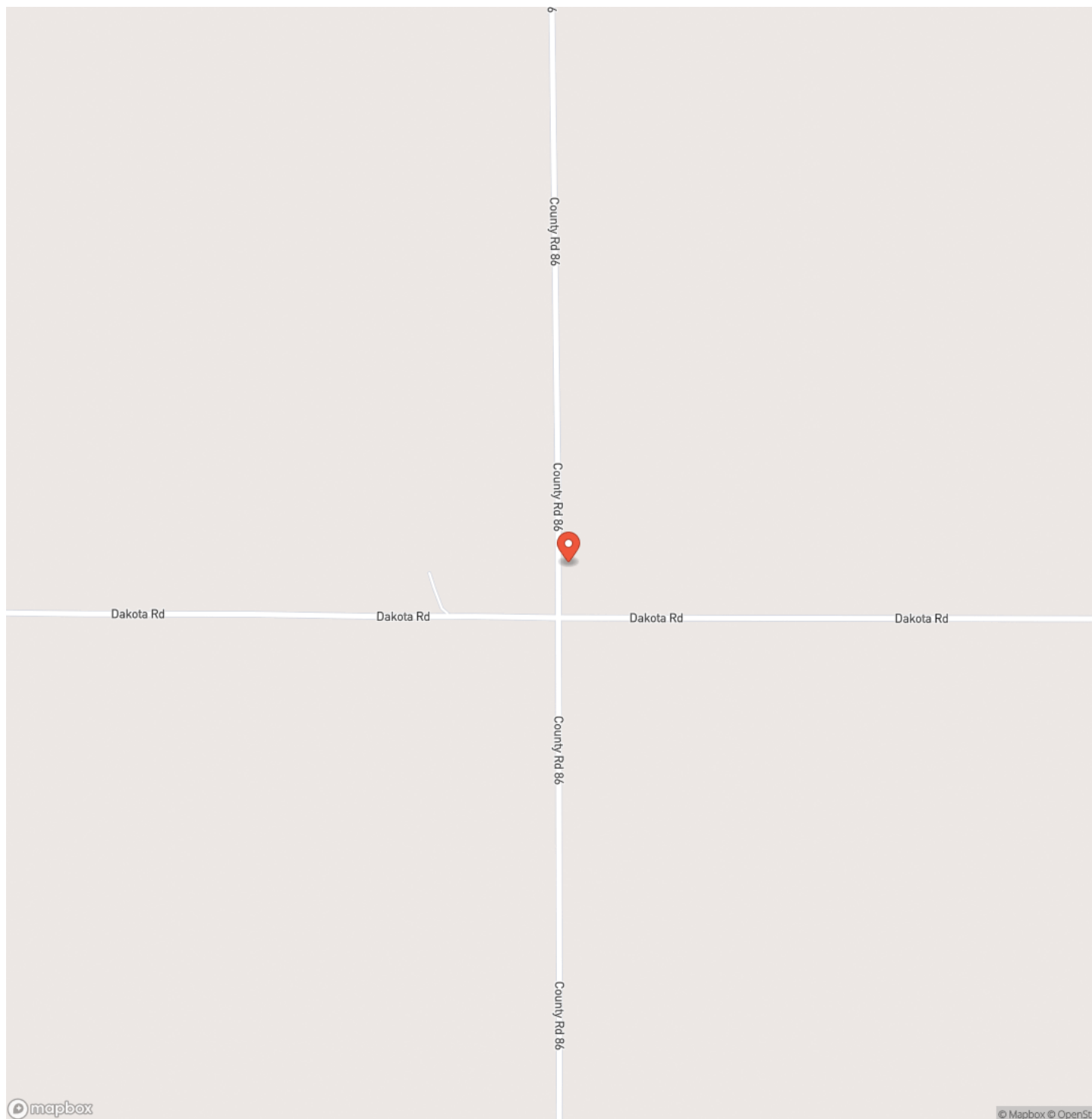
Where is Hemingford Habitat Farm located?

Hemingford Habitat Farm is located in **Box Butte County in western Nebraska**, approximately **16.5 miles west of Hemingford and about 30 miles from Alliance**. The property sits only **one mile off a paved road**, providing convenient year-round access while maintaining a quiet rural setting.

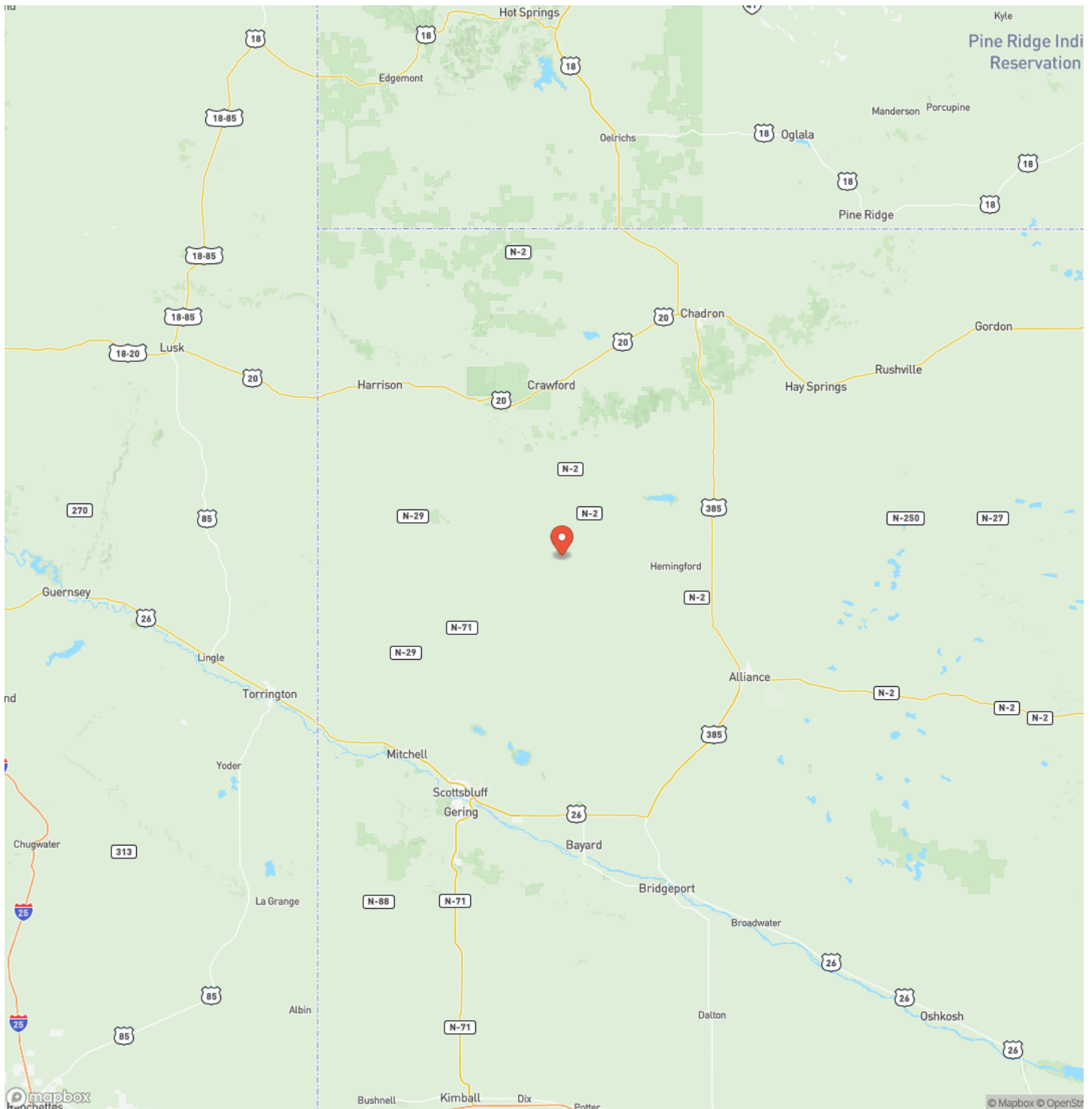
Hemingford Habitat Farm
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Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

Satellite Map



LISTING REPRESENTATIVE

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NOTES

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