

Marsland Grass Ranch
190 SOESTER RD
Marsland, NE 69354

\$972,940
486.470± Acres
Dawes County



Marsland Grass Ranch
Marsland, NE / Dawes County

SUMMARY

Address

190 SOESTER RD

City, State Zip

Marsland, NE 69354

County

Dawes County

Type

Ranches, Horse Property, Timberland, Recreational Land, Hunting Land

Latitude / Longitude

42.452751 / -103.364069

Taxes (Annually)

4115

Acreage

486.470

Price

\$972,940

Property Website

<https://www.ranchandrecreation.com/property/marsland-grass-ranch-dawes-nebraska/112436/>



PROPERTY DESCRIPTION

485.49± Acres | Dawes County, Nebraska

Overview

Located just south of Crawford, Nebraska, with excellent year-round access directly off Highway 71, **Marsland Grass Pasture** is a productive 485.49± acre grass ranch offering an outstanding combination of quality native pasture, dependable water, excellent livestock improvements, and scenic recreational value. Featuring three large grazing pastures, exceptional fencing, functional working facilities, and beautiful Pine Ridge terrain, this ranch is well suited for both established cattle producers and land investors seeking a productive western Nebraska ranch.

Land

Pine Ridge Grass Ranch consists of approximately **485.49± deeded acres** of productive native grass thoughtfully divided into **four main grazing pastures**, allowing for efficient rotational grazing and livestock management with multiple smaller holding pastures. The gently rolling terrain provides excellent natural drainage while producing quality native forage that has made Dawes County one of western Nebraska's premier cattle-producing regions.

The ranch is exceptionally well fenced, with nearly all exterior boundaries constructed of **five-wire fence** and the interior cross fences primarily consisting of **four-wire fence**, allowing the new owner to step into a turnkey grazing operation.

One of the property's most impressive features is found in the northwest corner, where the landscape transitions into the scenic Pine Ridge. Mature **Ponderosa Pine trees**, rolling ridges, and sandstone outcroppings create breathtaking 360-degree panoramic views that stretch for miles in every direction. This elevated setting would make an exceptional location for an off-grid cabin, future homesite, or simply a place to enjoy the beauty and solitude of western Nebraska.

Improvements

Designed with functionality in mind, the headquarters provide everything needed for efficient day-to-day cattle operations.

A large classic barn serves as the centerpiece of the improvements, offering excellent hay storage and livestock shelter while preserving the character of a traditional Nebraska ranch. Functional working corrals, sorting alleys, and holding pens make gathering, processing, and shipping cattle efficient and convenient. Several additional utility buildings provide equipment and storage space to support ranch operations.

An older farmhouse is also located on the property and provides a functional headquarters. While the home would benefit from renovation and updating, the true value of this offering lies in the quality grass, dependable water, excellent fencing, and livestock infrastructure.

Water

Reliable livestock water is one of the ranch's strongest assets.

A classic Aermotor windmill supplies a well-designed three-tank watering system that divides the north and south pastures, with water piped to an additional stock tank serving the eastern pasture. The windmill also has a submersible pump at the bottom of the well, with the ability to plug into a generator at times of need. This dependable system provides excellent water distribution throughout the ranch and allows for efficient grazing management across multiple pasture units. The headquarters has a 2,000-gallon cistern north of the red barn, along with its own well, to feed the stock tanks around the homeplace and the corrals.

Recreation

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

The property also offers outstanding recreational opportunities.

The combination of productive native grasslands, rolling draws, and mature Ponderosa Pines creates ideal habitat and travel corridors for wildlife. The ranch regularly attracts both **whitetail and mule deer**, providing excellent opportunities for wildlife and hunting opportunities.

As winter settles into the Nebraska Pine Ridge, **resident elk herds are known to move through the property and water at the windmill following significant snowfalls**, adding another unique recreational benefit. Whether you're an avid hunter or simply enjoy watching big game roam the landscape, this ranch offers a recreational component that complements its agricultural value.

The elevated pine-covered ridge also provides spectacular scenery, making it an ideal location for hiking, horseback riding, photography, or simply taking in the unforgettable western Nebraska sunsets.

General Operations

Marsland Grass Pasture has been developed as an efficient and manageable grazing unit. Four well-designed pastures, dependable livestock water, quality fencing, and functional cattle-working facilities allow producers to operate efficiently with minimal additional investment.

Whether utilized as a stand-alone cow-calf operation, a seasonal grass pasture, or as an expansion to an existing ranching operation, this property is ready to go to work from day one.

***The seller has elected not to graze cattle on the property during the 2026 grazing season, allowing the pastures to rest and preserve abundant forage for the new owner.**

Property Highlights

- **485.49± deeded acres of productive native grass**
- **Four large grazing pastures**
- **Excellent 5-wire perimeter and 4-wire interior fencing**
- **Large traditional barn with functional livestock facilities**
- **Working corrals, sorting pens, and holding pens**
- **Reliable windmill with three-tank watering system**
- **Pipeline supplying water to the eastern pasture**
- **Scenic Pine Ridge setting with mature Ponderosa Pines**
- **Outstanding 360-degree views and potential cabin site**
- **Whitetail, mule deer, and seasonal elk hunting opportunities**
- **Excellent Highway 71 access**
- **Minutes from Crawford, Fort Robinson State Park, and the Nebraska National Forest**

Location

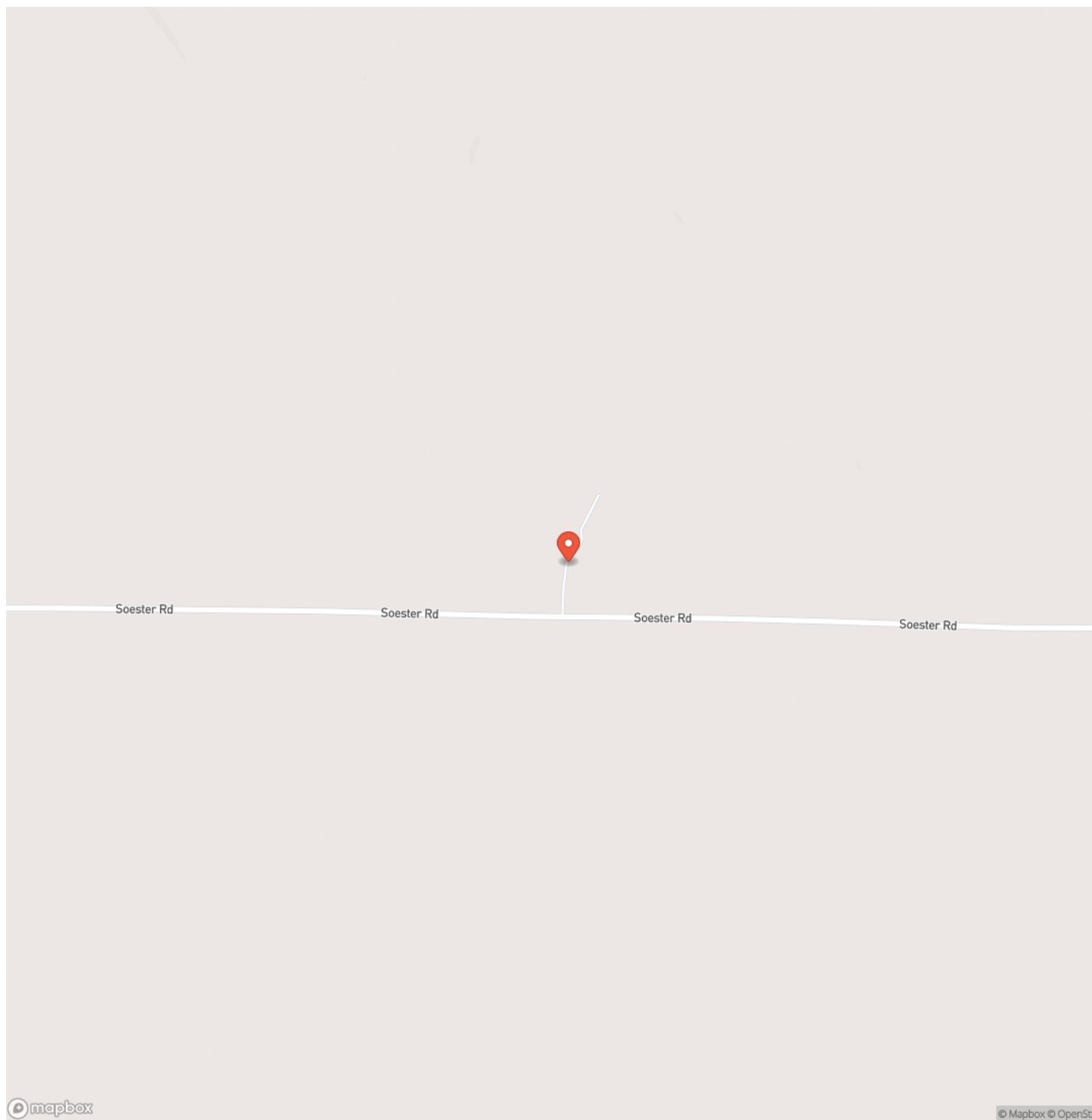
Located just minutes south of **Crawford, Nebraska**, Pine Ridge Grass Ranch combines the convenience of paved highway access with the privacy and beauty of the Nebraska Pine Ridge.

Crawford is a welcoming western Nebraska community known for its rich ranching heritage and access to some of the state's finest outdoor recreation. The area offers groceries, fuel, restaurants, schools, and medical services while serving as a gateway to **Fort Robinson State Park**, the **Nebraska National Forest**, **Chadron State Park**, and thousands of acres of public land. From world-class hunting and horseback riding to hiking, fishing, and camping, the region offers a lifestyle that is as rewarding as the ranch itself.

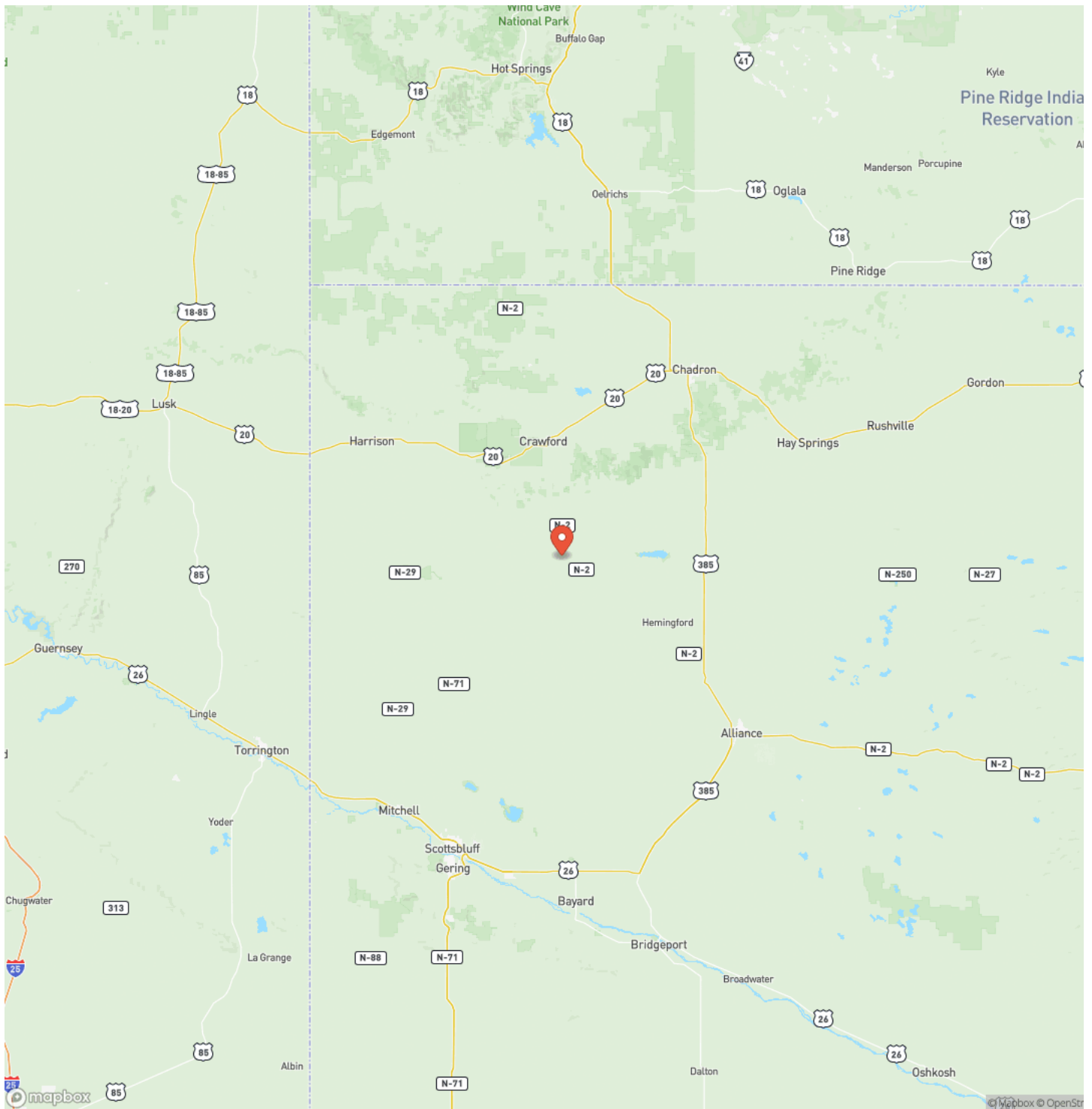
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Locator Map



Locator Map



MORE INFO ONLINE:

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Satellite Map



Marsland Grass Ranch
Marsland, NE / Dawes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tommy Wiles

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(308) 360-2030

Email

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Address

915 east 8th st

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

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