

Westlake Ranch/Feedlot -TRACT 2
970 ANTELOPE RD
Hay Springs, NE 69347

\$975,000
321.61± Acres
Sheridan County



Westlake Ranch/Feedlot -TRACT 2
Hay Springs, NE / Sheridan County

SUMMARY

Address

970 ANTELOPE RD

City, State Zip

Hay Springs, NE 69347

County

Sheridan County

Type

Farms, Hunting Land, Ranches, Residential Property, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

42.643207 / -102.781204

Taxes (Annually)

\$3,860

Dwelling Square Feet

2,568

Bedrooms / Bathrooms

2 / 2

Acreage

321.61

Price

\$975,000

Property Website

<https://www.ranchandrecreation.com/property/westlake-ranch-feedlot-tract-2/sheridan/nebraska/97991/>



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PROPERTY DESCRIPTION

Westlake Ranch

**Sheridan & Dawes Counties, Nebraska | 321.61± Acres |
Presented by #1 Properties Ranch and Recreation**

Premier Nebraska Ranching Opportunity

Welcome to **Westlake Ranch**, a premier 716.98± acre agricultural and livestock property located in the heart of Nebraska's ranch country. Spanning **Sheridan and Dawes Counties**, this versatile and highly productive operation offers a balanced mix of **irrigated cropland, dryland farm ground, native pasture**, and a **fully operational feedlot/headquarters**.

Whether you're a rancher, farmer, or investor, Westlake Ranch provides the ideal combination of productivity, infrastructure, and natural beauty. The property is available in **four individual tracts** or can be purchased **as a whole unit**, offering flexibility to suit a variety of ownership goals.

Home Place & Feedlot Headquarters

Tract 2-Parcel #: 230001325 | 321.61± Acres |

- 167.39± acres dryland cropland
- 150.23± acres native pasture
- 2,568± sq ft home with central air & forced heat
- New addition in progress: 2 beds, family room & storage
- 999-head permitted feedlot featuring:
 - 105x40 concrete processing barn (half heated)
 - 5,000 ft continuous fencing
 - 840 ft inline concrete J-bunks
 - (4) steel grain bins
- Additional outbuildings include:
 - (2) 50x40 utility buildings
 - 105x54 pole barn (used for calving)
- The turnkey operational center of the ranch

Property Summary

- **Total Acres:** 321.61±
 - **Total Price:** \$975,000.00
 - Excellent location, strong infrastructure, and ownership flexibility
-

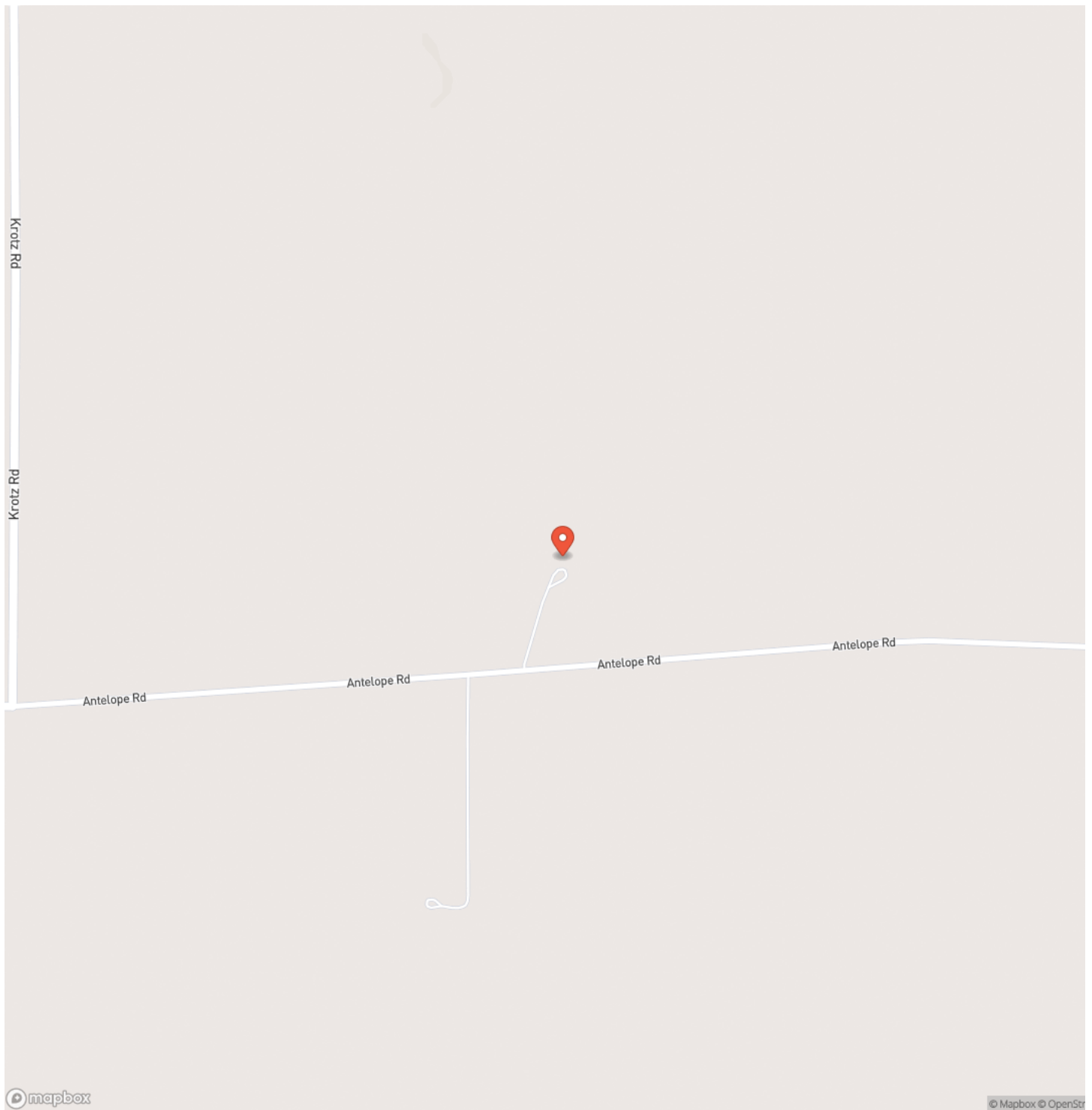
Schedule a Private Tour

Westlake Ranch represents an outstanding opportunity to invest in the future of Nebraska agriculture. Whether your focus is livestock, row crop, or both, this well-maintained operation is ready to go to work.

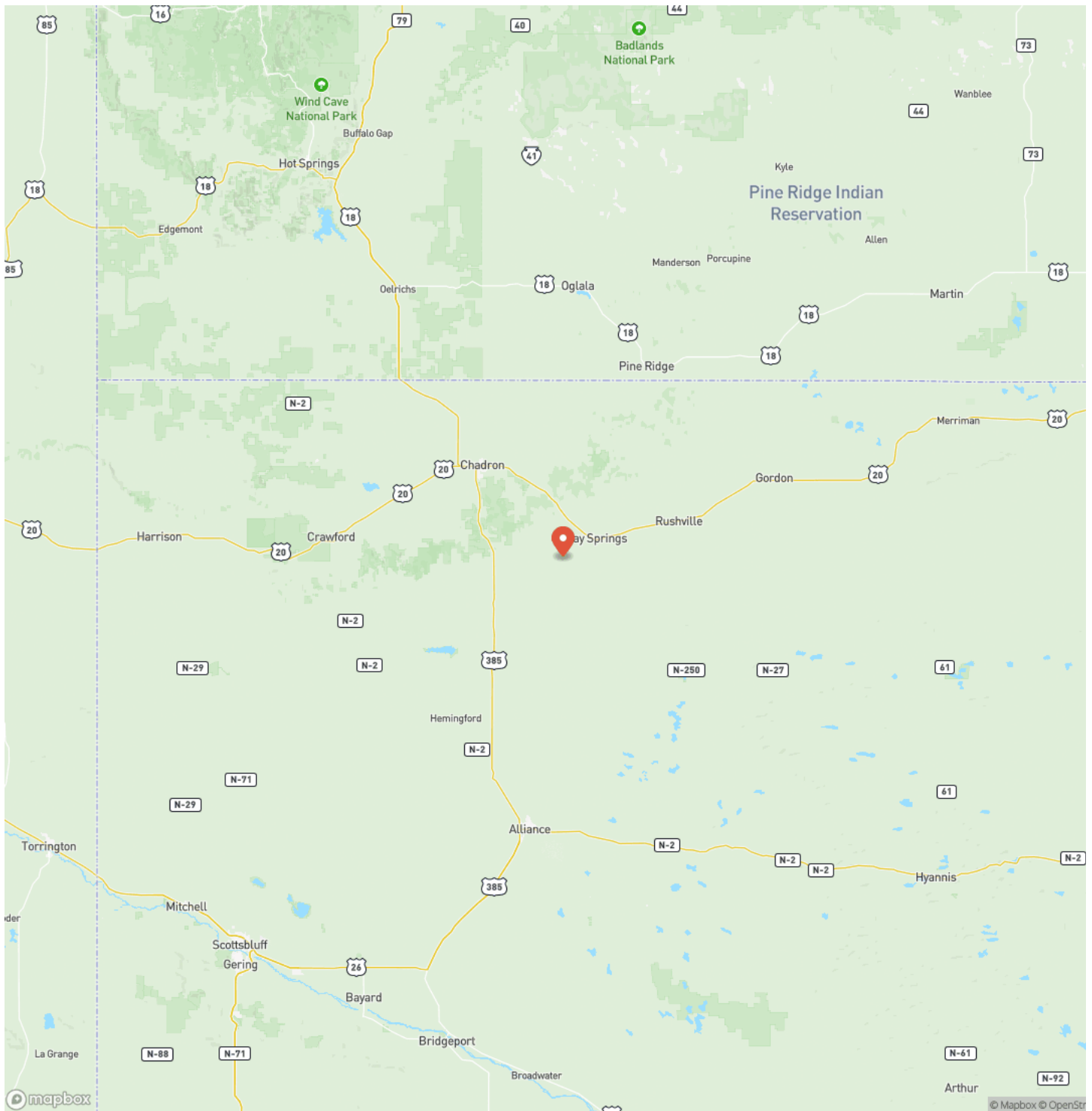
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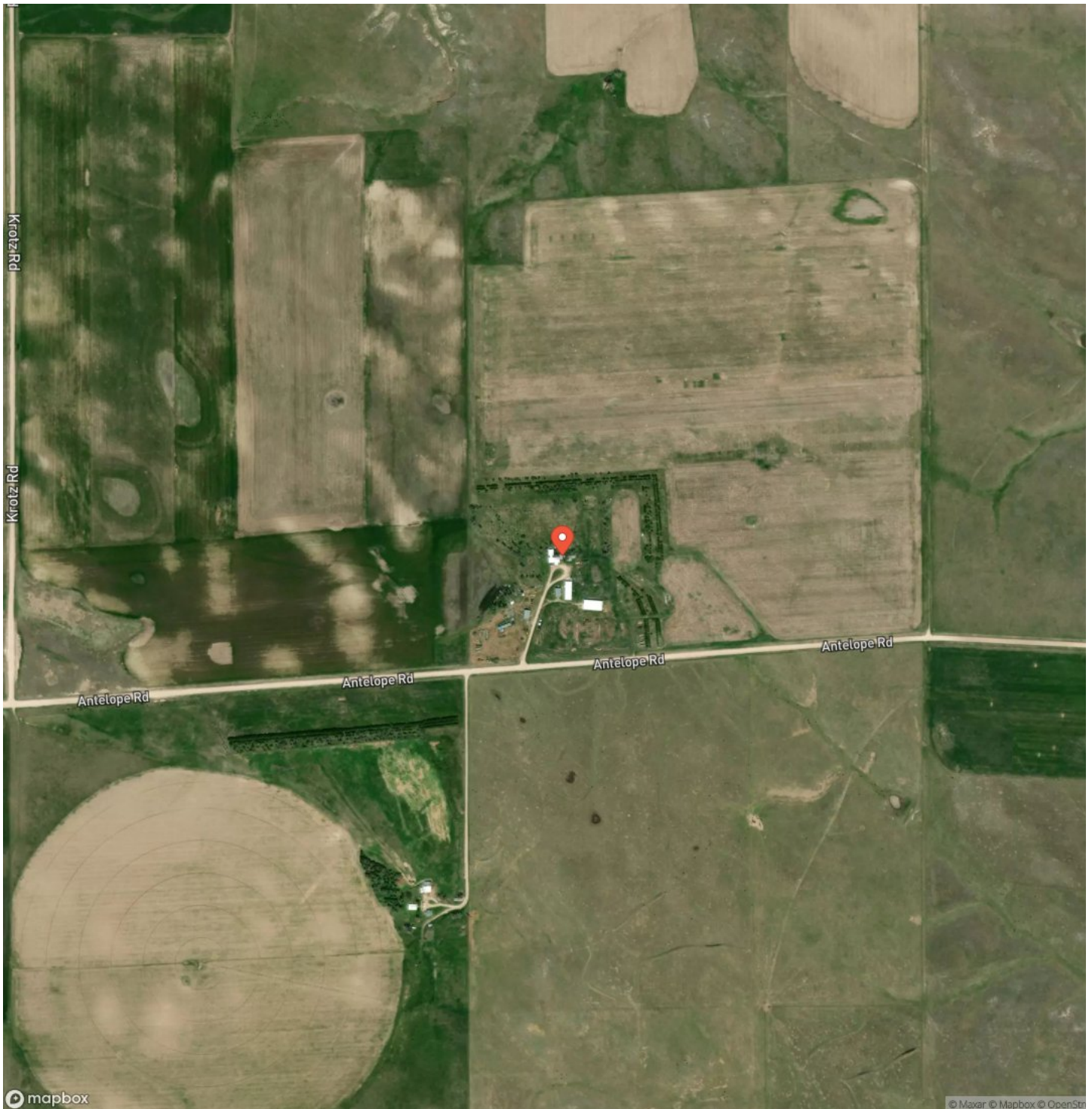
Locator Map



Locator Map



Satellite Map



Westlake Ranch/Feedlot -TRACT 2
Hay Springs, NE / Sheridan County

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

Chadron, NE 69337

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.

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.

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