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RANCH COMPANY



TERIN RANCH

LOCATION
Ogallala, Nebraska

ACRES
395

PRICE
$1,959,000

CONTACT
Rick Kusel
Broker Associate
970-554-1762
rick@ranchland.com

PROPERTY HIGHLIGHTS

- 395± Acres of Scenic Western Nebraska Land
- Adjacent to Lake McConaughy
- Private 15± Acre Stocked Fishing Lake
- Rolling Sandhills & Native Grass Pastures
- Beautiful Tree-Lined Bottoms
- Excellent White-Tailed & Mule Deer Hunting
- Turkey, Waterfowl & Small Game Hunting
- Ideal for Horseback Riding, Hiking & ATV/UTV Recreation
- Native Grass Pastures Suitable for Cattle & Horses
- Multiple Potential Buildable Lots
- Residential & Commercial Development Potential
- Exceptional Private Ranch Estate Opportunities
- Just 15 Minutes from Ogallala & Interstate 80
- Convenient Access to Boating, Beaches & Water Sports



OVERVIEW

Terin Ranch Estate offers an exceptional opportunity to own 395± acres of scenic western Nebraska land adjacent to Lake McConaughy, combining outstanding recreational amenities, agricultural versatility, and investment potential. Featuring rolling sandhills, native grass pastures, tree-lined bottoms, and a private 15± acre stocked fishing lake, the property provides excellent opportunities for hunting, fishing, horseback riding, and outdoor recreation. Abundant wildlife, including white-tailed deer, mule deer, turkey, and waterfowl, enhances its appeal as a private recreational retreat. With multiple potential building sites, residential and commercial development possibilities, and native pastures suitable for cattle and horses, Terin Ranch Estate offers flexibility for a variety of ownership goals. Conveniently located just 15 minutes from Ogallala and Interstate 80 with individual parcels also available for purchase, presenting a unique opportunity to acquire a private ranch estate, recreational getaway, or long-term land investment in one of Nebraska's premier outdoor destinations.

ACREAGE

Terin Ranch Estate encompasses 395± acres of scenic rolling sandhills, lush native grasslands, tree-lined bottoms, and a picturesque 15± acre stocked lake. Offering an exceptional combination of natural beauty, privacy, and versatility, the property presents endless possibilities for creating a private ranch estate, recreational retreat, or investment opportunity. Several separate, vacant buildable lots offer potential for future resale or development, while portions of the property may also be suitable for commercial use. With its diverse landscape and abundant potential, Terin Ranch Estate is a blank canvas ready to bring your vision to life.







RECREATION

Terin Ranch Estate offers exceptional recreational opportunities, combining outstanding hunting, fishing, and outdoor adventure across its scenic 395± acres. The property provides habitat for white-tailed deer, mule deer, turkey, small game, and waterfowl, while the private 15± acre stocked lake offers excellent fishing for bass, crappie, bluegill, perch, bullhead, and catfish. Beyond hunting and fishing, the ranch's rolling sandhills, native grasslands, and wooded bottoms create an ideal setting for horseback riding, ATV/UTV adventures, hiking, and exploring the natural beauty of western Nebraska.

Ideally situated adjacent to Lake McConaughy, western Nebraska's premier recreational destination, Terin Ranch Estate enjoys convenient access to the state's largest reservoir. Spanning approximately 35,700 surface acres with more than 100 miles of shoreline, Lake McConaughy is renowned for its expansive white sand beaches, boating, camping, fishing, and water sports. Just below Kingsley Dam, the 320-acre Lake Ogallala provides additional fishing and recreational opportunities. Together, these remarkable lakes offer anglers access to a variety of species, including walleye, white bass, striped bass, wipers, northern pike, smallmouth bass, yellow perch, catfish, and rainbow and brown trout.

The surrounding North Platte River Valley further enhances the property's recreational appeal, with the region widely recognized for its exceptional duck and goose hunting, along with opportunities to pursue upland game, deer, pronghorn antelope, and other wildlife. With private recreational amenities and immediate access to one of Nebraska's most celebrated outdoor destinations, Terin Ranch Estate offers an extraordinary opportunity to experience the best of western Nebraska's outdoor lifestyle.

AGRICULTURE

The majority of Terin Ranch Estate is covered in native grass and suitable for running cattle or horses.

REGION & CLIMATE

The Ogallala and Lake McConaughy region enjoys a semi-arid High Plains climate characterized by abundant sunshine, relatively low humidity, and four distinct seasons. Summers are typically warm to hot, with daytime temperatures frequently reaching the upper 80s and 90s, creating ideal conditions for boating, fishing, and outdoor recreation. Spring brings mild temperatures and seasonal rainfall that supports the region's native grasslands, while autumn offers pleasant days, cooler evenings, and beautiful seasonal colors throughout the North Platte River Valley. Winters are generally cold and dry, with occasional snowfall, freezing temperatures, and periods of strong winds. Annual precipitation is relatively modest, averaging approximately 18–20 inches, with most moisture arriving during the spring and summer months. The region's sunny skies, expansive landscapes, and distinct seasonal changes provide an appealing setting for year-round ranch ownership and outdoor enjoyment.









LOCATION

Terin Ranch Estate is ideally situated in the scenic sandhills of western Nebraska, adjacent to Lake McConaughy and approximately 15 minutes from Ogallala and Interstate 80. The property offers an exceptional combination of privacy, natural beauty, and convenient accessibility, located approximately 3.5 hours northeast of Denver, Colorado, 4.5 hours west of Omaha, Nebraska, and 2 hours east of Cheyenne, Wyoming. This desirable location provides easy access to regional airports, major highways, shopping, dining, and essential services while maintaining the peaceful atmosphere of a private ranch retreat.

The surrounding Lake McConaughy region is one of Nebraska's most sought-after recreational destinations, celebrated for its expansive waterways, white sand beaches, rolling sandhills, and abundant wildlife. Nearby Ogallala serves as the area's commercial and cultural hub, offering a welcoming small-town atmosphere, local restaurants, shopping, healthcare, and a rich Western heritage. Outdoor enthusiasts enjoy year-round opportunities for boating, fishing, hunting, camping, hiking, and wildlife viewing throughout the North Platte River Valley. The region's agricultural roots, scenic landscapes, and proximity to premier recreational amenities make Terin Ranch Estate an appealing destination for a private residence, recreational getaway, or long-term land investment.

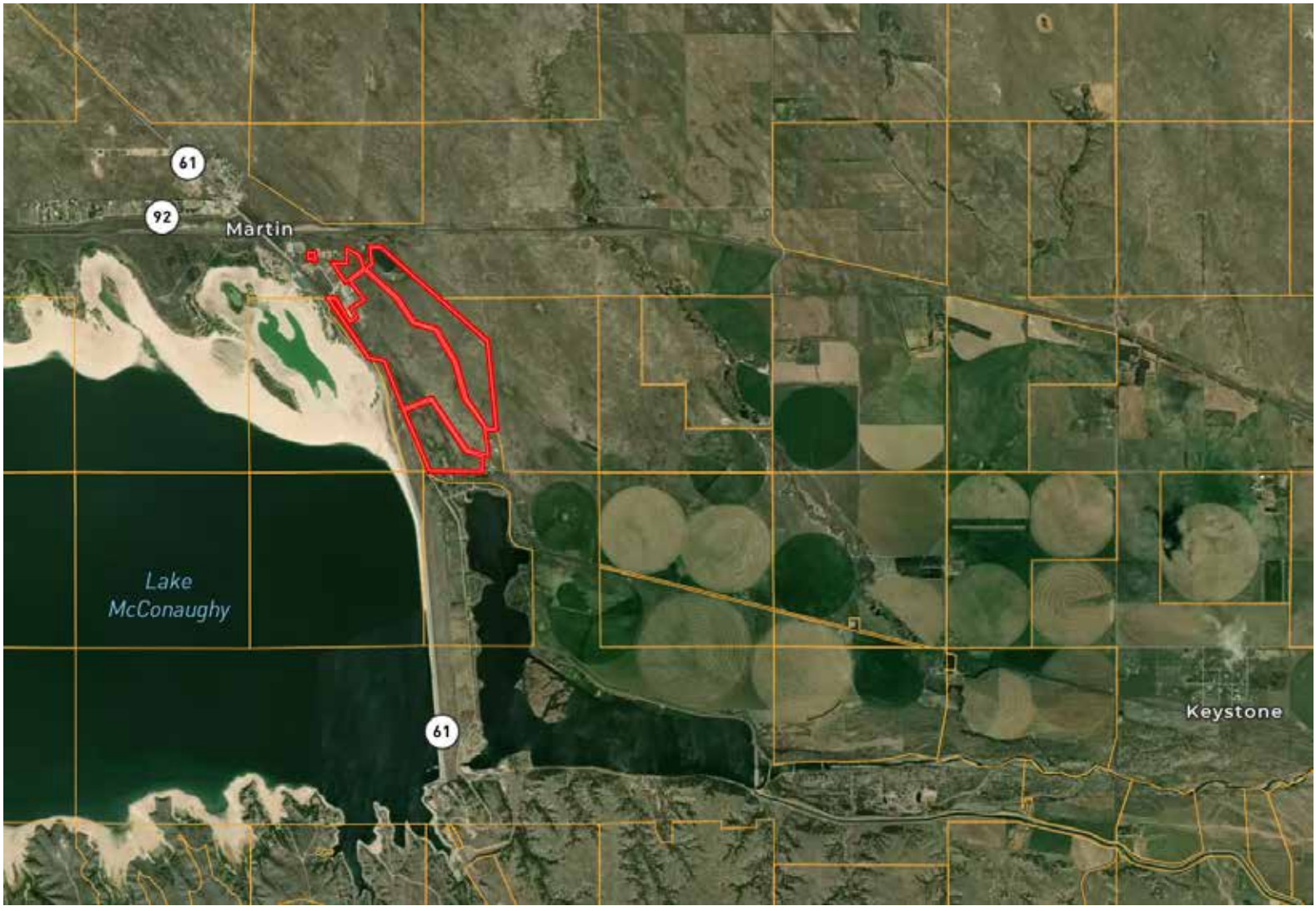


SUMMARY

Terin Ranch Estate presents an exceptional opportunity to own 395± acres of scenic western Nebraska land adjacent to the renowned Lake McConaughy. Featuring rolling sandhills, productive native grasslands, tree-lined bottoms, and a picturesque 15± acre private stocked lake, this versatile property offers an outstanding combination of recreation, agriculture, and investment potential. Abundant wildlife provides excellent hunting opportunities for deer, turkey, and waterfowl, while the private lake offers exceptional fishing and the surrounding landscape is ideal for horseback riding, hiking, and ATV adventures. With native pastures suitable for cattle or horses, several potential buildable lots, and opportunities for future development, the ranch offers endless possibilities for creating a private estate, recreational retreat, or income-producing property. Conveniently located just 15 minutes from Ogallala and Interstate 80, with immediate access to Lake McConaughy's premier boating, fishing, and outdoor recreation, Terin Ranch Estate is a rare opportunity to own a remarkable piece of Nebraska's recreational landscape with the freedom to create your own legacy.

ADDITIONAL

1. Southwest Halligan Drive Parcel: 60.76± acres located on the southwest side of Halligan Drive, offered at $350,000.
2. East Halligan Drive Lake Parcel: 123.4± acres situated east of Halligan Drive, including the lake and the former roadway corridor, offered at $750,000.
3. West Halligan Drive Parcel: 200.03± acres extending between Halligan Drive and Highway 61, offered at $1,000,000.
4. McGinley's Subdivision Lots: Two separate parcels within McGinley's Subdivision, including a larger 9.87± acre lot and a smaller adjoining lot, offered at $115,000.



* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

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