



WELLFLEET GRAZING AND HUNTING RANCH



254± acres of scenic canyon grassland.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$627,075**

Location 1 mile South of Wellfleet, Nebraska along Niles Road.

Legal Description

PT.E1/2 & SW1/4 Section 22- Township 9- Range 30 West of the 6th P.M. Lincoln County, NE

Acres

Grass:	250.83±
Roads:	4.13±
Total:	254.56±

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.

Net Taxes - Estimated **\$2,129.16**

Property Summary

254.56± Acres | Lincoln County, Nebraska

Located just south of Wellfleet, the Wellfleet Grazing & Hunting Ranch presents a rare opportunity to own a highly improved and exceptionally scenic grassland property in the heart of southwest Nebraska. Combining productive native pasture, strong recreational appeal, and thoughtful land stewardship, this property offers both immediate usability and long-term value.

A Premier Grassland Holding

Spanning 250.83± taxed grass acres, this ranch features canyon terrain typical of the region, creating a diverse landscape of rolling upland pasture, protected draws, and deep pockets with fertile bottoms. The soils and native grasses provide excellent grazing potential, while the natural contours of the land offer ideal protection and bedding areas for both livestock and wildlife.

Significant cedar tree removal has been completed across the property, improving grazing efficiency, enhancing grass production, and allowing for easier access throughout the ranch. Multiple runoff holding ponds have also been constructed to help capture seasonal moisture and improve water availability across the landscape.

Reliable Improvements

Infrastructure on the ranch has been designed to support both livestock operations and recreational use. A submersible livestock well with electrical service is located on the western portion of the property near Nile Road, providing dependable water access for grazing cattle.

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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The property is well secured with quality barbed-wire fencing, and automatic gates along Nile Road offer convenient entry while maintaining security and livestock control.

Along the southern edge of the property, an RV/camper electrical hookup creates the perfect location for a weekend retreat or hunting camp. Positioned with sweeping views of the surrounding canyon terrain, this site offers an ideal place to enjoy quiet evenings overlooking the ranch and the surrounding landscape.

Exceptional Wildlife Habitat

This area of Lincoln County is well known for its strong populations of whitetail deer and wild turkey, and the natural terrain of the property provides excellent habitat for both. Deep draws, natural cover, and protected pockets throughout the ranch offer outstanding hunting opportunities.

In the northeast corner of the property, a small portion of Medicine Creek touches the ranch, adding scenic character and further enhancing wildlife activity. From this vantage point, the property opens to expansive views stretching north across the valley.

Several secluded pockets within the ranch would also lend themselves well to food plot development, allowing a future owner to further enhance the hunting potential.

Access and Location

The ranch offers excellent accessibility while maintaining privacy and seclusion. Primary access is along Nile Road on the southern boundary, with additional access available from U.S. Highway 83 to the east.

Despite its peaceful rural setting, the property remains conveniently located just a short drive from Maywood and less than 30 minutes from North Platte, where a full range of services—including dining, shopping, healthcare, and regional transportation—are available.

A Rare Offering

Properties of this size and quality in the Wellfleet area seldom come to market. With productive grassland, strong wildlife habitat, excellent improvements, and remarkable views across the Nebraska canyon landscape, the Wellfleet Grazing & Hunting Ranch represents a truly exceptional opportunity for ranchers, investors, and outdoor enthusiasts alike.

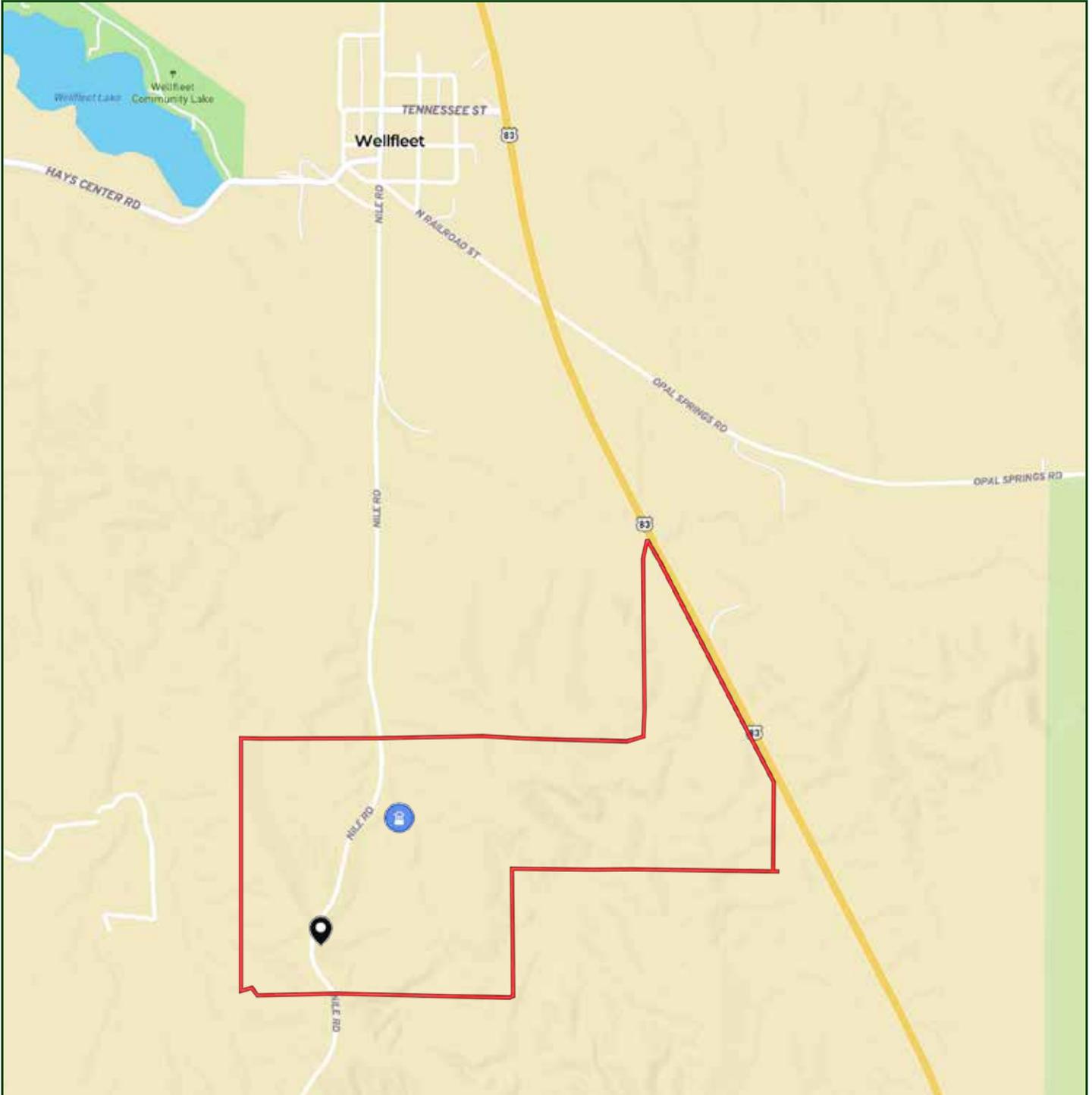
Property Highlights

- 250.83± Taxed Grass Acres
- Electric Submersible Livestock Well
- RV/Camper Electrical Hookup
- Premier Deer & Turkey Hunting Area
- Extensive Cedar Tree Removal
- Runoff Holding Ponds
- Medicine Creek Presence
- Barbed Wire Fencing with Autogates
- Access from Nile Road and U.S. Highway 83

Well Info

Submersible well located just off Niles Road.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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