

WESTERN NEBRASKA

Crown Butte Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 399.56± | OFFERED AT \$1,300,000
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535 WEST ASH CREEK ROAD, CRAWFORD, NEBRASKA

Welcome to Crow Butte Ranch a rare combination of productivity, history, and recreation in the heart of Northwestern Nebraska. With 399.56± deeded acres, the property offers a balance of dryland hay ground, rolling pasture, historic improvements surrounding, and abundant wildlife habitat.

Located east of Crawford, Nebraska, the ranch provides sweeping vistas, direct access to public lands, and a setup well-suited for both livestock production and outdoor enjoyment.

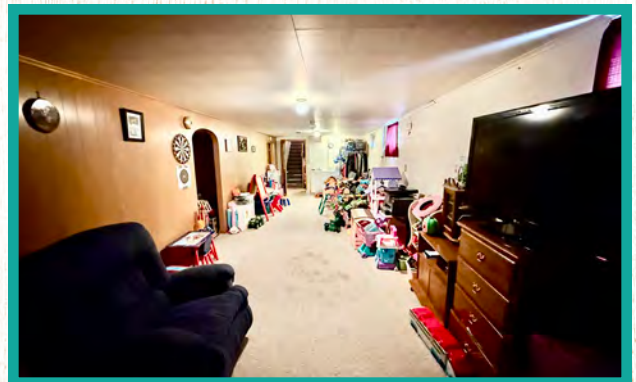


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RESIDENCE

- 2,196 sq. ft. home built in 1966, 3 bedrooms, 2 baths
- Updated kitchen with tile flooring and newer appliances
- Central A/C, forced-air heat, and supplemental wood stove
- Propane heat with an owned propane tank
- Partial-finished basement
- Two-car attached garage
- Surrounded by mature shelterbelt trees for protection and privacy





OUTBUILDINGS & IMPROVEMENTS

- Historic Hageman Herefords Barn (48' x 28' x 14', 1921) – an iconic piece of Dawes County ranching heritage
- Loafing sheds:
 - 72' x 32' x 10' (1960)
 - 20' x 10' x 8' (2017)
- Farm utility building: 24' x 14' x 8' (1960)
- Well-fenced corrals and handling facilities surrounding the barn

HORSE & LIVESTOCK FEATURES

- Round pen for training and exercising horses
- Riding arena for riding, training, or recreation
- Horse stalls and loafing sheds provide functional capacity

WATER & INFRASTRUCTURE

- Solar-powered well in the south pasture with 15,000-gallon cistern supplying the house and improvements
- Livestock well on the far northeast side of the ranch
- Dam/pond site that holds water in wet years



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LAND & AGRICULTURE

- Approx. 140 acres of dryland hay ground cut annually
- Approx. 190 acres of pasture supporting livestock grazing (Owner has grazed 40 cow/calf pairs over the summer grazing period)
- Topography: gently rolling hay meadows, open ridges, and breaks with scenic views
- Views of Crown Butte, Crow Butte, and Little Crow Butte to the southwest, providing dramatic scenery from the ranch





SHELTERBELTS & TREES

- Over 1.25 miles of multi-row shelterbelts lining the hay fields, providing protection, wildlife habitat, and aesthetic appeal
- Mature trees surround the home for natural windbreak and shade
- Several fruit trees add charm and self-sufficiency

RECREATION & WILDLIFE

- The ranch's southern boundary connects directly to over 4,000 acres of Nebraska Game & Parks land, creating a hunter's paradise right out the back door.
- Excellent habitat for mule deer, whitetail, turkey, and upland birds

LOCATION

- East of Crawford, NE, with county road access
- Near the Pine Ridge region, Fort Robinson, and the Nebraska National Forest



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KEY HIGHLIGHTS

- 399.56± acres – balanced hay and pasture ranch
- 140± acres of hay ground / 190± acres of pasture
- Historic Hageman Herefords barn & corrals
- Horse facilities: round pen, riding arena, stalls
- Owned propane tank, solar well with 15,000-gallon cistern
- Livestock well
- Over 1.25 miles of shelterbelts + mature trees and fruit trees
- Dam/pond site
- Scenic views of Crow Butte and Little Crow Butte
- Adjoins 4,500+ acres of Nebraska Game & Parks land



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CHEYENNE, WYOMING



Tommy Wiles grew up in Gordon, Nebraska on a farm/ranch, putting up hay for his father as a kid throughout the summers in western Nebraska. As time went on, he began working for a well drilling business and has seen a vast majority of the Sandhills and western Nebraska, bouncing through pastures working on windmills and drilling water wells. Before real estate, Tommy worked with farmers in western Nebraska where he ran his own Precision Ag Business working with farmers on water management. "Real estate was always something I wanted to get into, and now that I'm here, I love helping people purchase their dreams and guide them on one of the biggest decisions of their life. I enjoy meeting and talking to new people every day and finding exactly what they are looking for." Tommy currently lives in Chadron with his wife and three children. In his spare time, he loves to spend time with his family and friends, golfing, skiing, and camping at the lake.

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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.