

Gering Hilltop Homestead

12.36 Acres

Scotts Bluff County, NE

\$950,000



HAYDEN  OUTDOORS.

Gering Hilltop Homestead

TOTAL ACRES:

12.36

PRICE:

\$950,000

COUNTY:

Scotts Bluff County

CLOSEST TOWN:

Gering, NE

Presented by



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An aerial photograph of a rural property. In the upper left, a white house with a dark roof is visible. A large, open, grassy field occupies the center and right. In the lower right, a large, white metal building with a dark roof is partially visible. The background shows rolling hills and more fields.

Activities & Amenities

ATV/Off Road

Equestrian/Horse Property

House/Cabin

Hunting - Big Game, Predator/Varmint, Small
Game & Waterfowl

Outbuilding/Barn/Shed/Shop

State Hunting Unit: Upper Platte

Land Details

Address: 170401 County Road 22, , Gering ,
Nebraska 69341-6615, USA

Closest Town: Gering

Total Acres: 12.36w

Estimated Taxes: \$7,688.36 - 2024

Source of lot size: Survey

Building Details

Homes: 1

Finished Sq. Ft.: 3612

Bedrooms: 5

Full Bathrooms: 3

Half Bathrooms: 1

Basement: Full finished

Parking Types: Detached Garage, Attached
Garage & Driveway

Outbuildings: 2

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air



About This Property

Perched atop a scenic hill and surrounded by the natural beauty of mature trees, this spacious 5-bedroom 1 nonconforming, 3.5-bath home offers breathtaking panoramic views and the privacy of +/- 12.36 sprawling acres. A true sanctuary, this property blends rural tranquility with modern comfort.

Land

This property features many mature trees bordering the nearby county road giving a very private setting. From your hilltop vantage point, you'll enjoy sweeping panoramic views of the surrounding countryside—sunrises that paint the sky, and fantastic sunsets that dip behind the bluffs. On clear days, the scenery stretches for miles, offering a peaceful and ever-changing backdrop right from your porch.

Improvements

Inside, you'll be welcomed by a spacious, open floor plan designed for both everyday living and entertaining. The modern kitchen is a chef's dream, featuring sleek countertops, ample cabinetry, and updated appliances, with easy access to dining and living areas. Just off the kitchen, a generously sized laundry room includes an impressive storage area—perfect for pantry items, cleaning supplies, or seasonal storage.

The home boasts Five well-appointed bedrooms one non-conforming, including a large master suite that offers true retreat vibes with space for a sitting area, a walk-in closet, and a private en-suite bath. The four additional bedrooms are roomy and bright, ideal for family or guests. A spacious loft area provides the perfect bonus living space a playroom, home office, or media room.





A full basement gives you room to grow—whether you're planning a gym, workshop, or additional living space, it's ready for your vision.

Step outside and enjoy your private outdoor paradise: a wrap-around back porch provides the ideal space to relax, unwind, or entertain, and leads to a concrete patio area with a built-in fire pit—perfect for enjoying Nebraska sunsets or starry nights with friends and family. Front and back patios create multiple areas to enjoy the peace and quiet scenic views of this hilltop escape.

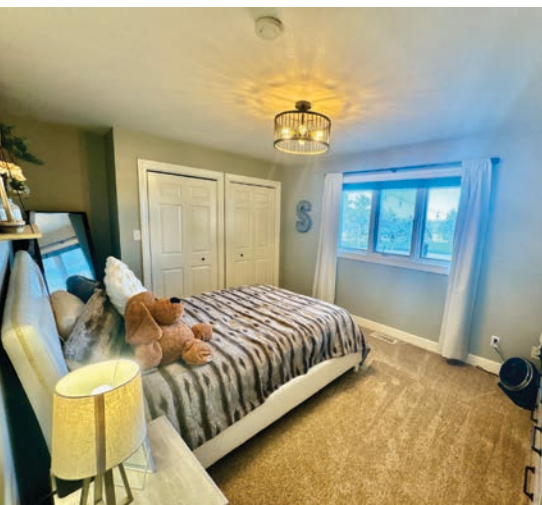
For those who need functional space beyond the home, the property includes an attached 2-Car Garage and two outbuildings:

The first one is 40' x 30', fully insulated and heated, ideal for a workshop, year-round hobby space, or additional storage.

The second building is 50' x 30' and features a dirt floor, perfect for equipment, livestock, or agricultural use.

Whether you're dreaming of a hobby farm, equestrian property, need space for animals and equipment, or simply want to enjoy wide-open views and peaceful surroundings, this one-of-a-kind Gering property has everything you need—and more.







Recreation

Scotts Bluff County, Nebraska offers a wide range of recreational opportunities, especially for outdoor enthusiasts. The area is known for its stunning landscapes, including Scotts Bluff National Monument and the Wildcat Hills State Recreation Area, which feature scenic overlooks, hiking and biking trails, and opportunities for wildlife viewing. For hunters, the Wildcat Hills and surrounding lands provide excellent game including mule deer, white-tailed deer, wild turkey, and upland birds such as pheasants and grouse. Fishing is popular at local lakes and reservoirs such as Bridgeport State Recreation Area and portions of the North Platte River, where anglers can find walleye, catfish, bass, and trout. Families can enjoy local parks, paved trails like the Monument Valley Pathway, and various camping, swimming, and golfing options around Scottsbluff and Gering. With its mix of prairie, river, and rugged bluff terrain, the county offers year-round access to some of western Nebraska's best outdoor recreation.

Water/Mineral Rights & Natural Resources

All owned Mineral rights will convey.



Region & Climate

Located in the scenic North Platte River Valley of western Nebraska, Gering is known for its breathtaking landscapes, small-town charm, and rich agricultural heritage. Nestled near the foot of the Wildcat Hills and just minutes from the iconic Scotts Bluff National Monument, the area offers some of the most picturesque views in the state—from rolling hills and rocky bluffs to wide-open plains and expansive skies.

Climate in Gering features the best of all four seasons. You'll experience warm, sunny summers perfect for outdoor living, gardening, or enjoying your land, and crisp, snowy winters that transform the region into a serene, quiet retreat. Spring and fall are especially beautiful, bringing vibrant colors, mild temperatures, and fresh air that's ideal for enjoying the outdoors year-round.

Gering offers the perfect blend of rural living and natural beauty—without sacrificing convenience. It's a place where you can truly stretch out, breathe deep, and connect with the land.

Location

This property is conveniently located just far enough away from the surrounding cities that it provides the ideal private country living experience while only being a short distance from all the necessities.

- 9.5 miles from Scottsbluff, NE
- 5.5 miles from Gering, NE
- 94 miles from Cheyenne, WY
- 193 miles from Denver, CO

Closest Regional Airport is Western Nebraska Regional Airport in Scottsbluff.





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 regard 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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