

Sheridan County Pasture/Grass hay Combo
TBD 420 Ln
Hay Springs, NE 69347

\$1,444,072
1,031.220± Acres
Sheridan County



Sheridan County Pasture/Grass hay Combo Hay Springs, NE / Sheridan County

SUMMARY

Address

TBD 420 Ln

City, State Zip

Hay Springs, NE 69347

County

Sheridan County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

42.64712 / -102.638677

Taxes (Annually)

4531

Acreage

1,031.220

Price

\$1,444,072

Property Website

<https://www.ranchandrecreation.com/property/sheridan-county-pasture-grass-hay-combo-sheridan-nebraska/88336/>



PROPERTY DESCRIPTION

Sheridan County, Nebraska – Multi-Tract Offering

Dryland Grass, Ranch, Recreation & Investment Opportunity – 1,031.22± Acres

This is a rare chance to acquire up to **1,031.22± acres** of productive Nebraska dryland and ranchland in the scenic Sandhills region of **Sheridan County**. Offered in **five individual tracts** or as a **combination purchase**, this property provides flexibility for ranchers, investors, and recreational buyers alike. The mix of **native pasture, dryland hay production, and wildlife habitat** makes these tracts ideal for both **income generation and personal enjoyment**.

Situated just minutes from **Hay Springs, Nebraska**, and a short drive from **Walgren Lake State Recreation Area**, these tracts offer rural tranquility while keeping you close to modern conveniences.

Location & Area Highlights

- **Hay Springs, NE** – A friendly ranching community with schools, fuel, dining, and supplies nearby.
- **Walgren Lake State Recreation Area** – Less than 30 minutes away, providing fishing for bass, northern pike, and bluegill, along with boating, camping, and spectacular sunsets over the water.
- **Chadron, NE** – About 40 minutes to the west, offering a regional airport, hospital, and Chadron State College.
- **Access** – County road frontage provides year-round accessibility to most tracts.

Tract Summaries

Tract 1 – 160± Acres

Solid native pasture with healthy grass cover and good carrying capacity. Perimeter fencing is in place, making it ready for immediate livestock use. Gentle terrain allows for efficient grazing rotation.

Tract 2 – 160± Acres

Rolling pastureland with strong grass stands. Borders Tract 3 to the west, making them an excellent pair for a 320± acre contiguous grazing block.

Tract 3 – 160± Acres

Similar in makeup to Tract 2, with productive native grasses and clean fencelines. These two tracts combined create a larger operational footprint with improved efficiency for livestock management.

Tract 4 – 160.72± Acres

A well-balanced quarter section **pasture**. Good perimeter fencing, **Valentine fine sand**, and **Tuthill sandy loam** soils, and rolling topography that provides grazing opportunities. Wildlife sightings include mule deer, whitetail, and upland birds. Pair with Tract 5 for a balanced ranch unit.

Tract 5 – 390.50± Acres

Expansive Sandhills pasture with excellent grazing potential and **two windmills** – one on the east side and one on the west – providing reliable water for livestock and wildlife. Rolling terrain offers outstanding vantage points for glassing mule deer, whitetail, Merriam's turkey, and even the occasional elk. Combining this tract with Tract 4 gives you both hay production and pasture ground in one efficient package.

Agricultural & Recreational Value

- **Grazing Land** – Strong, native warm-season grasses with proven carrying capacity.
- **Dryland Hay Production** – Select acres in Tracts 4 and 5 are suited for haying, providing winter feed or extra income.
- **Water Resources** – Multiple windmills ensure dependable water supply for livestock and wildlife.

- **Hunting & Wildlife** – A mix of creek bottoms, rolling hills, and open grasslands creates prime habitat for mule deer, whitetail, Merriam's turkey, sharp-tailed grouse, and pheasants.
-

Why This Offering Stands Out

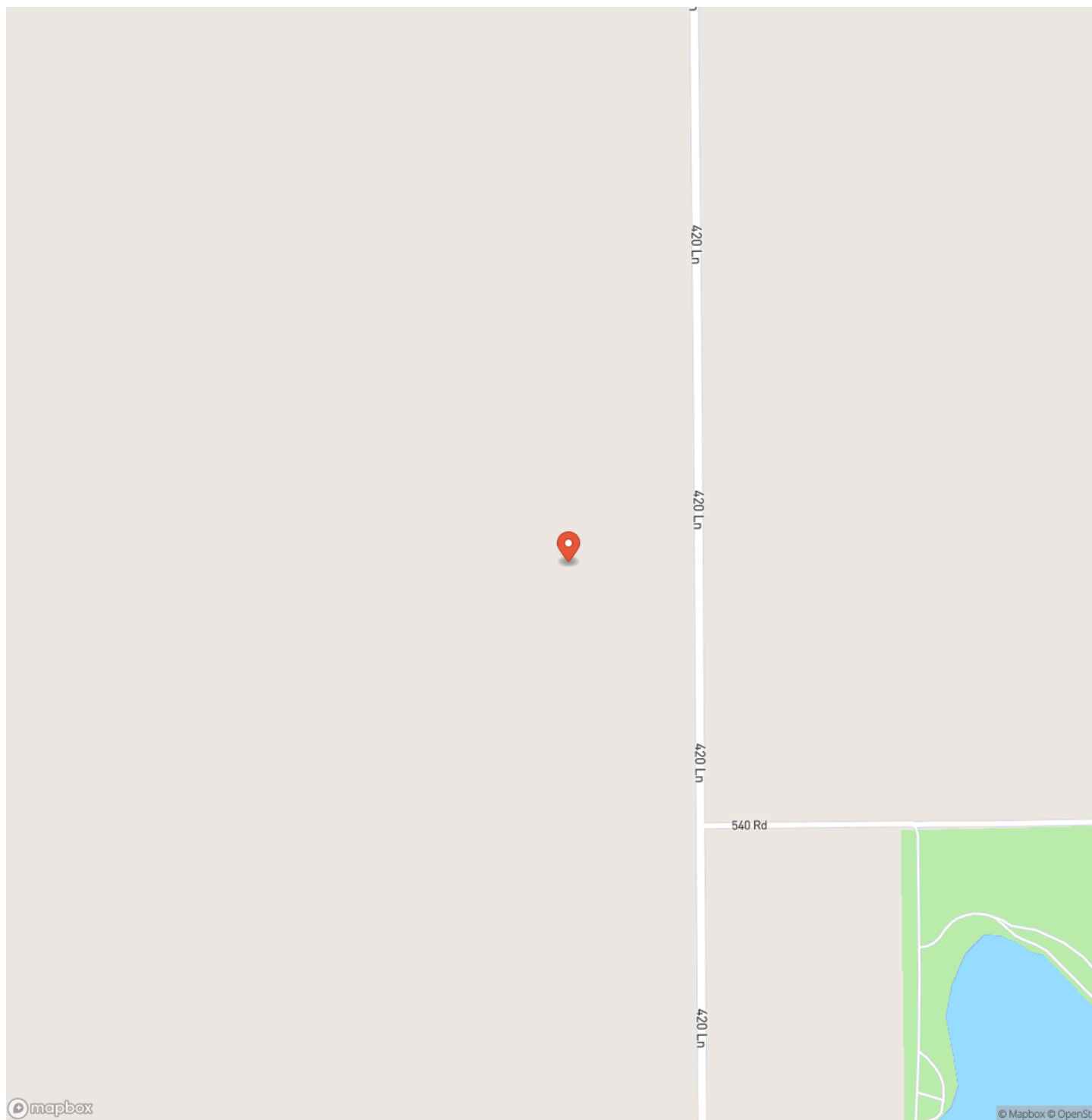
- Purchase individually or combine tracts for larger operational units.
 - **Tracts 2 & 3** together form a contiguous 320± acres for efficient grazing.
 - Located near both **Walgren Lake** and **Hay Springs**, giving you recreation, community, and convenience.
 - Excellent opportunity for **ranch expansion, investment, or a hunting retreat**.
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Total Offering: 1,031.22± Acres – Sheridan County, Nebraska

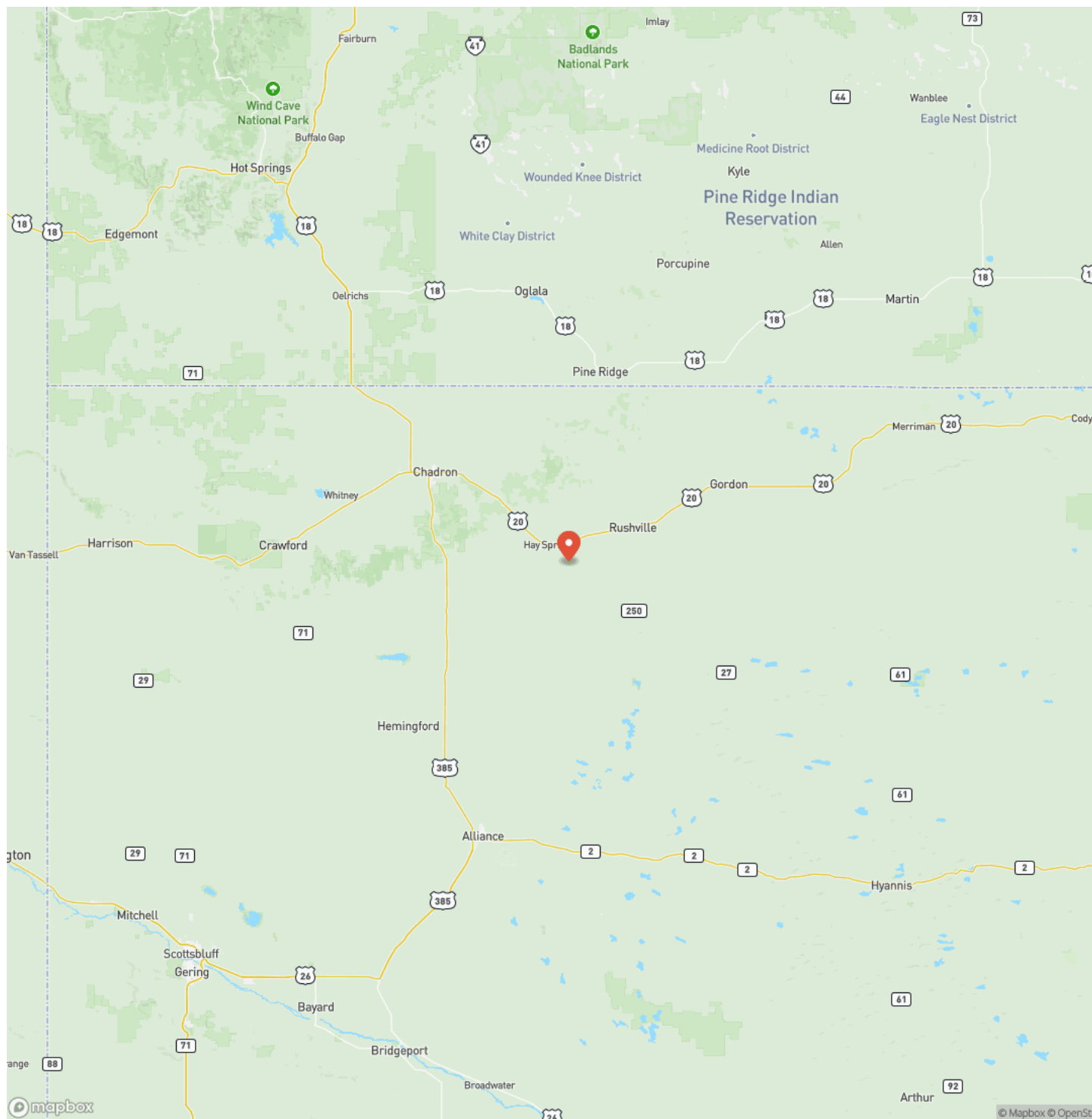
Sheridan County Pasture/Grass hay Combo
Hay Springs, NE / Sheridan County



Locator Map



Locator Map



Satellite Map



Sheridan County Pasture/Grass hay Combo
Hay Springs, NE / Sheridan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tommy Wiles

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Email

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Address

915 east 8th st

City / State / Zip

NOTES

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NOTES

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DISCLAIMERS

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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