

# Bailey's Bison Hill Lake House

4.75 Acres

Loup County, NE

\$695,000



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## Activities & Amenities

Boating/Sailing/Rafting  
Borders Public Lands  
Development Potential  
Fishing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Timber  
Water Rights | Water View  
Waterfront  
Wooded  
State Hunting Unit: Calamus West

## Land Details

Address: 45905 Bison Hills Dr,  
Burwell, Nebraska 68823, USA  
Closest Town: Burwell, NE  
Total Acres: 4.75  
Deeded Acres: 4.75  
Zoning: SFR  
Elevation: 2,370  
Topography: Rolling Hills  
Water Rights: Yes, To be verified.  
Mineral Rights: Yes, To be verified.  
Estimated Taxes: \$2,560.5 - 2024  
Source of lot size: Other

## Building Details

Homes: 1  
Finished Sq. Ft.: 2,440  
Bedrooms: 4 | Full Bathrooms: 2  
Basement: Full finished  
Parking Types: Attached Garage & Driveway  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace & Forced Air  
Waterfront Features: Calamus Reservoir  
Exterior Features: Rolling Sandhills Pasture, Fiber Cement Siding, Metal Roof, Composite Decking, Wood Boardwalk around Home & Propane Firepit





### Property Summary

Bailey's Bison Hill Lake House at Calamus SRA, is a 4.75+/- acre haven for outdoor enthusiasts, with abundant wildlife and panoramic lakefront and Sandhills views. This 3-bed + loft, 2-bath home is fully furnished. Enjoy fishing or boating with the nearby Nunda Shoal boat ramp. Includes fiber optic access, propane fire pit, garage EV outlet, and potential for additional builds. This property makes an ideal primary residence or vacation retreat.







## Land

This lot was one of the very first to be developed in Aggies Acres here at the Calamus back in 2002! The developer was originally saving it for himself, but grew fond of his new friends and sold the lot to the current owner to be developed. It arguably has the best vantage point of the lake and with nothing but the rolling Sandhills pasture and cattle grazing behind you, it truly is one of a kind.

Property sits in the 5th Subdivision of Aggies Acres and includes Lots 1 and 7. The house sits on Lot 1. A home is allowed to be built on Lot 7 as well. Lot 1 is the only lot in this subdivision that allows an outbuilding to be built. Lot 1 is also the only lot that allows horses to be grazed and can be grazed on adjoining lots if owned by owner of Lot 1 (Lot 2 and 7 would currently qualify). See the Restrictive Covenants located under Documents for full information.

Potential for neighboring Lot 2 to be sold to purchaser of this property. Lot 2 is 2.9709 Ac and allows for a home to be built and horses grazed if owned by same owner of Lot 1. Lot 2 offers another fantastic vantage point of the lake and rolling Sandhills.

Lots 1 and 7 according to the Plat Map equate to around 4.75 +/- acres. Lot 7 is very wooded and features several black walnut trees! There is a community well and a private septic system. Property has underground sprinklers and lawn has been maintained and treated around the house to offer a cactus free area for the kids and pets to play! You will also find an established asparagus patch and beautiful, flowering plum bushes. Wildlife include: mule deer, turkeys, coyotes, Sandhill Cranes twice a year, bald eagles, finch, bluebirds, seagulls, pelican, rabbits and the occasional owl.







## Improvements

This custom home (built in 2002 by Larry Gaukel) with addition added in 2007 offers 3 bedrooms plus a loft area, 2 bathrooms and is coming fully furnished (some exclusions). The craftsmanship and esthetic of this home are truly fitting to its surroundings. You will be taken aback by the panoramic windows, custom wood beams, fireplace mantels and iron work found in the home. This property would make a great primary residence or vacation residence.

The main level plus loft area equates to 1,768 sq ft with an additional 672 sq ft in the basement. Upon entering the main level, you will first notice the panoramic windows, lofted ceiling with custom wood beams and the custom fireplace with bison mount, that will stay. Here is where the dining area, cozy living area and the eat-in kitchen can be found. Also located on this side of original home is one main level bedroom, one full bathroom, linen closet, pantry storage and stairs to loft area and basement. The addition (built in 2007) features a large living area with panoramic windows, double doors to the wraparound deck and matching wood beams and custom fireplace.

The loft is currently set up with two twin beds and a nice sitting area by the window. There is also a cute book nook at the landing of the staircase. The basement houses 2 bedrooms, one full bathroom with laundry and walk-out access to the garage. The garage is 12 ft x 28 ft.

### Key Features:

- Fiber cement siding
- Metal roof
- Wraparound composite decking
- Outdoor speakers
- Fiber Optic to driveway
- Propane outdoor fire-pit
- Burwell native-made iron curtain rods & kitchen pot hanger
- Fireplace mantels crafted with wood from Niobrara River
- Furnace (2023) + addition furnace (2007)
- Both A/C heat pumps replaced (2023)
- 200 Amp Panel
- 240V outlet by garage (EV compatible)
- Garbage disposal & microwave (2024)
- Dead tree removal (2024)
- Septic cleaned (2021)

Showings are by appointment only and buyers must be qualified.







## Recreation

Calamus Reservoir in Nebraska is a popular destination for outdoor and recreational activities, set in the beautiful Sandhills region. Here are some of the key activities you can enjoy at and around the Calamus Reservoir State Recreation Area:

- Fishing
- Boating & Water Sports
- Camping
- Swimming
- Hiking & Nature Trails
- Wildlife Viewing & Birdwatching
- Picnicking
- Hunting
- Calamus Fish Hatchery
- Stargazing

Calamus Reservoir's combination of water activities, wildlife, and natural beauty makes it a top destination for recreation in Nebraska. Whether you're into fishing, hiking, camping, or just enjoying the great outdoors, there's something for everyone to enjoy at this scenic spot.

## Location

Unfamiliar with the area? Aside from all the fun to be had at the lake, there are several other amenities to be found in the nearby towns. Burwell, Nebraska, offers a range of activities that cater to outdoor enthusiasts, rodeo fans, and those looking to experience the local culture and small-town charm. Boutique shopping, lumber store, restaurants, movie theatre, bowling alley, gas stations and more can be found in Burwell. Here's a brief list of activities you can enjoy in and around Burwell:

If you want to know more about the local area, just reach out!

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## 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.

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*- RICK STEINER, SELLER/BUYER*

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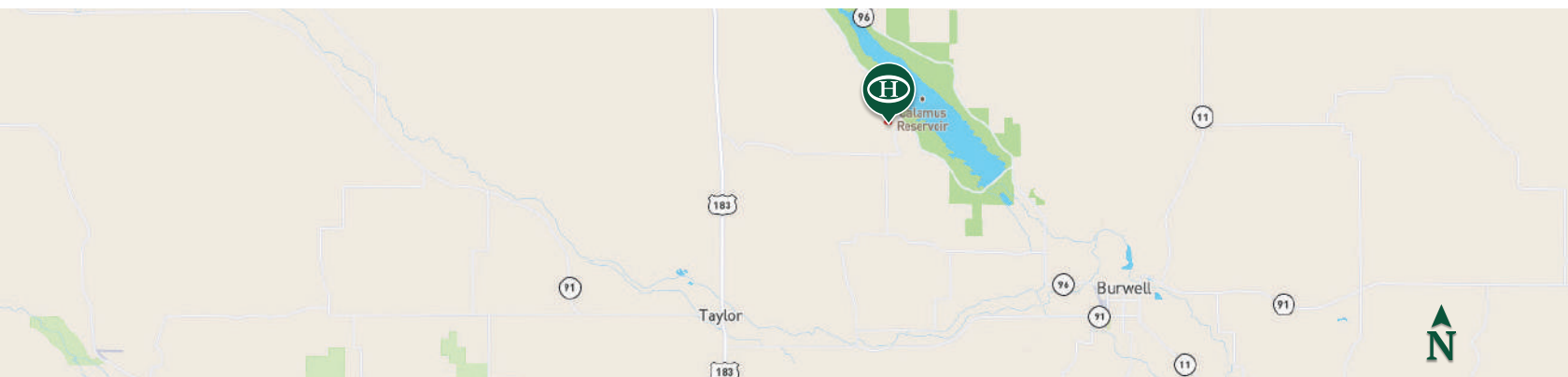









 Boundary  Water Well

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



**Mattison Ference**

 Salesperson, Licensed in NE  
 Mattison@HaydenOutdoors.com  
 (402) 879-8846

  
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