

# Black Bluffs Equestrian Center

110.00 Acres

Sioux County, NE

\$1,495,000



HAYDEN  OUTDOORS.



# Black Bluffs Equestrian Center

TOTAL ACRES:

110.00

PRICE:

\$1,495,000

COUNTY:

Sioux County

CLOSEST TOWN:

Mitchell, NE

*Presented by*



**Cord Hesseltine**

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### About This Property

The Black Bluffs Equestrian Center is a dream property for any professional horseman. The luxurious home, state-of-the-art indoor arena, and numerous outdoor amenities make this property truly unique. Whether you are a horse trainer, breeder, or simply a horse enthusiast, this property offers endless possibilities.

### Land

Surrounding the property is 110+/- acres of land, with 26.32+/- acres being gravity irrigated. This allows for lush pastures during the growing season and provides ample space for horses to graze and roam. The property is located in a beautiful rural setting with stunning views of the surrounding area.





## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big & Small Game  
Hunting - Predator/Varmint, Turkey  
Hunting - Upland Birds, Waterfowl  
Income Producing  
Irrigation  
Mineral Rights & Water Rights  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Recreational Business  
Stream/River  
Water View

## Land Details

Address: 1605 S D Rd,  
Mitchell, Nebraska 69357, USA  
Total Acres: 110.00  
Deeded Acres: 110.00  
Irrigated Acres: 26.32  
Water Rights: Yes - 26.32  
Mineral Rights: Yes  
All owned convey  
Estimated Taxes: \$9,788.48 - 2023  
Source of lot size: Unknown

## Building Details

Homes: 1  
Finished Sq. Ft.: 3024  
Bedrooms: 4  
Full Bathrooms: 3  
Basement: None  
Parking Types: Driveway  
Other Improvements: 196' x 81' Indoor Arena  
Fence Type: Smooth Wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air, Radiant  
Waterfront Features: Spotted Tail Creek  
Exterior Features:

- 300' x 200' Outdoor Arena
- 36 x 36' horse stable built in 2007 with runs, fully insulated, electricity, water, and concrete floors.
- 80' x 10' loafing shed with 8 individual runs and automatic waters.
- 30' x 24' Morton Pole building with concrete floor.
  - Four-horse walker
  - Holding pin with lean to
- Four wells; three stock, one domestic





## Improvements

Black Bluffs Equestrian Center features a 3024 sq. ft. home that is beautiful place to raise a family, entertain, or host overnight guests. Vaulted ceilings, large windows, and custom woodworking greet you as you walk through the front door. The front living space with hardwood floors is complete with a propane fireplace to keep the area comfortable. The tiled kitchen contains ample storage and working space and transitions well into the dining area that has direct access to an outdoor patio. On the opposite side of the home sits the master bedroom and grand ensuite. A patio area is located outside the French doors of the bedroom and is a great place to watch a beautiful Nebraska sunrise. Up the custom-built staircase are two extra bedrooms, a large, tiled bathroom with his and her sinks, and an office area which could double as a bedroom.







The large insulated indoor riding facility attached to the home is 196' X 81' and has large fans and radiant heaters installed to keep it comfortable through all the seasons. A loudspeaker system creates a reason for many jackpots, cuttings, and reining competitions to be held within the facilities as well as any other indoor events that one desires. Attached to the arena is a 6-stall barn, four of which have outdoor runs with automatic waters. The other two stalls are larger foaling stalls installed with cameras to ensure safety. The breeding facility is well designed with a vet room and half bath, teasing stall, and stanchion. A heated tack-room and wash station are also at the horseman's convenience. The outdoor amenities of the property are just as impressive.

The second arena on the property is 300' x 200' and is perfect for outdoor riding and events. A loafing shed with runs provides additional space for horses to roam and shelter. The Morton pole building offers ample storage space for hay, equipment, and vehicles. The second insulated barn provides even more stalls for horses or can be used for storage.

### **Recreation**

A pond fed by Spotted Tail Creek casually flows through the center of the property and is a large wildlife attraction. With the pond, the creek, and the beautiful scenery, Black Bluffs hosts many deer, turkey, upland birds, and waterfowl on a year round basis making the recreational opportunities never ending.











### **Water/Mineral Rights & Natural Resources**

All owned water & mineral rights will convey to the buyer.

### **General Operations**

Black Bluffs could be more than just an equestrian center but also a top-notch wedding venue! Along with multiple places to hold a wedding ceremony, there is also an ample amount of parking and plenty of space to host a large party. This entire property has been very well cared for and is ready for the next owner to take over.

You will not find another property as such in this centrally located tri-state area!

### **Region & Climate**

Mitchell, NE is located in the Great Plains region of the United States and has a semi-arid climate. Summers are hot with temperatures ranging from the mid 70s to the low 90s and winters are cold with temperatures ranging from the low teens to above freezing. The area also receives moderate rainfall throughout the year, typically between 15 and 25 inches annually along with 40 inches of average annual snowfall. This part of Nebraska is known for its wide-open plains and strong winds which often bring sudden changes in temperature. Overall, Mitchell has a pleasant climate that is ideal for outdoor activities year round.

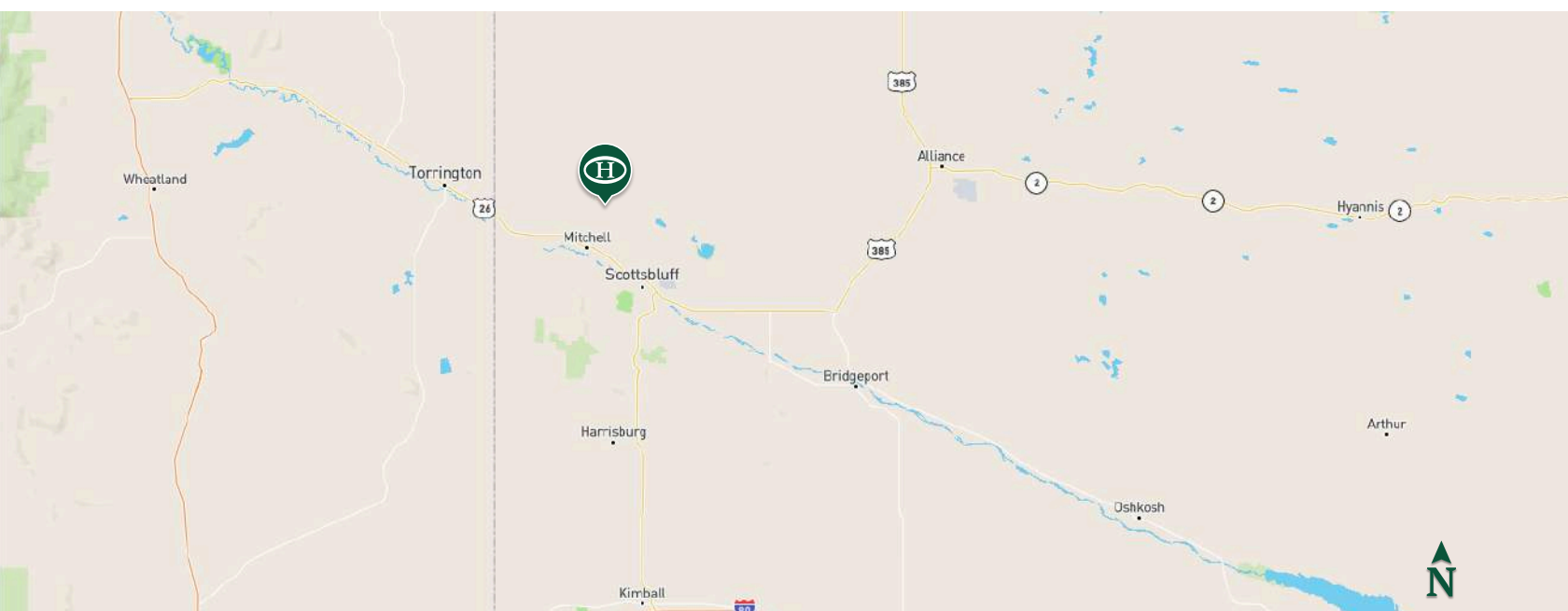






 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.







# Hayden Outdoors

## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### **Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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