

BOX BUTTE HUNTING PROPERTY

ALLIANCE, WYOMING | 622 ACRES | \$2,400,000

The Box Butte Creek Hunting Property offers a versatile combination of recreational, agricultural, and income-producing opportunities. The property is well-suited for a corporate hunting retreat, private recreational use, or commercial hunting operation. In addition, the center pivot is currently leased to a local farmer through the 2026 crop season, providing steady agricultural income. With a blend of farming revenue, CRP income, quality wildlife habitat, and exceptional hunting potential, this property represents a unique and well-rounded investment opportunity.

The property is located 16 miles north of Alliance, Nebraska, with convenient access to several regional hubs, including Denver, Colorado (248 miles southwest), Rapid City, South Dakota (156 miles north), and Chadron, Nebraska (55 miles north).

The property features a six-tower Valley center pivot irrigation system covering approximately 110± acres, powered by a 60-horsepower electric motor. The system includes a G-017988 irrigation well producing 950 gallons per minute, with a total depth of 367 feet and a static water level of 114 feet.

The irrigation well is located within the Upper Niobrara White Natural Resources District (NRD) and is currently allocated 96.5 inches of groundwater usage for the period of January 1, 2025 through December 31, 2029, with 86.20 inches remaining in the allocation.



ACREAGE

The ranch encompasses approximately 622.96 acres, including:
209.61± acres of dryland crop production
110.0± acres under pivot irrigation
212.0± acres of shelter belt and wildlife habitat
2.96± acres featuring the lodge, outbuildings, roads, and homesite area

This diverse mix of productive farmland, habitat, and improvements offers both agricultural and recreational value.

CRP

The property currently has two active CRP contracts in place:
237.81 acres enrolled through 2034, generating an annual payment of \$6,896.00
41.29 acres enrolled through 2033, generating an annual payment of \$2,157.00

These contracts provide consistent income while supporting long-term conservation and wildlife habitat enhancement.







IMPROVEMENTS

The lodge is situated approximately four miles north of the main property on a 2.96± acre site. Constructed with brick and mortar, the home features central air and propane heat and offers approximately 3,864± square feet on the main level, along with a 112 sq. ft. raised slab porch and a 3,864± sq. ft. basement. The fully finished basement includes a full kitchen, bar, dining area, and recreation space with a pool table and large flat-screen TV. The main level also features a sauna and office area. With five bedrooms and 4 bathrooms, the lodge comfortably accommodates up to 12 guests and is serviced by a domestic water well.

Adjacent to the lodge is a 2,522 sq. ft. Morton building constructed in 2005, featuring a partial concrete floor and a game-processing area in the rear. An attached 450 sq. ft. lean-to add additional utility space.

The property is well-equipped for commercial hunting operations. In 2014, a 5,760 sq. ft. Cleary building was added, complete with two 1,728 sq. ft. lean-tos attached on either side. The ranch also includes an impressive deer hunting stand and two pit blinds positioned near ponds for waterfowl hunting.

HUNTING

The Box Butte Hunting Property presents an exceptional opportunity for a commercial hunting operation or a private recreational retreat. With ponds stretching along the creek and supported by irrigation of well water, the property offers outstanding habitat and hunting potential year-round. Waterfowl, pheasant, deer, and occasional elk are frequently found throughout the ranch, making it a truly unique sporting property.

Established shelter belts provide excellent wildlife cover and enhance the overall hunting experience. In addition, the property offers the flexibility to purchase or raise game birds, creating even more opportunities for hunting and outdoor recreation.



SUMMARY

The Box Butte Creek Hunting Property offers a rare blend of productive farmland and premier recreational hunting opportunities. The center pivot is currently leased to a local farmer, providing steady agricultural income alongside annual CRP revenue. The property has previously been licensed by the State of Nebraska as a controlled shooting area, allowing an extended season from September 1 through April 15 for released game birds including pheasant, quail, and chukar. Native wildlife on the ranch also includes deer, turkey, and occasional elk. Well-established shelter belts featuring a variety of tree species have been strategically planted throughout the property to create excellent wildlife habitat and enhance hunting conditions. Box Butte Creek winds through approximately one mile of the ranch, while several ponds located along the creek can be supplemented with water from the center pivot irrigation well, further supporting wildlife and recreational appeal.



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