

Western Nebraska Executive Farm and Hunt

95.48 Acres | Scotts Bluff County, NE | \$1,750,000



HAYDEN  OUTDOORS.

Western Nebraska Executive Farm and Hunt

TOTAL ACRES:

95.48

PRICE:

\$1,750,000

COUNTY:

Scotts Bluff County

CLOSEST TOWN:

Scottsbluff, NE

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





About This Property

Located in Scottsbluff, Nebraska, Western Nebraska Executive Farm and Hunt consists of 95.48 +/- acres furnished with a beautiful custom home, productive irrigated hay fields, a wooded creek that runs throughout the property, and a well maintained pond that is home to trout and waterfowl. This executive estate is truly a one of a kind property that offers a desired lifestyle for many.



Activities & Amenities

Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint, Small Game,
Turkey, Upland Birds & Waterfowl
Irrigation
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water Access
Water Rights
Water View

Land Details

Address: 60559 Sugar Factory Rd.,
Scottsbluff, Nebraska 69361, USA

Closest Town: Scottsbluff

Total Acres: 95.48

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2977
Bedrooms: 4
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Partial finished
Parking Types: Attached Garage & Driveway
Outbuildings: 3
Fence Type: Smooth wire



Land

This diverse 95.48 +/- acre parcel is incredibly maintained and consists of irrigated hay fields, a wooded creek that runs through the center of the property, and a large pond on the South end of the parcel. There are multiple pastures that are fenced with smooth wire and a well established 2 track that allows for convenient access to all portions of the property. The far West end of the property is lined with mature trees creating ample privacy while the far East side that is separated by the woody creek consists of more pasture that is easily accessible by a bridge in the central portion of the parcel. The soils consist of a combination of loam sandy soils.





Improvements

When stepping into the custom ranch style home, many will notice the attention to detail in all aspects. The house is composed of 2,977 SF with 4 bedrooms, 3.5 bathrooms, and a 3 car garage. With many windows throughout the house, there are incredible views of the entire property and the famous bluff that Scottsbluff is known for. The home offers a wide open floor plan with every convenience feature in mind. Other notable improvements are a tidy well built shop, utility building, barn and a greenhouse.

This property is furnished with a brand new barn that was constructed in August of 2024. The upstairs portion of the barn makes for great hay, tack, and tool storage. Given that the barn loft is brand new and wide open, it could also make a great living space or entertainment room. The foundation from the original 100 year old barn offers plenty of space for horses.

Measurements:

- Barn: 60' x 28' – 1,680 SF (dirt floor)
- Shop: 40' x 50' – 2,400 SF (concrete floor)
- Utility Building: 20' x 20' – 400 SF (concrete floor)
- Greenhouse: 14' x 10' – 140 SF (dirt floor)

This property is incredibly maintained with all of the necessary amenities for an owner to work, live, and recreate all across the same 95 acre parcel. Not often do unique properties of this caliber come to market.






GRAND DR

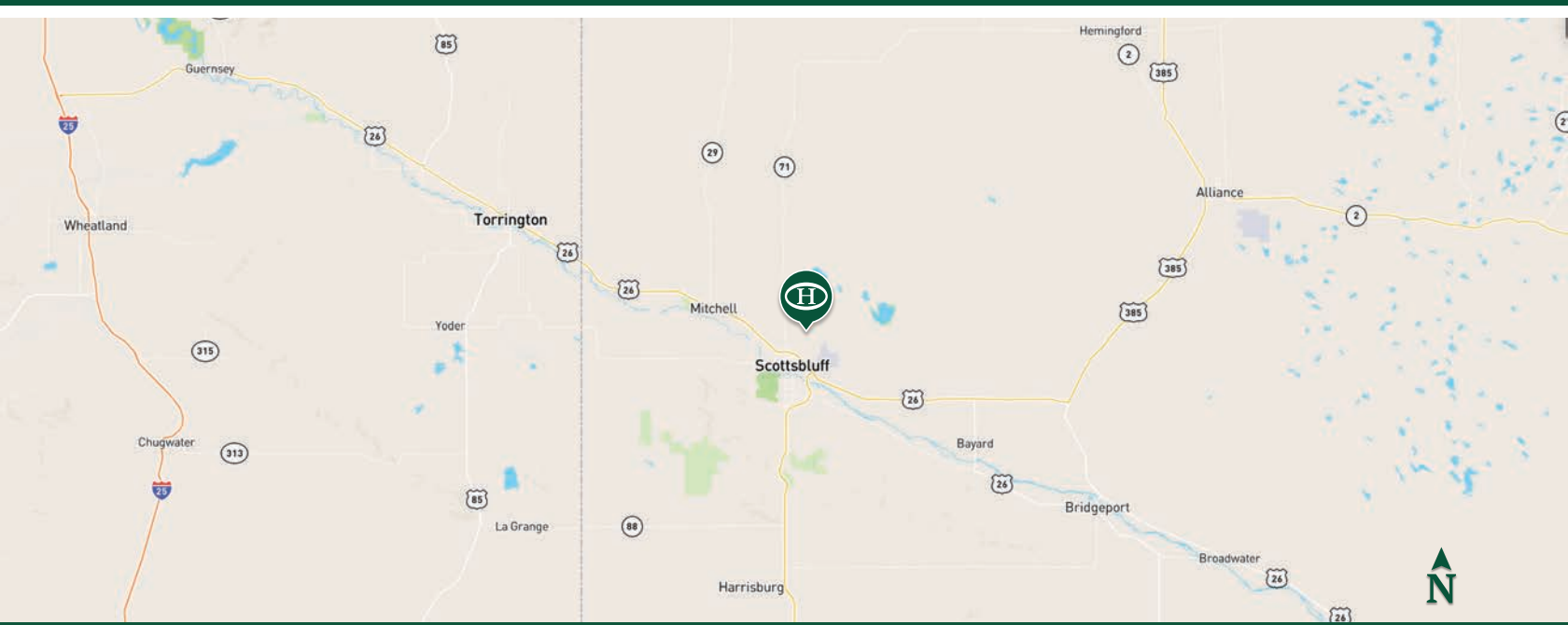
SUGAR FACTORY RD

COUNTY RD G

COUNTY RD G

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

 Boundary





Recreation

This estate is a wildlife paradise! The wooded creek provides ample cover and water for whitetail deer, mule deer, and turkeys, all of which frequent the property, especially during their respective seasons. The pond on the south end of the property is ready to be stocked with fish, which generally thrive in this well-maintained habitat. The pond also offers incredible waterfowl hunting during the season and often serves as a nesting area for these species during the spring months. The pond is serviced by an aerator keeping it open on the cold hunting days. Additionally, the tree row running along the property line not only blocks most of the road noise but also creates excellent habitat for upland birds. Outside of the property, there are recreational opportunities at Lake Minatare which offers boating, fishing, and camping. Also located nearby is the Wildcat Hills State Recreation Area where visitors can hike and bike on the trails, hunt during season, and camp.

Water/Mineral Rights & Natural Resources

The property is irrigated through gated pipe with 95.80 acres of Pathfinder Irrigation District Water. The two lower pastures (the SE and SW pasture) are also sub-irrigated which optimizes grazing.

Region & Climate

Scottsbluff, Nebraska has over 200 days of sunshine on average. Summers tend to be warm too hot, with average high temperatures ranging from the 80s to low 90s. However, occasional heat waves can push temperatures higher. Winters are cold, with average highs in the 30s and 40s and lows dropping below freezing. Snowfall is moderate, typically occurring from November through March, though snow accumulation can vary widely from year to year. Spring and fall are transitional seasons, with milder temperatures and occasional fluctuations.





Location

Scottsbluff, Nebraska, is located in the western part of the state, near the border with Wyoming. The medical center in Scottsbluff is a level 2 trauma center with helicopter and plane transportation on site. Scottsbluff is also home to Western Nebraska Community College which is a 2 year school providing many types of education. The city is situated along the North Platte River, which flows through the region. Geographically, Scottsbluff is characterized by its proximity to the iconic landmark of Scotts Bluff National Monument, a prominent bluff formation that rises dramatically from the surrounding plains. This geological feature played a significant role in the westward expansion of the United States as part of the Oregon Trail and served as a landmark for travelers heading westward in the 19th century. The city itself is part of the Great Plains region, known for its vast grasslands and agricultural activities. Scottsbluff serves as a hub for agriculture, commerce, and transportation in western Nebraska. It has a mix of residential areas, commercial districts, and recreational facilities, making it an important center for both residents and visitors to the area.



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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testimonials





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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