

FOR SALE

2,339 +/- ACRES, CUSTER CO, NE



MERIDIAN CANYON CATTLE & ELK RANCH

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**AgTeam
Land Brokers**

MERIDIAN CANYON CATTLE & ELK RANCH
81639 RD 459, Sargent, NE

The Property:

2,229 +/- acres in one contiguous block. The terrain is rolling hills and canyon bottoms and the entire perimeter is "high fenced." The ranch is partially timbered with many areas being rugged dark, timber.

Land Use:

Approximately 115 acres of alfalfa with 90 acres being under pivot sprinkler irrigation; 100 acres of non-irrigated cropland plus numerous small fields in canyon bottoms used for food plots. Balance in ponds, native rangeland, and improvements. There is a large pond with dock that can be filled from irrigation well and developed for fishing

Location:

The ranch is approximately 6 miles east of Sargent, NE, on major county roads with 4 miles being paved. Sargent is a friendly community of 480 people and is in the eastern part of Custer County which is the second largest county in Nebraska. Custer County has a diversified economy but agriculture dominates the economic environment. In the United States, Custer county ranks third in number of beef cows. The top three counties for beef cows in the USA are all in Nebraska! The ranch is 25 miles to Ord which offers all services including airport capable of landing small jets. Kearney and I-80 access is 80 miles. Kearney offers all shopping options, two hospitals and a commercial airport.

Present Operation:

The ranch is owner operated with a summer cattle grazing program for 250 cow/calf pairs plus an elk breeding herd. There are impressive feeding and handling pens for the elk. The elk herd can be purchased separately from the real estate. The herd inventory will be provided upon request. Alfalfa and native grass hay is amply produced with surplus hay sold on the local market

Continued...

Improvements:

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Custom built log home: 4 bedroom, 4 bath, with full finished walk-out basement, wrap around deck, stone fireplace and open floor concept. Home was built in 2001 with a new addition in 2005. More information on photo page.

Detached double car garage: Garage feature an apartment for guests.

Shop: 41' x 60' steel construction with concrete floor, electricity & work bench.

High fencing: Entire perimeter has high fencing plus cross-fencing.

Recreational Opportunities:

The ranch is amazing not only in timbered terrain but the diversity of wild life is impressive. For horse and ATV recreational use, the ranch offers easy trails to challenging in the rugged areas. The ranch offers exceptional Whitetail deer and wild turkey hunting plus the potential for trophy elk hunting in the high fenced property. The elk bulls become wild and elusive in the heavy timbered areas of the ranch. No hunting has been conducted on the ranch for three years. Wildlife photos are in the following pages.

Irrigation Data:

Sprinkler system is an older unit that has been extensively updated with low pressure nozzles. Approximately 90 acres are irrigated.

Registered Well Data:

Irrigation well: Registration #G0100153 drilled in 1998, 700 gpm, 226' static water level, 320' pump depth, 620' well depth, 8" column.

Domestic Well: Drilled in 2000, 23 gpm.

The property is in the Lower Loup Natural Resource District (NRD). NRD's in Nebraska control irrigation well development and water allocations. There are several other livestock wells on the property that do not require registration. The cattle grazing areas have numerous livestock water wells and tanks plus ponds for cattle and wildlife.

*NOTE: Seller has applied for a permit from NRD to drill new irrigation well and add pivot irrigation to dryland field.



2024 Real Estate Taxes:

\$24,639.86 (\$10.53/Acre)

Possession & Closing:

Negotiable

NOTE: Seller would like to remain on the ranch for two more years but not a requirement. He desires to have his oldest children graduate from Sargent High School. Seller would cash lease or manage the ranch for new owners and coordinate lodging & recreational use.

OFFERING PRICE: \$6,950,000

Listing Agents:

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MERIDIAN CANYON CATTLE & ELK RANCH

BROKER COMMENTS:

The Meridian Canyon Cattle & Elk Ranch is an amazingly unique property.

At first viewing you will be attracted by the natural beauty of the rugged and timbered terrain, the rustic log home, the hunting cabin and the numerous ponds. Secondly, you will admire the productivity of the property from the “hardland” grass density of the rangeland, the lush alfalfa irrigated by center pivot sprinkler system and the “bottom land” crop ground with forage crops for livestock, plus numerous wildlife food plots in the canyon bottoms.

The ranch is located in the region of Nebraska known as The Sandhills. Most of the Sandhill Region has large hills and ridges (sand dunes) and numerous blowouts created by wind erosion. This is not the case of the Meridian Canyon property. The entire ranch is Silt Loam Soil complexes with high productivity for rangeland and cropland.

The ranch features “Pride of Ownership” in every detail from building improvements, the farming practices, the fencing, the livestock areas, and the lush landscaping at the home and cabin. Pride of Ownership is sometimes hard to define, but you know it when you see it!

An overlooked attribute of the ranch is the privacy and serenity. At night there is not a neighbor’s light in view, just the horizon and spectacular view of the stars and moon. You have a sense of being in the Rockies or the Black Hills, but without all the people!

The entire property is protected by high fencing and a remotely operated electric gate controls access.

From the high ridge tops you have a panoramic view of the ranch plus the Middle Loup River Valley to the South. Natural beauty in every direction!

Richard Dawson, Broker



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CUSTOM BUILT LOG HOME



- ◆ Built 2001. Addition 2005.
- ◆ Log & Stone exterior
- ◆ Open floor plan
- ◆ 4 bedroom, 4 bath
- ◆ Finished walk-out basement
- ◆ Wrap-around deck
- ◆ Great Room w/stone fireplace
- ◆ Master Suite & Guest Suite
- ◆ Underground sprinklers
- ◆ Beautifully landscaped
- ◆ Detached garage with apartment



HOME INTERIOR



GREAT ROOM



KITCHEN W/BAR



MASTER SUITE



LOWER LEVEL FAMILY ROOM



MANY VIEWS FROM WRAP AROUND DECK



UNIQUE LOG STAIRWAY TO LOWER LEVEL

GUEST & HUNTING CABIN & SHOP

Cabin Under Construction



TWO RV HOOKUPS



ONE OF TWO BEDROOMS



LOFT

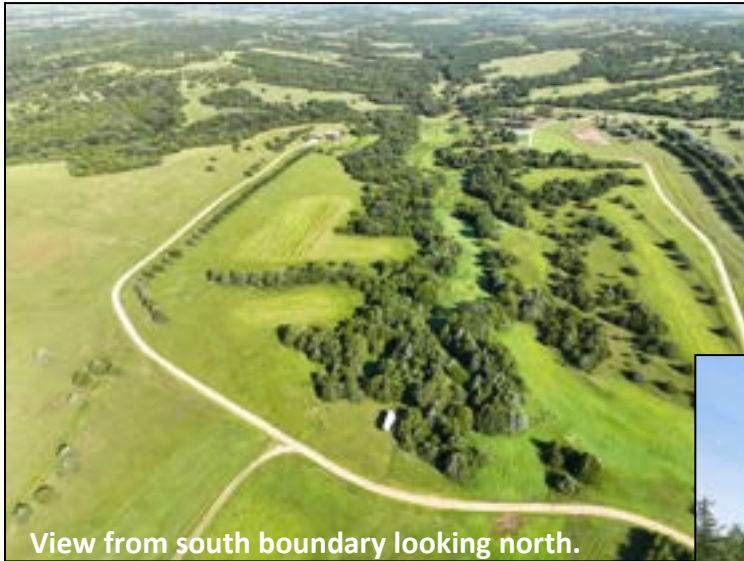


41' X 60' SHOP
CONCRETE FLOOR
ELECTRICITY
WORK BENCHES

IN ADDITION TO THE OVERSIZED
DOUBLE CAR GARAGE IS A HOBBY
ROOM USED AS ADDITIONAL
SLEEPING QUARTERS WHEN NEEDED.



TERRAIN



View from south boundary looking north.



Irrigated alfalfa in foreground looking to northwest.



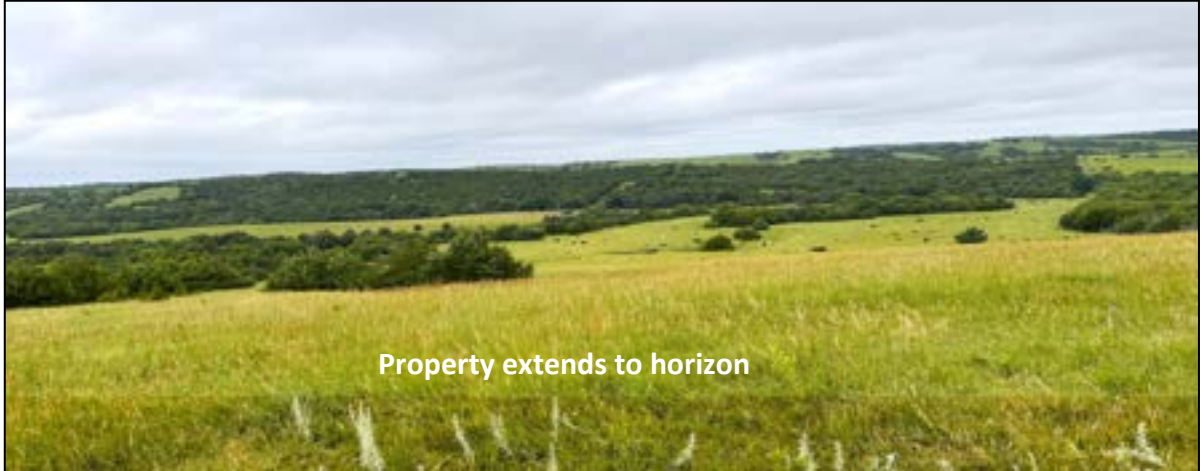
Lush canyon bottoms with heavy timber on ridges.



Heavy timbered areas with cedar, cottonwood, ash, etc, trees. Property extends to the horizon.

SUMMER CATTLE GRAZING

Cattle graze the ridge tops and lush canyon bottoms. Water provided by ponds and electric wells with stock tanks.



FENCING

The entire perimeter has high fence plus cross fencing with remote electric entrance gate.



Electric gate at entrance



Elk feeding pens



ELK HERD
Available for purchase



WHITE TAIL DEER

The dark timber, crop fields, food plots & ponds



TURKEY HUNTING

All Nebraska species on ranch. Merriam's, Eastern,
Rio Grande, hybrids



PREDATOR CALLING

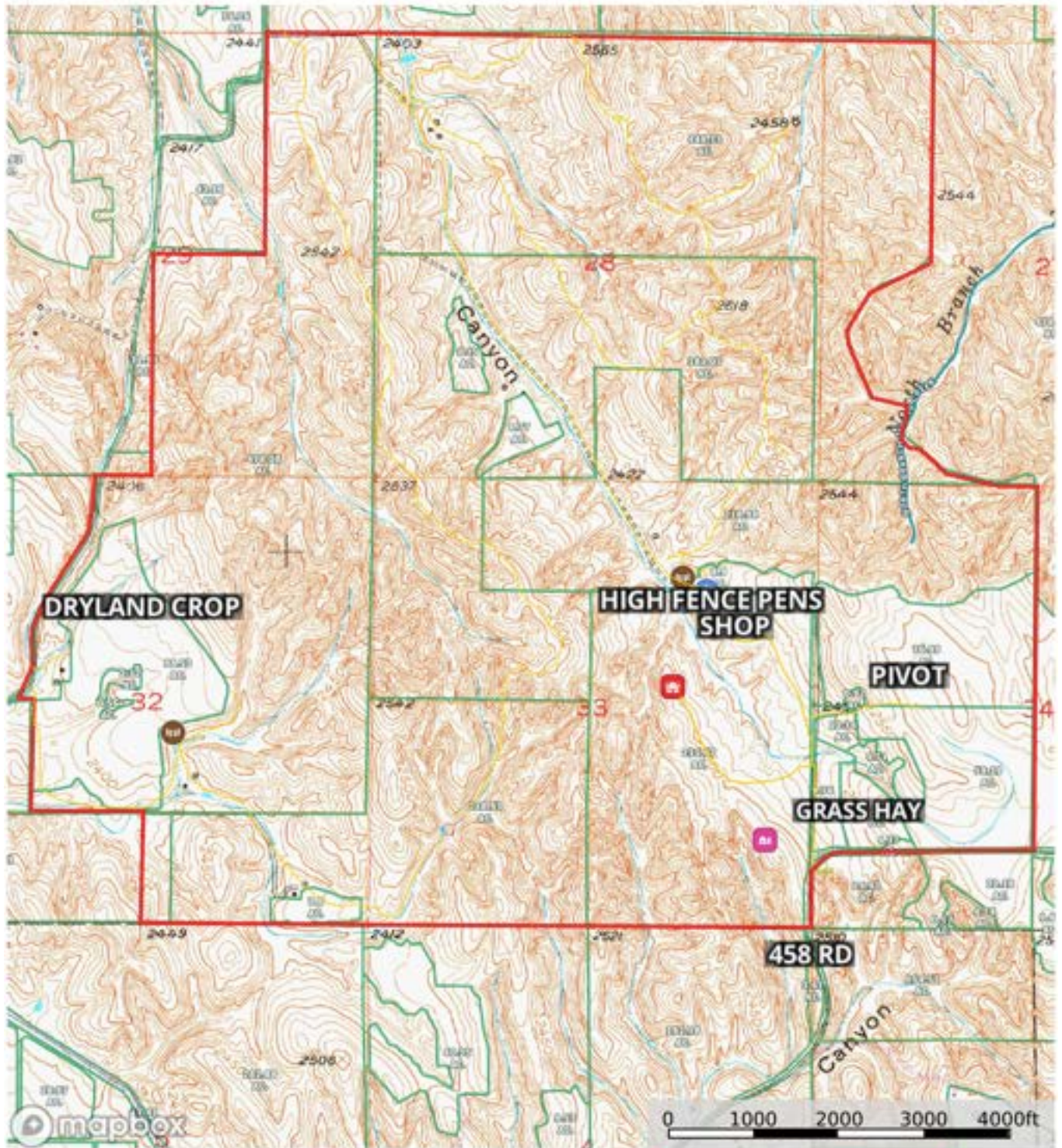
Bobcats & Coyotes



Topography map

MERIDIAN CANYON CATTLE & ELK RANCH

Custer County, Nebraska, 2340 AC +/-



Well Cabin Pens Main House Road / Trail Primary Road Boundary Stream, Intersected River/Creek Water Body

Richard Dawson
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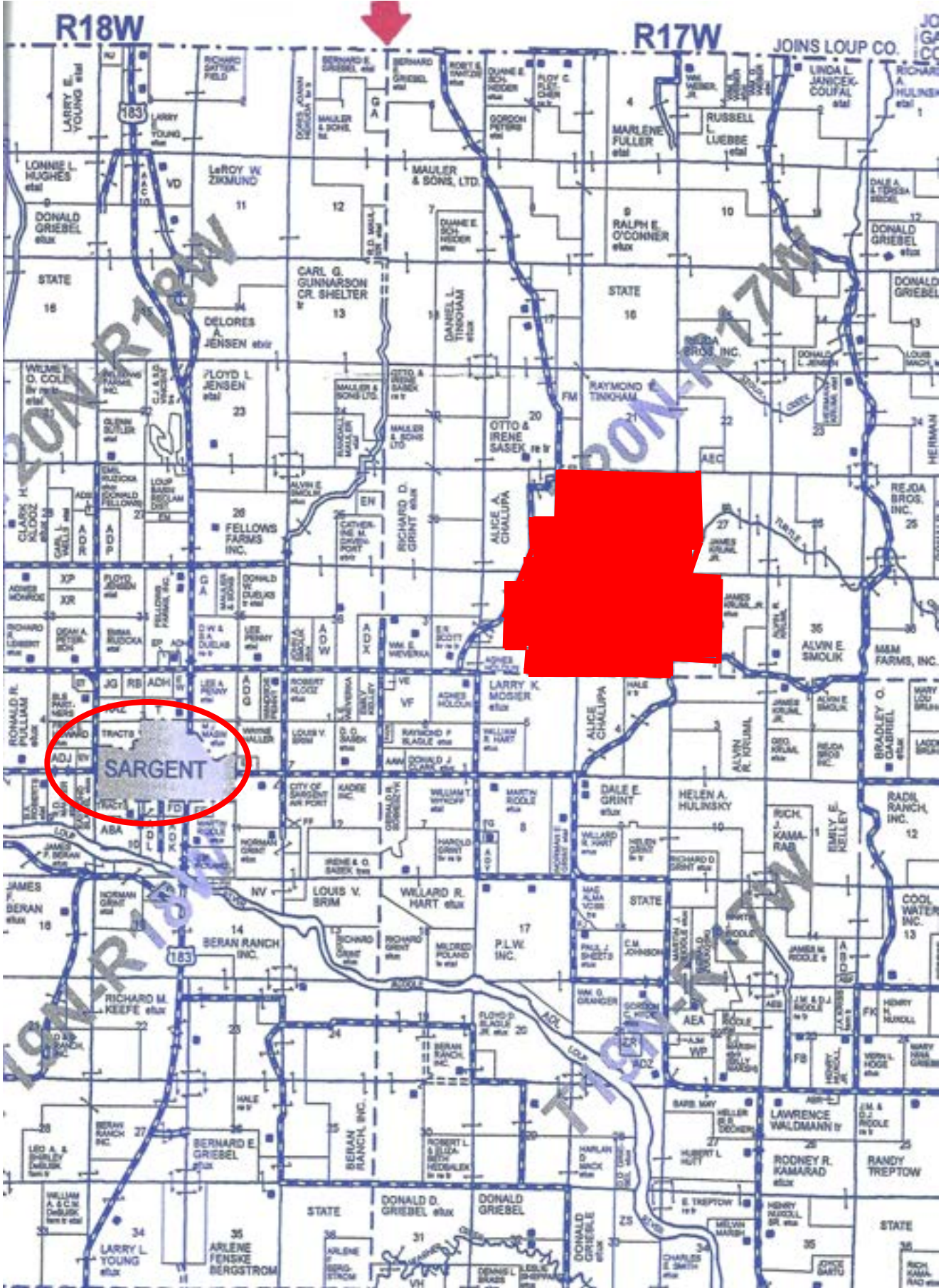
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2802 Plum Creek Parkway, Ste. E, Lexington

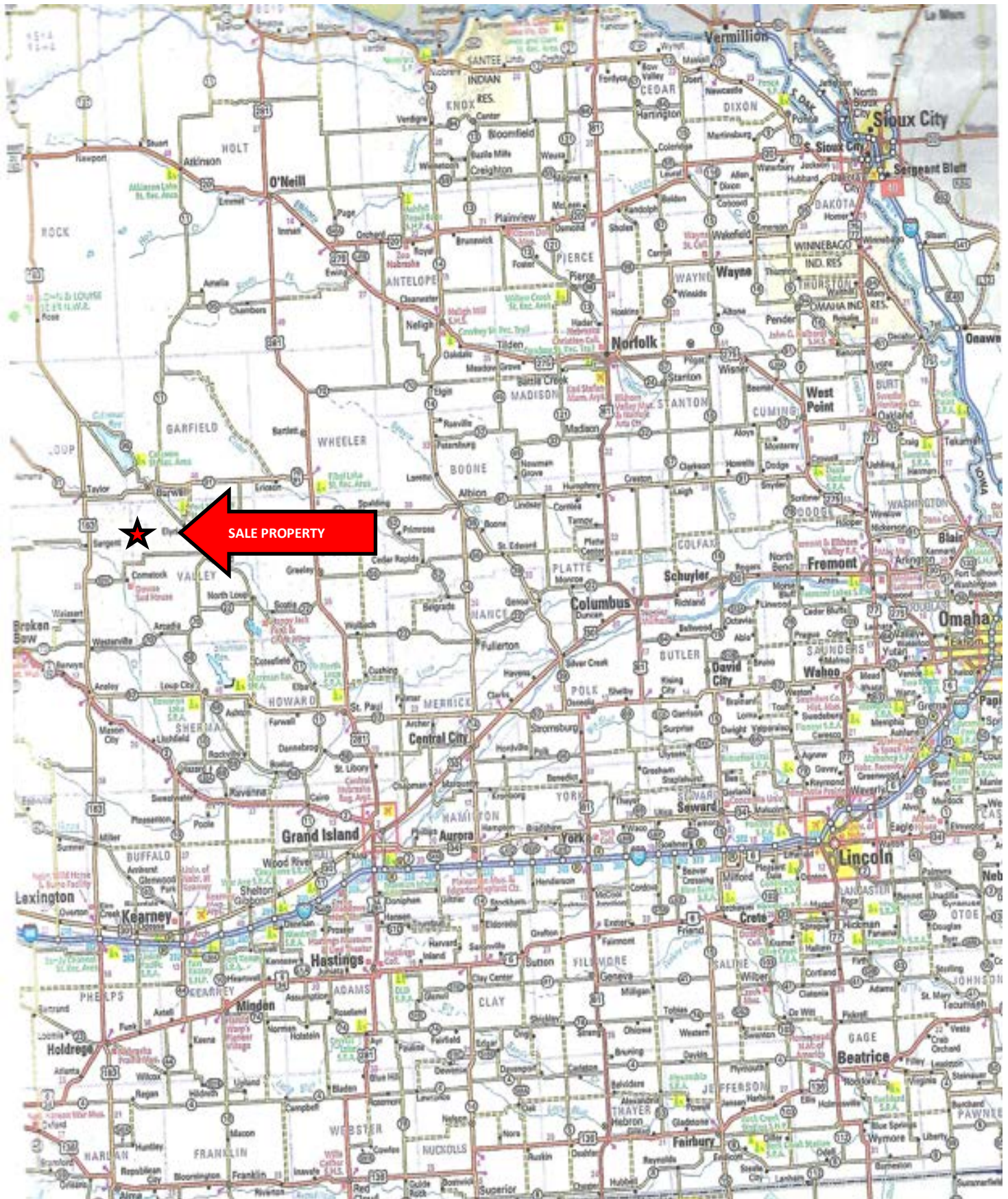


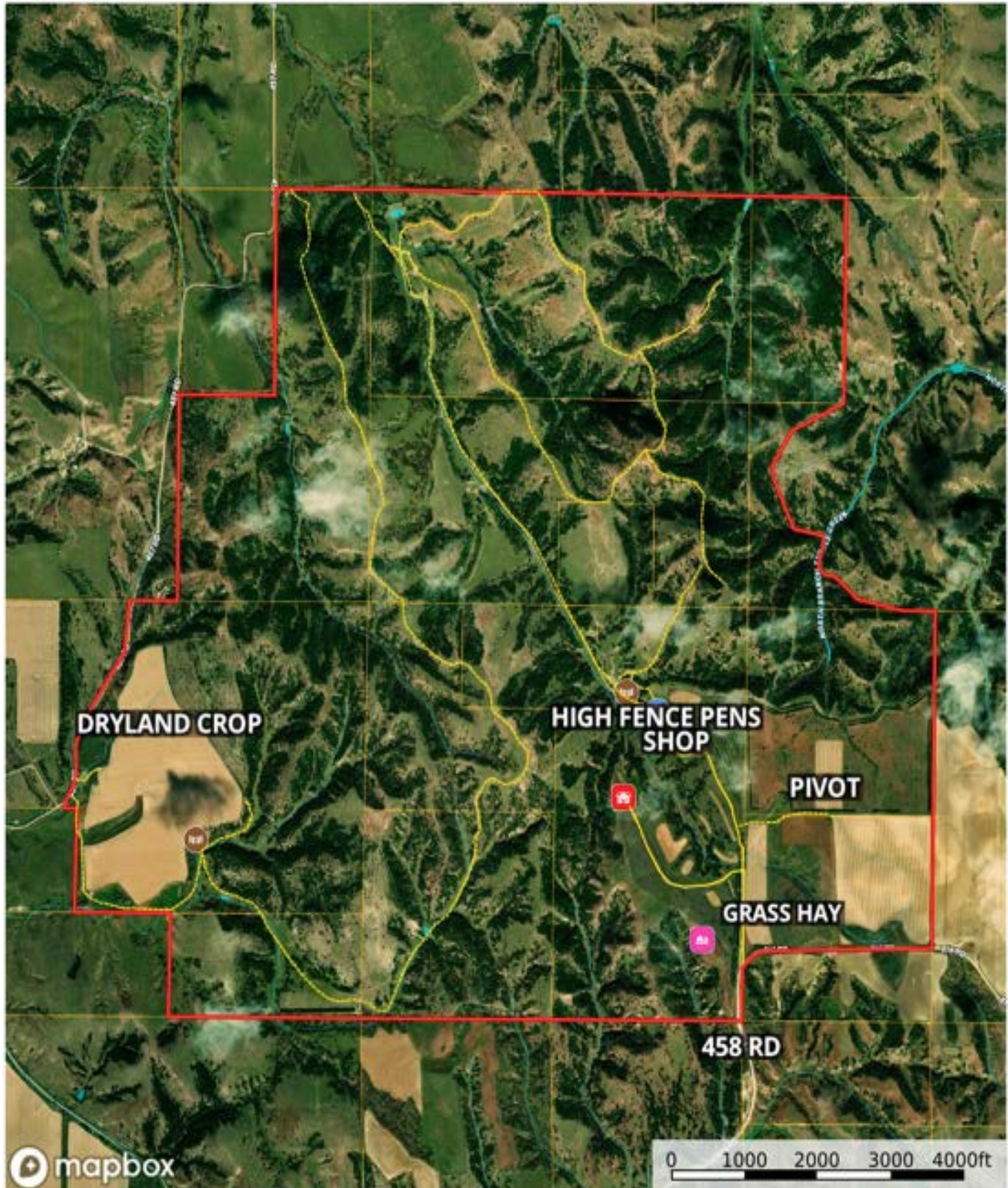
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PLAT MAP



LOCATION MAP





Well Cabin Pens Main House Road / Trail Primary Road Boundary Stream, Intermittent River/Creek Water Body

CUSTER COUNTY, NE OVERVIEW

Custer County, Nebraska, is a large, rural county in the heart of the state, known for its agricultural economy and natural beauty. Here's a concise overview based on available information:

Geography and Population: Custer County is Nebraska's second-largest county by area, spanning 2,576 square miles, with 99.99% land and 0.01% water. As of the 2020 Census, the population was 10,545, down from 11,793 in 2000. The county seat is Broken Bow, and it includes 11 incorporated towns and 3 unincorporated ones.

History: Established on February 17, 1877, the county was named after General George Armstrong Custer, killed at the Battle of Little Bighorn in 1876. Early settlement was spurred by the Burlington Railroad in the 1880s, transitioning the area from cattle ranching to diversified farming. Known as the "Sod House Capital of the World," early settlers built homes from prairie grass sod due to scarce timber. Solomon D. Butcher, a notable homesteader, photographed over 3,000 images of the area starting in 1886, many preserved at the Custer County Museum in Broken Bow.

Economy: Agriculture dominates, with Custer County leading Nebraska in corn production and ranking third in the U.S. for beef cattle. Wheat and corn are prominent crops. The county also supports manufacturing, healthcare, education, and retail, with a Mid-Plains Community College campus in Broken Bow. Over 125 nonprofit organizations contribute to community vitality.

Natural Features and Recreation: Located in Nebraska's corn belt, the northwest quarter of the county transitions into the Sandhills, a region of rolling sand dunes and prairie grasses. The South and Middle Loup Rivers, fed by the Ogallala Aquifer, provide stable water flows and support fishing, hunting, and other outdoor activities. The county offers three golf courses, walking/biking trails, parks, and a farmers market in Broken Bow (May to September).

Education and Infrastructure: The county has multiple school districts, including Broken Bow Public Schools, Anselmo-Merna, and others. Public libraries, including a recently expanded one in Broken Bow, and historical sites like the Seven Valleys Museum in Callaway enhance community life. Electricity is provided by local entities like Custer PPD and the City of Broken Bow.

Tourism and Culture: Part of the Sandhills Journey Scenic Byway, Custer County promotes itself as the "Gateway to the Sandhills." Attractions include historical tours, the Custer County Museum, and recreational opportunities. The county hosts events like the Sandhills Open Road Challenge, a 55-mile car race from Arnold to Dunning.