



CUSTER COUNTY ELK PARADISE



A high fenced elk ranch sitting on 130± acres of canyon pasture land.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$525,000**

Location North of Arnold, NE

Legal Description

Parcel 3000663440, 31 18, 24 PAR IN E1/2 116.08 ACRES ARNOLD TWP, Parcel 000664660, 32 18 24 SEC 32-18-24 PAR IN SW 1/4 & S1/2NW 13.98 ACRES ARNOLD TWP. *Legal obtained from Custer County GIS website.

Acres 130±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$763.72**

Property Summary

Located just East and slightly North of Arnold, Nebraska, off of road 415, is 130± acres of canyon pasture that is very unique. The terrain in this area is very beautiful with many agricultural fields of wheat, corn, and other crops. To access this property, travel East of Arnold on highway 92. You will start to climb as you approach county road 415. This property is located just a mile North. The access road sits above the canyons, making it perfect to view and manage an elk herd.

Within the fence are 58 bull elk and 9 cow elk that are very well established and currently managed by the Owner. This ranch is known as Buffalo Hills Elk Ranch, and could be used for guided hunts, or to buy, sell, or trade elk meat on the open market. Elk meat is a very popular meat choice, and many companies market it for purchase Online.

This could be a quality business venture for the right person. Check out the pictures of the elk, they are flat out amazing! This land is perfectly suited to raise elk, and access to the property couldn't be easier.

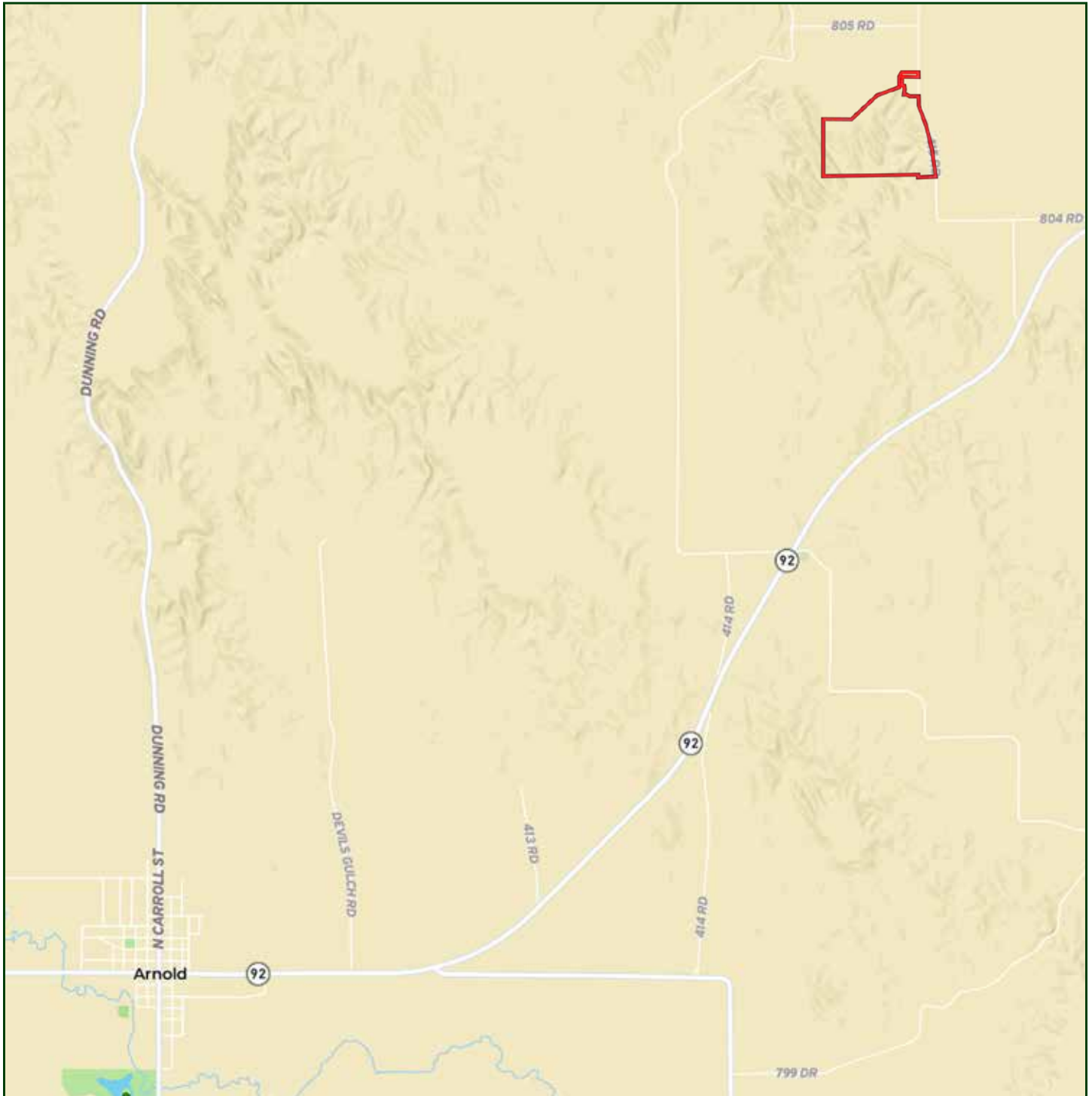
Information from the Seller:

- Feed expense, grain mix 12 tons/year, \$400 each = \$4,800 total
- Alfalfa bales for winter feed, 40 bales, 125 ton @ \$93.75/bale, \$3,750.
- Annual CERVID license is \$2.50/head not to exceed \$250.
- Every 3 years fence inspection is the same price as the CERVID license
- Inspections are done by the Department of Agriculture, which is good until 2027. The license is renewed for 2026.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

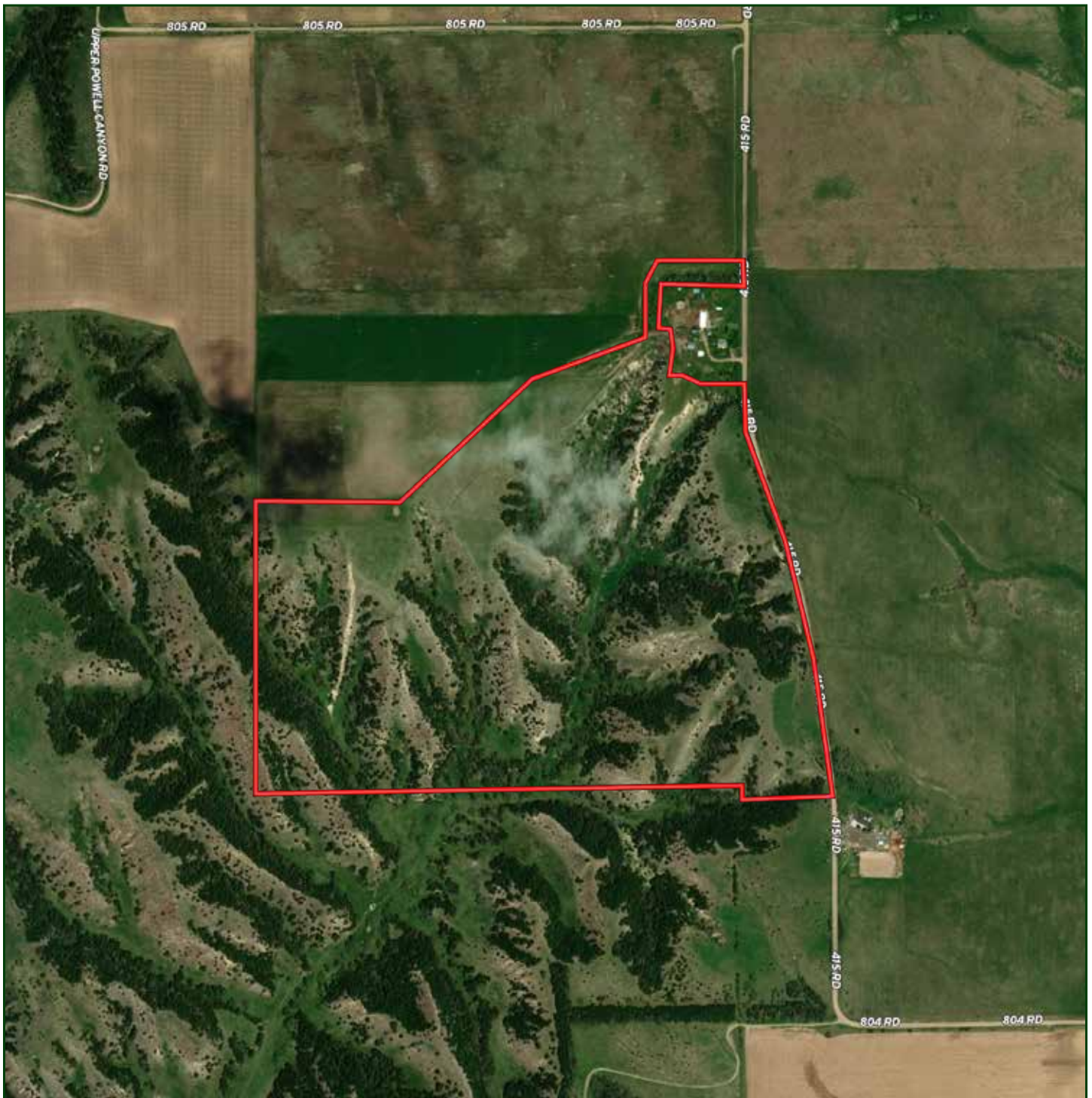
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

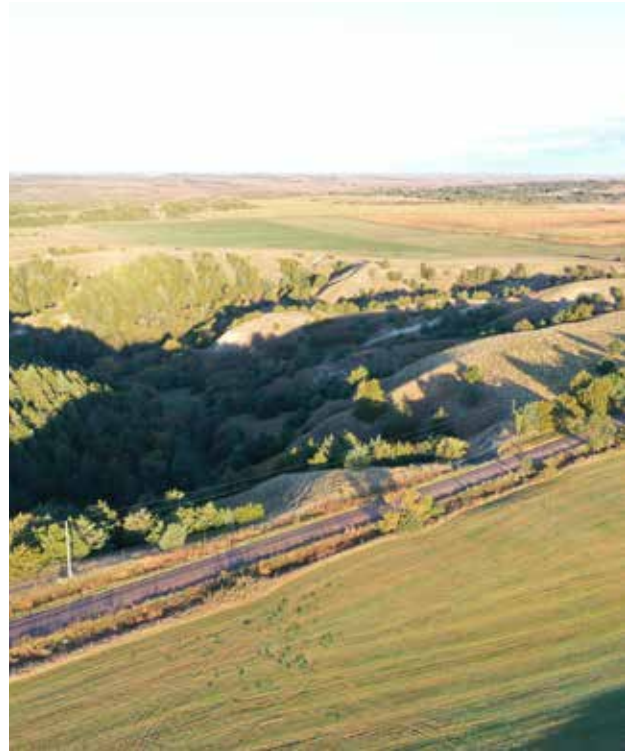
AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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