Sheridan County Shelterbelt Quarter
TBD Hwy 87
Rushville, NE 69360

$325,000
162.71± Acres
Sheridan County







MORE INFO ONLINE:

https://www.ranchandrecreation.com/

SUMMARY

Address
TBD Hwy 87

City, State Zip
Rushville, NE 69360

County
Sheridan County

Type
Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude
42.76335 / -102.48355

Taxes (Annually)
$667.86

Acreage
162.71

Price
$325,000

Property Website
www.ranchandrecreation.com







PROPERTY DESCRIPTION

Sheridan County Shelterbelt Quarter

162.71± Acres | Sheridan County, Nebraska

Agent Disclosure: Listing agent Tommy Wiles is related to the sellers of this property.

Property Overview

Located just north of Rushville, Nebraska, this 162.71± acre property offers an outstanding combination of recreational opportunity, established wildlife habitat, and agricultural income potential. Featuring numerous rows of mature, well-established trees stretching across the property, this tract provides a unique landscape that sets it apart from the surrounding open countryside. The property is currently leased to a local farm tenant, and formal notice of termination has been given - the tenancy ends February 29, 2028, with full possession to the buyer on March 1, 2028.

The property's most impressive feature is its extensive network of established shelterbelts. These tree rows create natural travel corridors, protective cover, and habitat, making the property particularly appealing to outdoor enthusiasts and hunters alike. With long stretches of timber separated by open grassland, the layout offers excellent opportunities for wildlife movement, hunting setups, and recreational enjoyment.

In addition to its recreational appeal, the property offers an established Conservation Reserve Program (CRP) income stream, providing an attractive combination of hunting opportunities and agricultural investment potential.

Hunting & Recreation

For those looking for a quality hunting property in western Nebraska, Sheridan County Shelterbelt Quarter offers an exciting opportunity for a variety of game species, including upland birds, mule deer, whitetail deer, and merriam turkeys.

The property's extensive network of mature, established shelterbelts provides valuable wildlife habitat, protective cover, and natural travel corridors throughout the acreage. With long stretches of timber separated by open grassland, the layout creates an excellent combination of cover and open areas that appeals to both upland bird and big-game hunters.

Upland bird hunters will appreciate the numerous tree rows and grassy openings, which offer excellent opportunities for pheasants and other upland game birds. The established shelterbelts provide protection from the elements, while the open areas between them create opportunities for working bird dogs and enjoying a day in the field.

Mule deer and whitetail deer hunters will find an attractive combination of established cover, natural travel corridors, and open shooting lanes. The multiple shelterbelts offer opportunities for strategically placed blinds and stands, with the ability to adjust hunting locations based on wind direction and seasonal deer movement.

Merriam turkeys add another exciting dimension to the property's recreational appeal. The mature trees provide potential roosting habitat, while the surrounding open ground offers areas for feeding and travel. The combination of timber and grassland creates an appealing setting for spring turkey hunting.

With its established habitat, diverse hunting opportunities, and convenient location, this tract offers the potential to become a tremendous recreational getaway for the avid outdoorsman.

Land & Agricultural Features

The property consists of 162.71± acres, featuring an impressive combination of established tree plantings, open agricultural ground, and conservation acreage.

The existing tree plantings represent years of establishment and growth, providing a valuable landscape feature that would take considerable time to recreate. These shelterbelts not only enhance the property's recreational appeal but also serve an important role in conservation and wildlife habitat.

In addition to its hunting opportunities, the property offers established CRP income and a documented agricultural history through the Farm Service Agency.

CRP Income

The property features 65.24 acres enrolled in the Conservation Reserve Program (CRP), consisting of CP5A field windbreaks under Contract #11032.

- **CRP Acres:** 65.24 acres
- **Practice:** CP5A - Field Windbreaks
- **CRP Contract:** #11032
- **Annual Payment Rate:** $64.01 per acre
- **Annual CRP Income:** $4,176
- **Contract Expiration:** September 30, 2031

The established CRP program provides an annual income stream while helping maintain the shelterbelts and conservation features that make this property attractive for wildlife and recreation.

For buyers looking to offset a portion of their ownership expenses while enjoying their own hunting property, the CRP income is an added benefit.

Farm Ground & FSA Information

According to Farm Service Agency records, the property consists of approximately **159.75 FSA cropland acres**, including **94.51 effective DCP cropland acres outside of CRP**.

The property carries **62.60 total FSA base acres**, consisting of 15.66 acres of wheat (PLC yield 37), 15.64 acres of oats (PLC yield 68), 15.64 acres of corn (PLC yield 99), and 15.66 acres of sunflowers (PLC yield 1,227).

Current Farm Tenancy

The property is currently leased to a local farm tenant under a year-to-year farm tenancy. The owners have given the tenant formal written notice of termination, and the lease will not renew beyond the 2027 lease year.

- **Lease Type:** Year-to-year farm tenancy
- **Annual Cash Rent:** $2,835
- **Rent Payments:** Paid in installments in or around May and November
- **Notice of Termination:** Delivered by certified mail and received by the tenant September 30, 2026
- **Final Lease Year:** 2027 (March 1, 2027 - February 29, 2028)
- **Possession:** Tenant to surrender possession no later than March 1, 2028

Any sale of the property before the termination date will be made subject to the existing tenancy through February 29, 2028. A buyer closing before that date would step into the landlord position and receive the remaining cash rent, with full possession of the farm ground beginning March 1, 2028.

Location & Access

Conveniently located just north of Rushville in Sheridan County, Nebraska, the property offers rural surroundings while remaining within a short drive of town.

The tract features road frontage along State Highway 87 on the east boundary and County Road 620 along the south boundary, providing convenient access from two sides.

Its location in the heart of western Nebraska makes it appealing to buyers looking for a recreational getaway, hunting property, or long-term land investment.

Property Highlights

- 162.71± acres in Sheridan County, Nebraska
- Numerous rows of mature, established shelterbelts
- Excellent hunting opportunities for upland birds, mule deer, whitetail deer, and Merriam turkeys
- Natural wildlife travel corridors and protective cover
- Open areas between tree rows for hunting setups
- Opportunities for pheasant hunting and working bird dogs
- Potential roosting habitat for wild turkeys
- **65.24 acres enrolled in CRP**
- **$4,176 in annual CRP income**
- **CRP contract through September 30, 2031**
- **Existing farm tenancy terminating February 29, 2028 - full possession March 1, 2028**
- 159.75 FSA cropland acres
- 62.60 total FSA base acres
- Agricultural and recreational investment potential
- Highway 87 frontage along the east boundary
- County Road 620 access along the south boundary
- Convenient location just north of Rushville, Nebraska
- Wide-open western Nebraska views and rural surroundings

A Unique Western Nebraska Opportunity

You don't come across properties with this much established tree cover every day in western Nebraska. The combination of mature shelterbelts, excellent hunting opportunities, accessible location, and established CRP income makes Sheridan County Shelterbelt Quarter an appealing opportunity for hunters, outdoor enthusiasts, and land investors.

Imagine spending fall mornings chasing upland birds behind your favorite bird dog, watching mule deer and whitetail deer move through the shelterbelts during the November rut, or calling in Merriam turkeys on a crisp spring morning-all on your own piece of western Nebraska.

Whether you're looking for a private hunting retreat, a place to enjoy the outdoors, or an agricultural property with additional recreational value and annual income, this Sheridan County tract deserves a closer look.

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Property is subject to an existing farm tenancy scheduled to terminate February 29, 2028, with possession to the buyer March 1, 2028. CRP payments and program participation are subject to USDA/FSA requirements and applicable transfer provisions.


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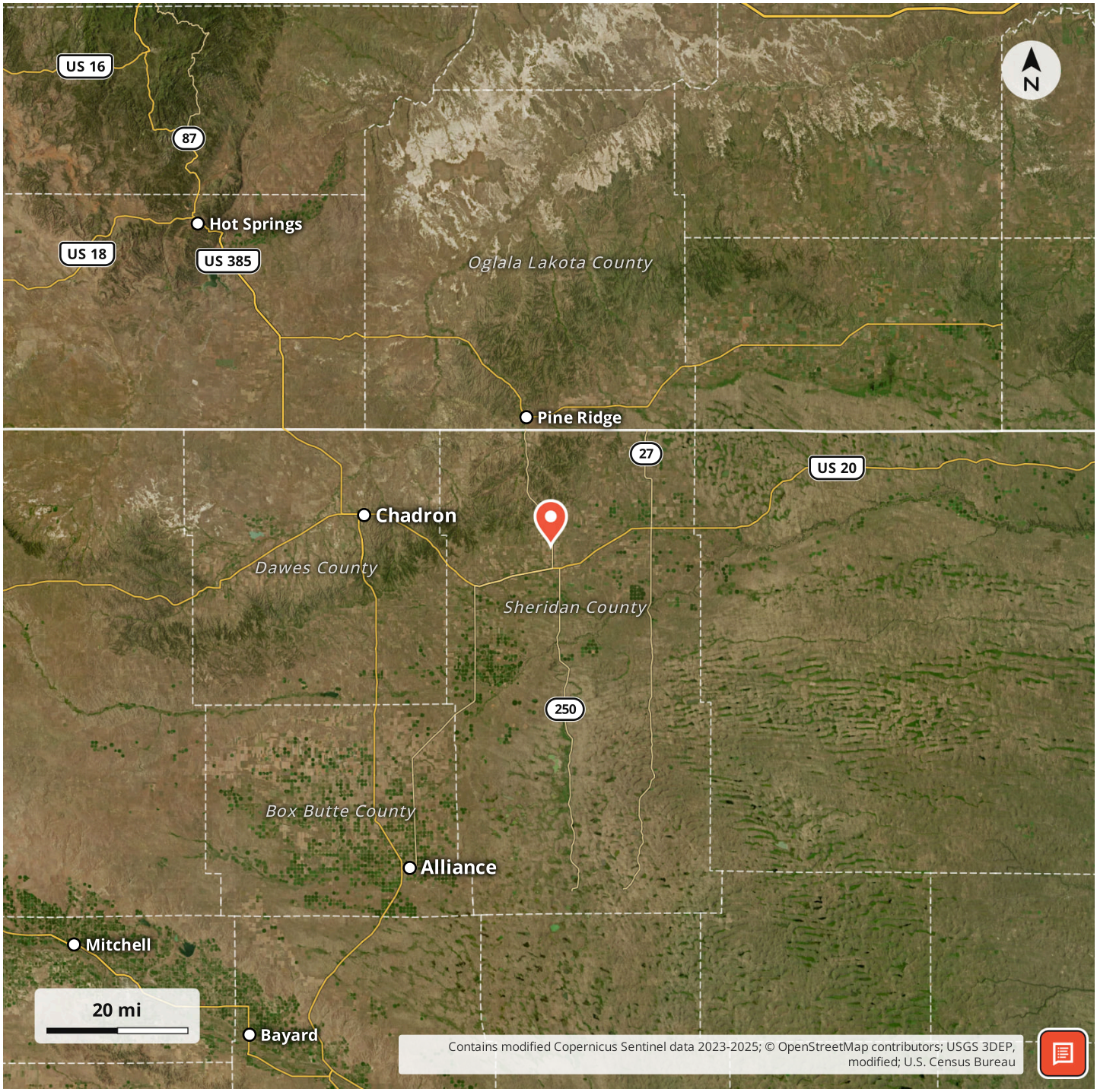
Regional Map



MORE INFO ONLINE:

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Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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