

Sheep Creek Farm and Hunt

1,046.00 Acres

Scotts Bluff County, NE

\$8,750,000



HAYDEN  OUTDOORS.

Sheep Creek Farm and Hunt

TOTAL ACRES:

1,046.00

PRICE:

\$8,750,000

COUNTY:

Scotts Bluff County

CLOSEST TOWN:

Scottsbluff, NE

Presented by



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Property Summary

Sheep Creek Farm and Hunt is 1046+/- acres located in Scotts Bluff County, Nebraska. Situated along the banks of the North Platte River, this property features productive irrigated farm ground, recreational opportunities, and ample water. This rare offering encompasses agricultural, recreational, and income-producing opportunities and is quite possibly one of the highest-yielding combinations currently available in the Midwest.

Land

The 11 adjoining parcels of land present a unique opportunity in the agricultural landscape, boasting rich loam soils, exceptional water rights, and top-of-the-line irrigation infrastructure. Nestled in a region renowned for its fertile grounds and agricultural prowess, these parcels offer a prime canvas for agricultural ventures, ensuring bountiful yields and sustainable farming practices for generations. Loam soils, sought after for their balanced sand, silt, and clay composition, offer an optimal foundation for cultivation in Scotts Bluff County. While loam soils are known for an excellent foundation and great moisture retention, you can also expect the drainage to be efficient with the amount of irrigation present at this property. With all of the great compounds found in this farm's soils mixed with skillful farm management, high productivity across this acreage is very common for the owner-operator; corn yields commonly approach 300 bu/acre.

Located just a few miles south of Morrill and 15 miles Northwest of Scottsbluff, this property offers convenient access to all nearby grain markets and amenities.

Activities & Amenities

ATV/Off Road
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Stream/River
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Mineral Rights
Pond/Lake
Water Rights

Land Details

Address: 60355 County Road D, Morrill,
Nebraska 69358, USA
Closest Town: Scottsbluff
Total Acres: 1,046.00
Deeded Acres: 1,046.00
Leased Acres: 0.00
Zoning: Agricultural (NEC)
Elevation: 3990
Water Rights: Yes
Mineral Rights: Yes
Source of lot size: Unknown

Building Details

Homes: 1
Homes: Barndominium
Style of Home(s): Barndominium
Finished Sq. Ft.: 900
Unfinished Sq. Ft.: 1500
Bedrooms: 2
Full Bathrooms: 1
Parking Types: Attached Garage, Driveway



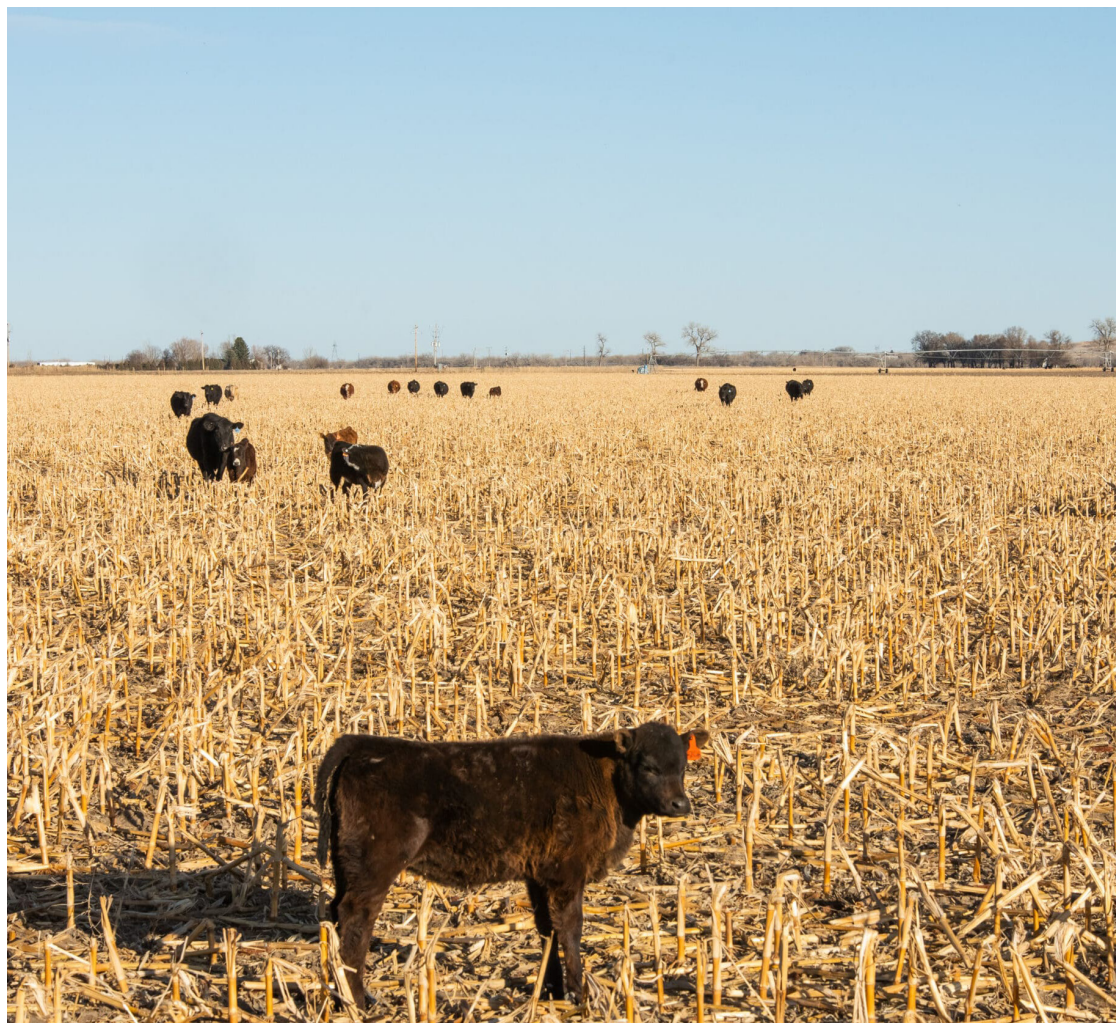
Improvements

The primary home on the property is a Cleary built barndominium consisting of 2400 SqFt with 900 SqFt, 2 bedrooms, 1 bath living space, and a 1500 SqFt shop. The living space comprises a kitchenette with all necessary appliances, a living room, and 2 bedrooms, one equipped with bunk beds. The three-bay 1500 SqFt heated shop provides room to store vehicles, equipment, and clean game. The entryway to the building is covered and partially wraps around the living quarters. To complete this functional improvement, there are over 4000 Sq. Ft. of concrete driveway space and additional parking. Spend the evenings relaxing under the porch and looking out over the farm.

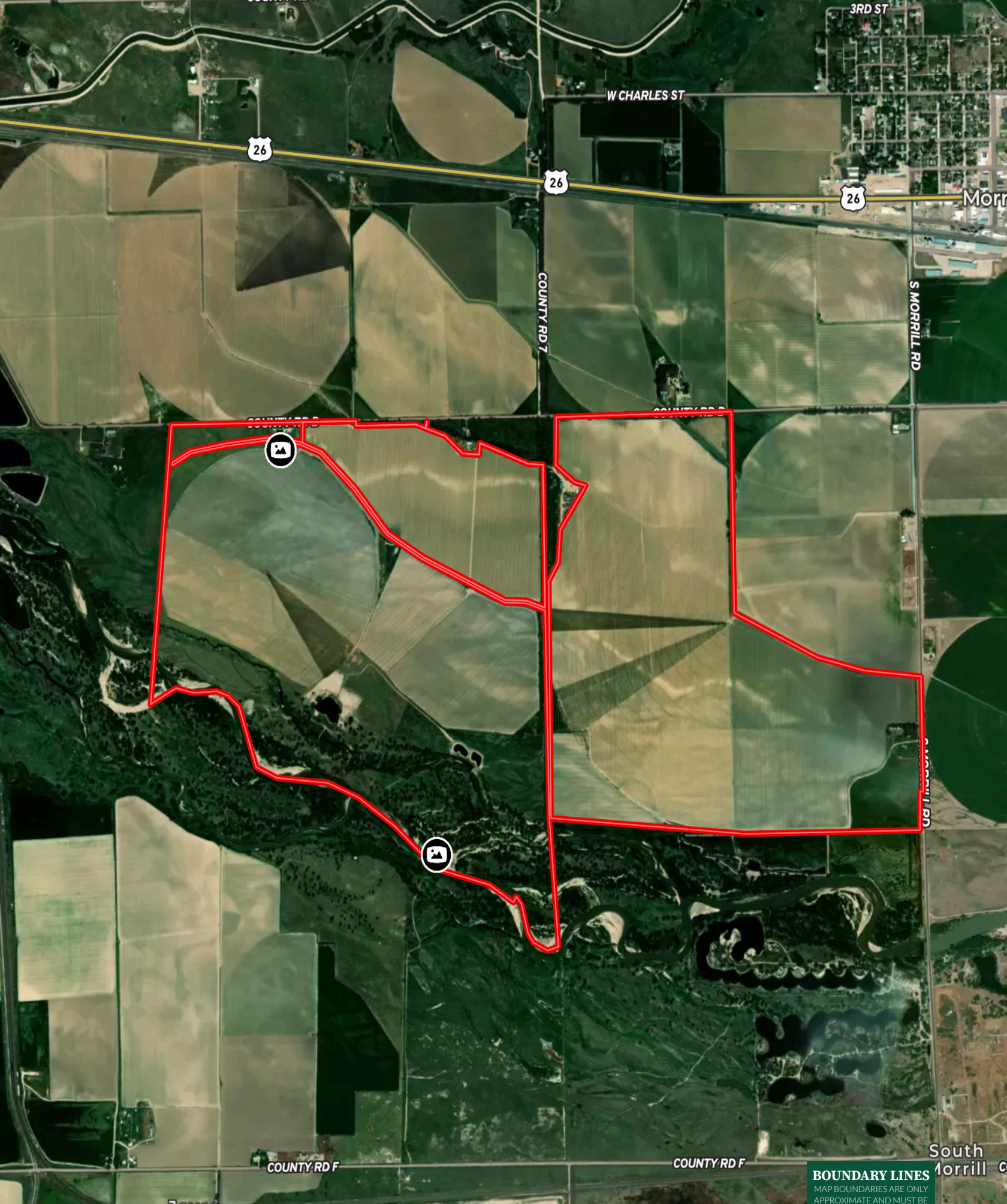
Water/Mineral Rights & Natural Resources

The water rights are truly exceptional across Sheep Creek Farm and Hunt. With five irrigation wells (1 other irrigation well that is decommissioned) producing between 1650 and 2000 gallons per minute and 800 acres of differed water rights, there is no shortage of irrigation throughout the expansive property. A sizable portion of the acreage is irrigated by a Reinke 16 tower pivot that can run up to 2800 GPM, which is currently run at 2200 GPM. Parcel #10 has a new Reinke pivot with a sweep as well.



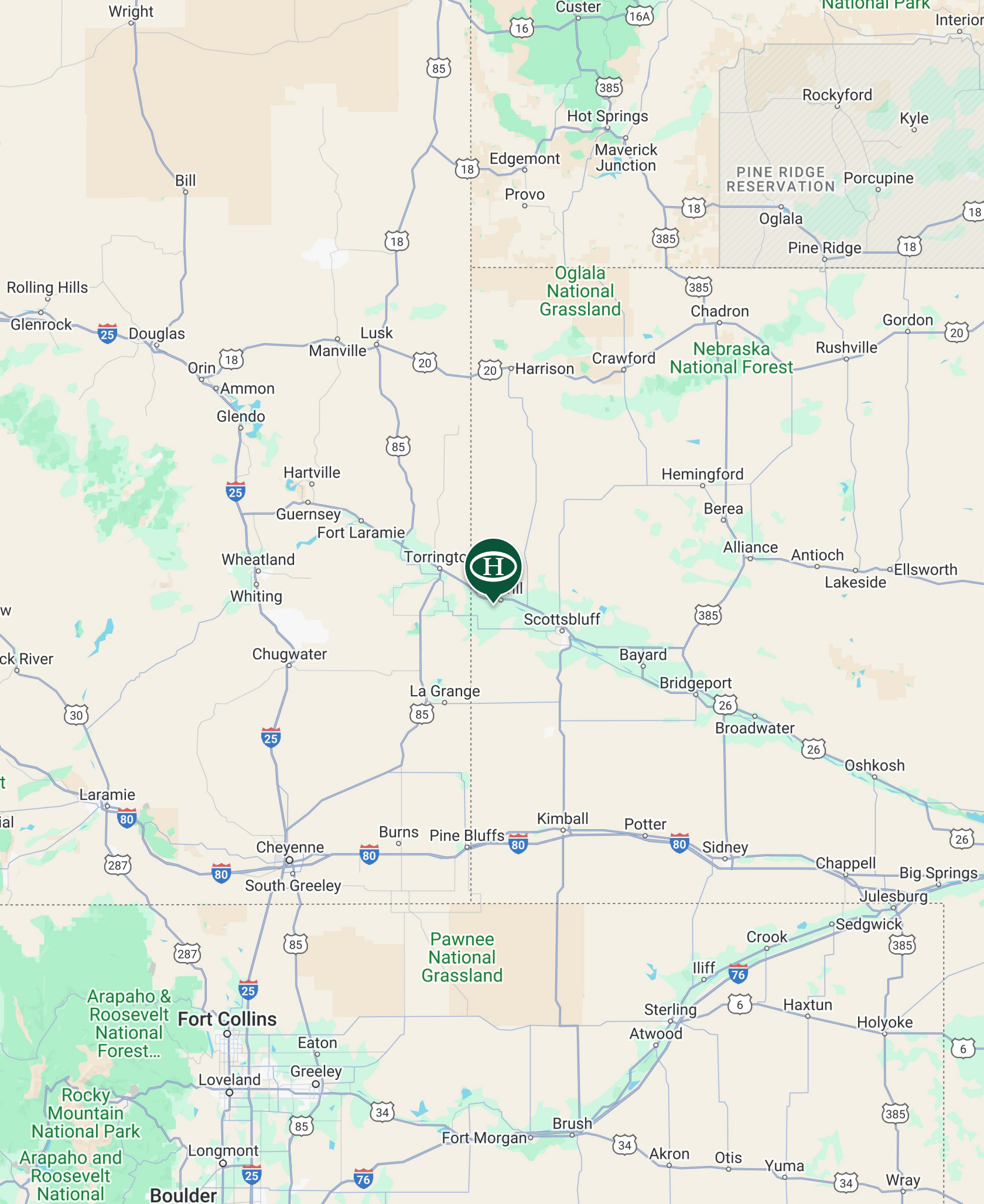






 Boundary

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





Recreation

Sheep Creek Farm and Hunt is an exceptional property that seamlessly blends agricultural productivity with unparalleled recreational opportunities. There is incredible waterfowl hunting and plenty of year-round water for birds to use. With five in-ground pits, migrating birds such as ducks and geese can be hunted over the three 15-foot-deep ponds throughout the property. The ponds are stocked with fish, which provides even more recreational opportunities. During the winter months, when the ponds freeze over, which is rare, the 1.5 miles (+/-) of North Platte River becomes a magnet for all manner of waterfowl, and the warm water sloughs and abundant feed on the property bring waterfowl in by the thousands.

The diverse habitat and expansive acreage also make it a haven for upland birds, which are frequently spotted throughout the landscape. Deer are abundant, drawn to the property by its perfect combination of location, food, water, and cover. The wooded river bottom spans throughout the property, presenting excellent turkey hunting opportunities. The current owner has meticulously planted 1100 trees on the river, which only aids in the common presence of wildlife. During the warmer months, an angler would enjoy fishing for trout in Sheep Creek, which runs along the property boundary. The three ponds that are great for waterfowl hunting also are home to loads of mature rainbow trout. Whether you want to chase one species throughout the year or hunt during every season, Sheep Creek Farm and Hunt has no shortage of recreation.







Region & Climate

Morrill, Nebraska, is situated in the western part of the state, near the Wyoming border. It lies within the North Platte River Valley, surrounded by expansive plains and scenic landscapes. The region experiences a semi-arid climate characterized by hot summers and cold winters. Summers in Morrill are typically warm, with average temperatures ranging from the 80s to the low 90s, while winters are cold, with temperatures often dropping below freezing. Precipitation is relatively average throughout the year, with most rainfall occurring in the spring and early summer months. Scotts Bluff County receives an average of 17 inches of rain and 38 inches of snow per year. The area's climate and geography make it well-suited for agriculture, with farming and ranching being significant economic activities in the region.





History

Morrill, Nebraska, has a history rooted in the settlement of the American West during the late 19th century. The town was founded in 1886 and named after Charles H. Morrill, a former Nebraska senator. Originally established as a railroad town along the Union Pacific Railroad line, Morrill quickly became a region's agricultural and commerce center. Agriculture has been the backbone of Morrill's economy throughout its history, with farming and ranching playing a significant role in shaping the community. The town's fertile land and access to irrigation from the nearby North Platte River Valley have made it an ideal location for agricultural production.

Over the years, Morrill has evolved into a tight-knit community, with residents proud of their town's heritage and traditions. While the town has experienced changes and challenges over time, it remains a vibrant and resilient community with a strong pride in its history and identity.

Horse Creek flows into the North Platte River, a big historical part of this property. Horse Creek is known for "The Horse Creek Treaty", an agreement between the U.S. government and various Native American tribes, particularly the Oglala Sioux, signed in 1851. This treaty established a reservation for the Oglala Sioux along Horse Creek in Nebraska, but Congress never fully ratified it. Over time, the terms of the treaty were largely ignored, leading to further conflicts and displacement of Native American tribes in the region. The Horse Creek Treaty left a historical footprint on Sheep Creek Farm and Hunt, once a home/base camp for the Oglala Sioux tribe. Throughout the time the current owner has owned the property, many artifacts have been discovered throughout the property. With the time the tribe spent on this property and in the area, there is an opportunity for continued findings of rare artifacts dating back to the mid-1800s.





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 Real Estate

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