

Crown Butte Ranch
535 W. Ash Creek Rd
Crawford, NE 69339

\$1,300,000
399.560± Acres
Dawes County



Crown Butte Ranch
Crawford, NE / Dawes County

SUMMARY

Address

535 W. Ash Creek Rd

City, State Zip

Crawford, NE 69339

County

Dawes County

Type

Farms, Horse Property, Single Family, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

42.678377 / -103.306367

Taxes (Annually)

3706

Dwelling Square Feet

2196

Bedrooms / Bathrooms

3 / 2

Acreage

399.560

Price

\$1,300,000

Property Website

<https://www.ranchandrecreation.com/property/crown-butte-ranch-dawes-nebraska/89925/>



PROPERTY DESCRIPTION

Welcome to **Crown Butte Ranch**, a rare combination of productivity, history, and recreation in the heart of Northwestern Nebraska. With **399.56± deeded acres**, the property offers a balance of dryland hay ground, rolling pasture, historic improvements surrounding, and abundant wildlife habitat. Located east of Crawford, NE, the ranch provides sweeping vistas, direct access to public lands, and a setup well-suited for both livestock production and outdoor enjoyment.

Residence

- 2,196 sq. ft. home built in 1966, 3 bedrooms, 2 baths
 - Updated kitchen with **tile flooring** and newer appliances
 - Central A/C, forced-air heat, and supplemental wood stove
 - **Propane heat** with an **owned propane tank**
 - Partial-finished basement
 - Two-car attached garage
 - Surrounded by mature shelterbelt trees for protection and privacy
-

Outbuildings & Improvements

- **Historic Hageman Herefords Barn** (48' x 28' x 14', 1921) – an iconic piece of Dawes County ranching heritage
 - **Loafing sheds:**
 - 72' x 32' x 10' (1960)
 - 20' x 10' x 8' (2017)
 - **Farm utility building:** 24' x 14' x 8' (1960)
 - Well-fenced corrals and handling facilities surrounding the barn
-

Horse & Livestock Features

- **Round pen** for training and exercising horses
 - **Riding arena** for riding, training, or recreation
 - **Horse stalls** and loafing sheds provide functional capacity
-

Water & Infrastructure

- **Solar-powered well** in the south pasture with 15,000-gallon cistern supplying the house and improvements
- **Livestock well** on the far northeast side of the ranch
- **Dam/pond site** that holds water in wet years

Land & Agriculture

- Approx. **140 acres of dryland hay ground** cut annually
 - Approx. **190 acres of pasture** supporting livestock grazing (Owner has grazed 40 cow/calf pairs over the summer grazing period)
 - **Topography:** gently rolling hay meadows, open ridges, and breaks with scenic views
 - **Views of Crown Butte, Crow Butte and Little Crow Butte to the south and west**, providing dramatic scenery from the ranch
-

Shelterbelts & Trees

- **Over 1.25 miles of multi-row shelterbelts** lining the hay fields, providing protection, wildlife habitat, and aesthetic appeal
 - Mature trees surround the home for natural windbreak and shade
 - Several **fruit trees** add charm and self-sufficiency
-

Recreation & Wildlife

- The ranch's **southern boundary connects directly to over 4,000 acres of Nebraska Game & Parks land**, creating a **hunter's paradise right out the back door**.
 - Excellent habitat for mule deer, whitetail, turkey, and upland birds.
-

Location

- East of Crawford, NE, with county road access
 - Near the Pine Ridge region, Fort Robinson, and the Nebraska National Forest
-

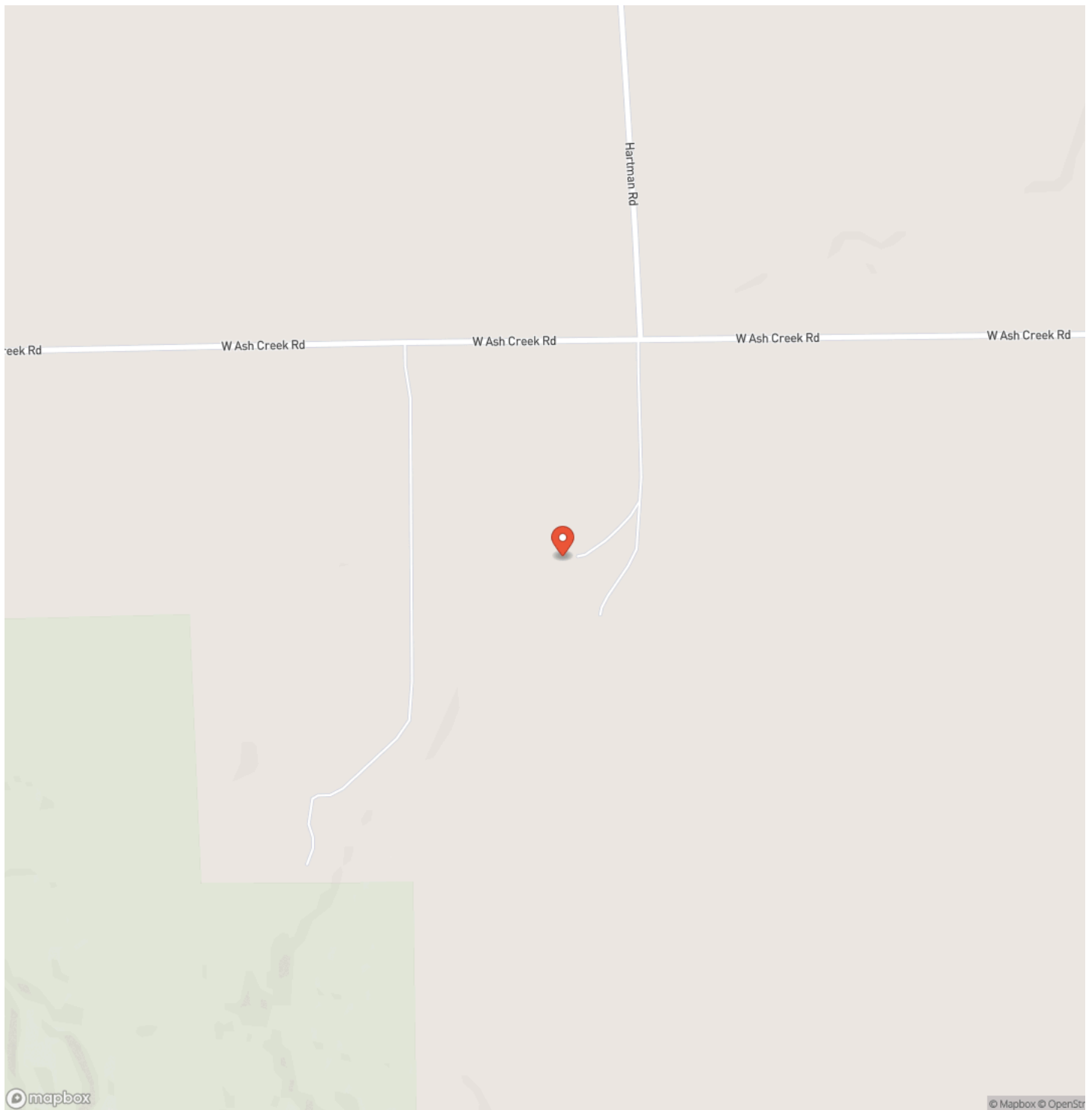
Key Highlights

- 399.56± acres – balanced hay and pasture ranch
 - **140± acres of hay ground / 190± acres of pasture**
 - Historic Hageman Herefords barn & corrals
 - **Horse facilities:** round pen, riding arena, stalls
 - Owned propane tank, solar well with 15,000-gallon cistern
 - Livestock well
 - Over 1.25 miles of shelterbelts + mature trees and fruit trees
 - Dam/pond site
 - **Scenic views of Crown Butte, Crow Butte and Little Crow Butte**
 - **Adjoins 4,500+ acres of Nebraska Game & Parks land**
-

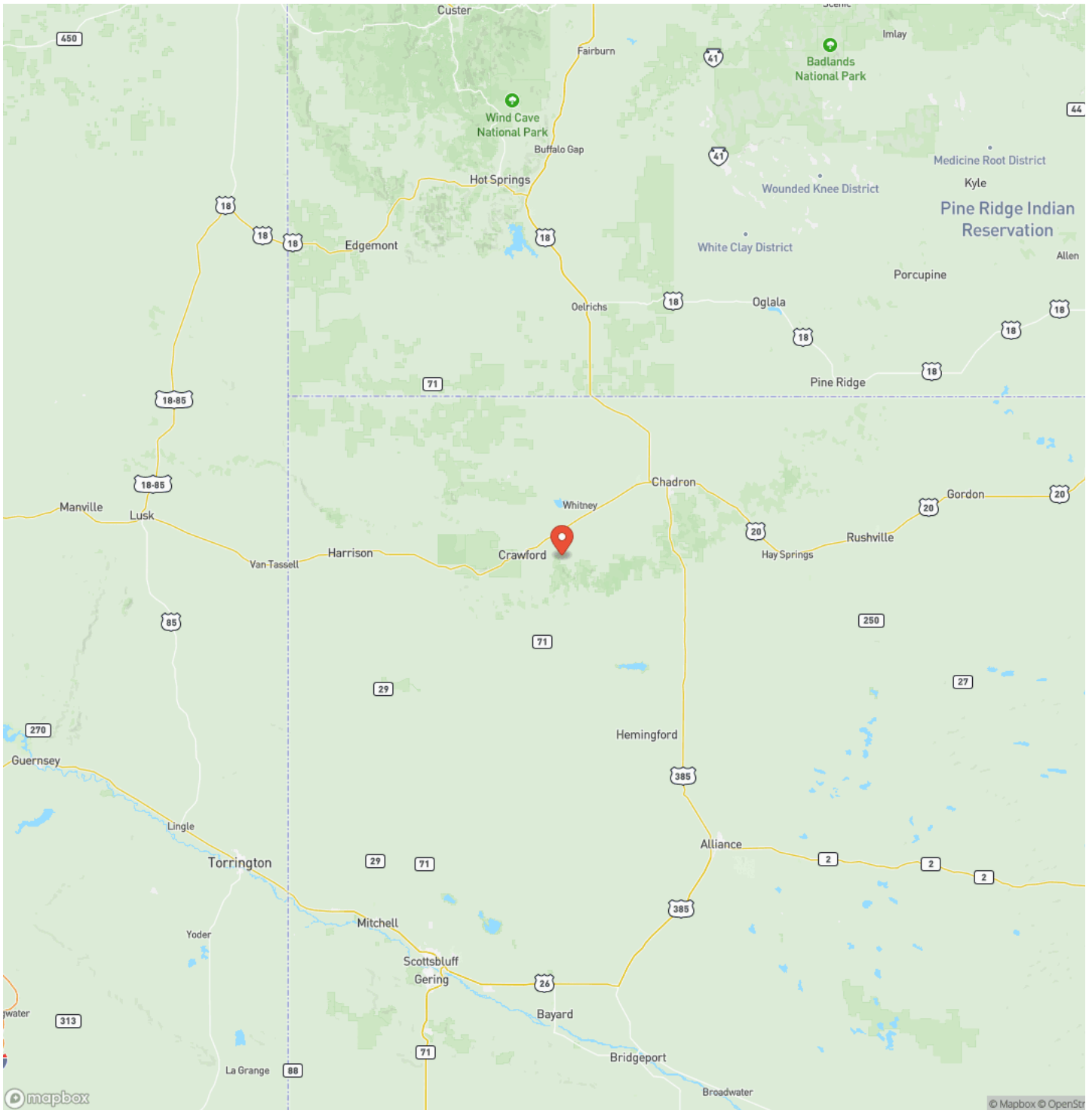
Crown Butte Ranch
Crawford, NE / Dawes County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tommy Wiles

Mobile

(308) 360-2030

Email

tommy@ranchandrecreation.com

Address

915 east 8th st

City / State / Zip

NOTES

[illegible]

NOTES

[illegible]

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.

Potential purchasers should independently verify any information and conduct their own due diligence. #1 Properties Ranch & Recreation LLC makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property, including, but not limited to, each of the following: (a) acreage counts and legal descriptions, (b) distances, sizes, square footage, and other measurements, (c) water and mineral rights information, and (d) soil types, production, carrying capacity, or income potential.

Information is only provided for the purpose of assisting potential purchasers in identifying prospective properties they may be interested in purchasing. #1 Properties Ranch & Recreation LLC is not liable for any inaccuracies, errors, or omissions regarding information about the property or losses that result from the use of this information. Potential purchasers should conduct their own due diligence including, but not limited to, a legal and financial review before purchasing.

#1 Properties Ranch & Recreation

6106 Yellowstone Rd
Cheyenne, WY 82009
(307) 236-8299
ranchandrecreation.com
