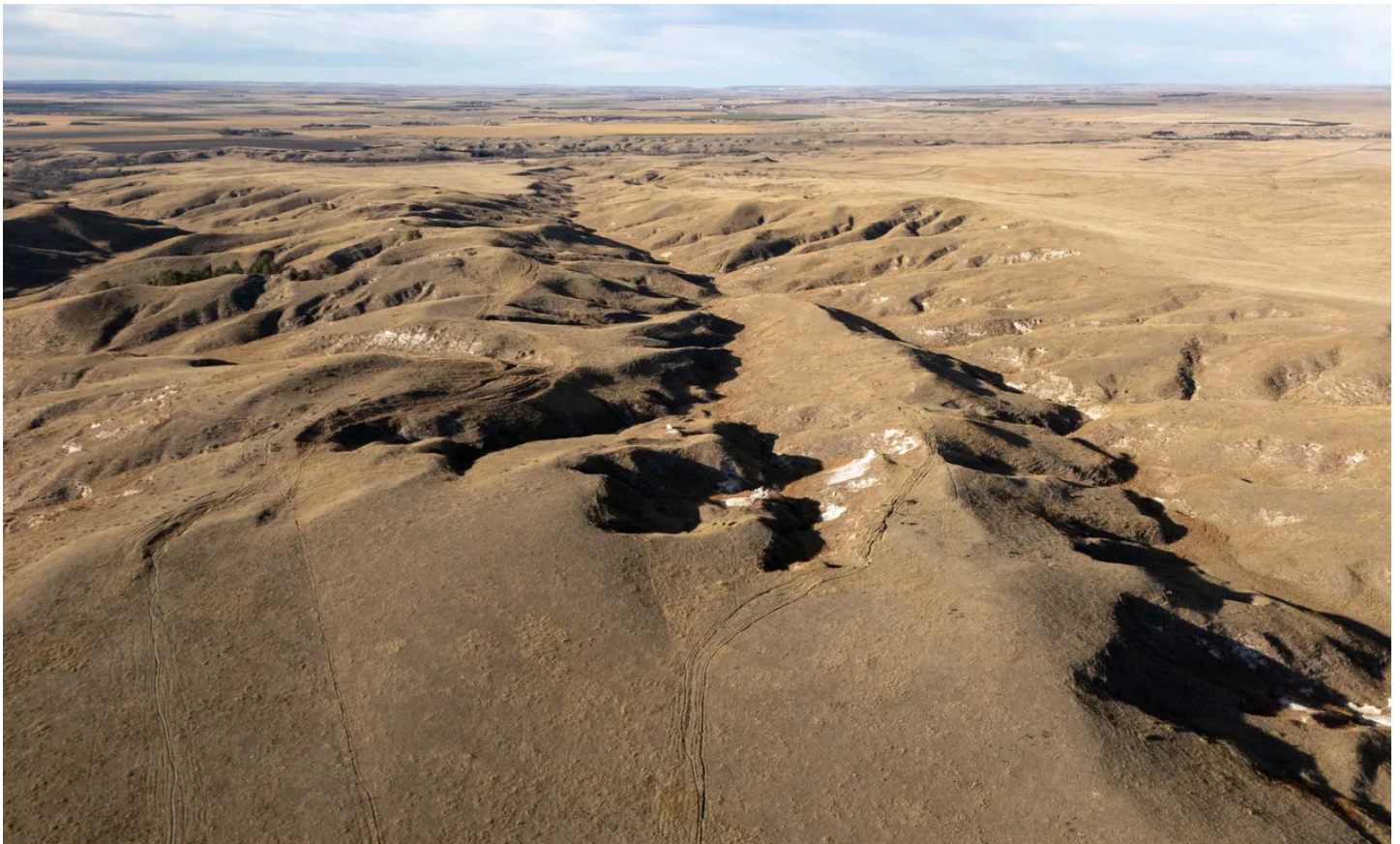


Weyers Pastures
TBD 448 Trail
Hay Springs, NE 69347

\$1,468,332
1,223.61± Acres
Sheridan County



Weyers Pastures
Hay Springs, NE / Sheridan County

SUMMARY

Address

TBD 448 Trail

City, State Zip

Hay Springs, NE 69347

County

Sheridan County

Type

Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

42.51336 / -102.55849

Taxes (Annually)

\$4,821

Acreage

1,223.61

Price

\$1,468,332

Property Website

<https://www.ranchandrecreation.com/property/weyers-pastures/sheridan/nebraska/94674/>



PROPERTY DESCRIPTION

Weyers Pastures

1,223.61± Acres | Sheridan County, Nebraska

Located in the beautiful rolling breaks southeast of Hay Springs, the Weyers Pastures offers a rare combination of strong native grass, dependable water, easy year-round access, and exceptional wildlife habitat. With 1,198.61± total acres, which includes a 32± acre irrigated tract with water rights, this ranch is ideally set up for both ranching and recreation.

PROPERTY OVERVIEW

The main body of the ranch consists of 1,166.61± grass acres divided into four well-laid-out pastures, supplied by solar wells. Water dependability is excellent, with three registered livestock wells. (registrations G-156145, G-156146, G-160348). Two of these wells feature newer tire tanks, providing long-lasting, low-maintenance water solutions, with the other tanks in great condition as well.

The additional 32± acre irrigated tract includes 26 certified irrigated acres (NRD) and an older side-roll irrigation system (unused in recent years). Tall mature trees surrounding the entire perimeter make this an exceptional shelter area, load-out pasture, or calving/holding trap, and it also serves as the primary access point into the ranch.

GRAZING & CAPACITY

The ranch has historically been run as a summer grazing operation and is estimated to support:

80–100 cow/calf pairs over a 5.5-month grazing season

Interior fences are in very good condition, allowing for solid rotational grazing options. Exterior fences are workable, offering good functionality with opportunities for improvement if a new owner desires.

Soil types include Orpha, Jayem, Dunday, Valentine, and Vetal sandy loams and fine sands, all native to the western Nebraska Sandhills-breaks transition zone and well-suited for warm-season grass production.

WATER RESOURCES

Four solar wells serve the ranch, with information on the three registered wells below.

- **G-156145** – 11 gpm, 100' depth (SE/SW of 12-29-45)
- **G-156146** – 8 gpm, 120' depth (NW/SE of 12-29-45)
- **G-160348** – 3 gpm, 256' depth (SE/NW of 18-29-44)

The 32-acre tract carries 26 irrigated acres and provides a highly functional operating hub or future building site.

ACCESS

Access is outstanding:

- **13 miles south of Hay Springs on Hwy 87**
- **6 miles of paved 440th Road**
- **1 mile of paved 390th Lane**
- **1 mile on 448th Trail and a short dirt approach**

This makes trailer, equipment, and semi access clean and reliable through most seasons.

HUNTING & RECREATION

The southern half of the property consists of **deep canyons, rugged breaks, and timbered draws**, creating strong habitat for:

- **Mule Deer**
- **Whitetail Deer**
- **Turkey**
- **Upland game**

The sunset and panoramic views across the breaks are stunning, showcasing the beauty of this landscape year-round.

THE 32-ACRE ACCESS TRACT

This smaller adjoining unit provides:

- **26 irrigated acres with Niobrara water rights**
 - **Full perimeter fencing**
 - **Full perimeter tree shelterbelt**
 - **Side-roll irrigation system (unused recently)**
 - **Ideal load-out or calving trap**
 - **Excellent location for a headquarters, barn, or home site**
-

COMMUNITY: HAY SPRINGS, NEBRASKA

Hay Springs is a friendly and tight-knit agricultural community located along Highway 20 in northwest Nebraska. Known for its strong ranching roots, dependable local services, and wide-open spaces, Hay Springs offers:

- **Grocery, fuel, and essential services**
- **Excellent K-12 school system (Hay Springs Public Schools)**
- **Local cafés, a steakhouse, and hometown businesses**
- **Close proximity to Chadron for additional shopping, healthcare, college, and airport access**
- **Nearby outdoor opportunities** include the Pine Ridge, Chadron State Park, the Niobrara River, and thousands of acres of public land for hunting and recreation

The community has a reputation for being welcoming, supportive, and deeply tied to Nebraska's ranching heritage. It's a place where neighbors know each other, kids grow up outdoors, and agriculture is the backbone of the local economy.

SUMMARY

The **Weyers Pastures** is a rare offering: a large, well-watered, easily accessible pastures with outstanding grass, dependable solar wells, diverse topography, and strong hunting. With its irrigated access tract, tree shelter, and NRD water rights, this ranch combines productivity with beauty in one of Nebraska's most scenic regions.

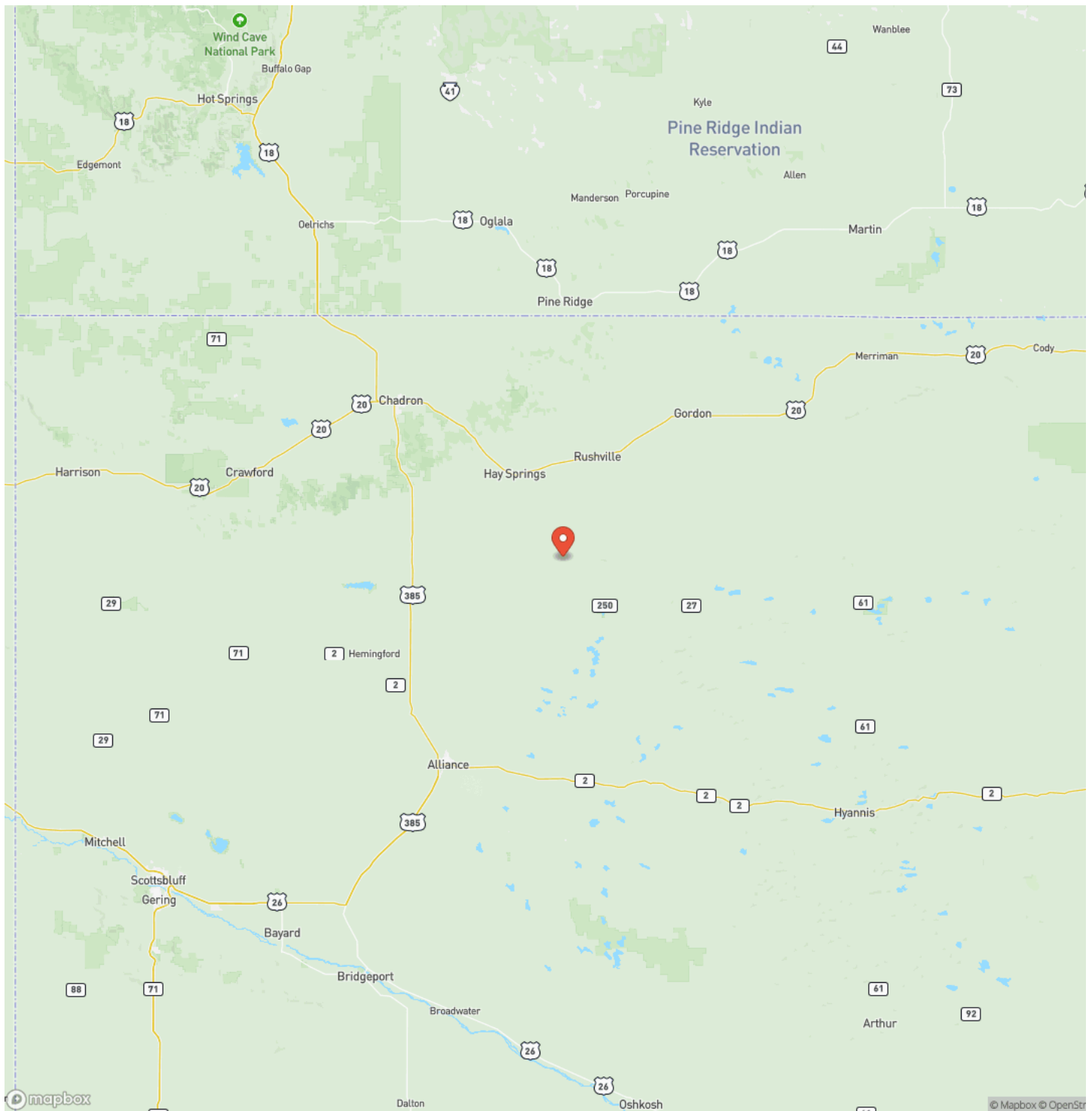
Weyers Pastures
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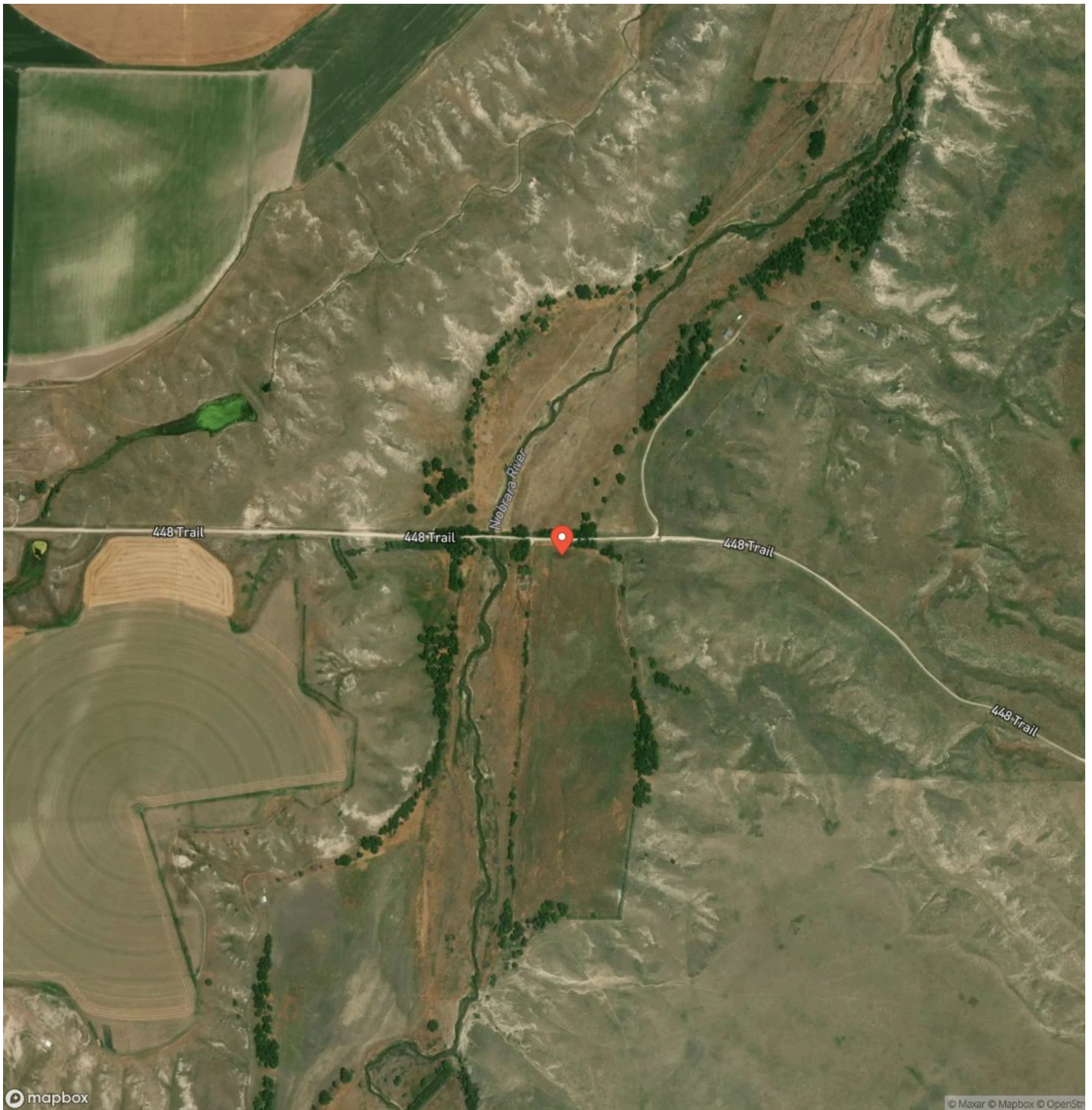
Locator Map



Locator Map



Satellite Map



Weyers Pastures

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

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DISCLAIMERS

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#1 Properties Ranch & Recreation

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