

801 DEER VALLEY DRIVE

114.90 ACRES | CHEYENNE COUNTY, NEBRASKA



HAYDEN
OUTDOORS
REAL ESTATE



801 DEER VALLEY DRIVE

OVERVIEW

LAND

IMPROVEMENTS

RECREATION

AGRICULTURE

REGION
& CLIMATE

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OVERVIEW



WELCOME TO 801 DEER VALLEY DRIVE

▼ QUICK FACTS

114.90 Acres
Horse
Hunting
Ranch
Recreational
Residential

801 Deer Valley Drive is a one-of-a-kind estate nestled on the west side of Sidney. Just beyond the city limits, where convenience meets seclusion, a rare and unique ownership opportunity awaits.

Spread across 114 +/- acres of captivating landscape, this is more than a home, it is a private sanctuary, a retreat, and a legacy. A Resort-style pool with an extraordinary outdoor bar, Stone and Timber finishes, Panoramic views and Artful landscaping.

LAND



801 Deer Valley Drive consists of 114 acres more or less of rolling grass and canyons with a natural spring.

The home site boasts exquisite landscaping.



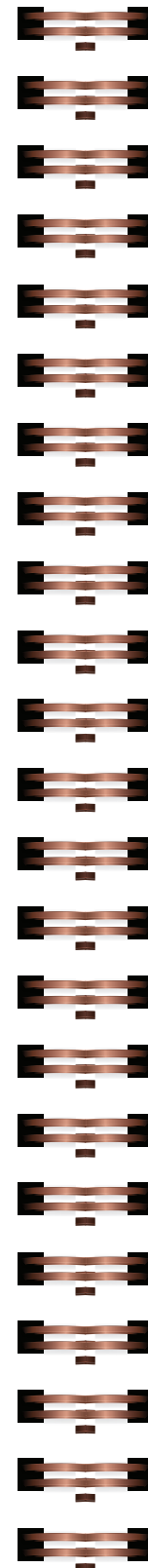
IMPROVEMENTS



801 Deer Valley Drive is magnificent 4,045 sq ft 5 bedroom, 3 and 1/2 bath home built in 1994. This home was designed to entertain, from the large gourmet kitchen to the wonderful great room and the magnificent outdoor amenities, everything was designed as a place for family and friends to gather.

Stone and timber finishes set the tone for timeless craftsmanship, while expansive windows invite the beauty of nature inside. With five spacious bedrooms and three and a half bathrooms, the residence offers both elegance and ease, creating a place where refined living is perfectly balanced with comfort.





Life here is defined by moments worth savoring. Imagine summer days by the resort-style pool, evenings gathering around the extraordinary outdoor bar, and mornings walking or riding the grounds as the light stretches across your private expanse. Watch deer graze at dawn, catch sight of turkeys crossing the meadow, or listen to the call of hawks overhead. This is a property where the presence of wildlife becomes part of your daily rhythm. Every detail of the estate, from its lush and artful landscaping to its panoramic views has been designed to elevate the everyday into something remarkable.

Two versatile outbuildings provide ample space for every pursuit, whether you envision a showroom for your collections, secure storage for your recreational lifestyle, or the freedom to create something entirely your own. With unmatched privacy and room to breathe, the possibilities are as expansive as the land itself.

This is not simply a property; it is an exclusive estate offering the rare chance to own a piece of Nebraska unlike any other. For those who seek beauty, privacy and distinction while remaining only minutes from the energy of the city. This estate is more than a residence; it is an extraordinary way of life.



RECREATION



801 Deer Valley Drive will allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses to just enjoying nature.

This property is truly a sportsman's paradise as well as having the potential as an equestrian property.

The property is directly on the west side of Sidney and boasts excellent Mule deer, pronghorn and upland bird hunting.

There are several tree rows/shelter belts on the property that provide excellent habitat for Mule Deer and possibly some White-tailed Deer, pronghorn as well as small game, varmints, turkeys and upland birds.

There is a natural spring and a seasonal pond on the property also.

You also have the ability to jump in your golf cart and drive down to the nearby Hillside Golf Course; Hillside Golf Course - Play Golf in Sidney, NE



AGRICULTURE

The property would be suitable for cattle or horses with a minor amount of fence work. There is a windmill on the property that will require some minor maintenance to be functional.



WATER/MINERAL RIGHTS & NATURAL RESOURCES

All appurtenant water rights associated with the property will transfer to the Buyer at Closing. All mineral rights (if any) currently owned on this property by the Seller will transfer to the Buyer at Closing.

GENERAL OPERATIONS

801 Deer Valley Drive is currently being used as a magnificent residential/ag property suitable for cattle, horses and recreation/hunting.



REGION & CLIMATE

Weather Highlights

- Summer High: the July high is around 89 degrees
- Winter Low: the January low is 16
- Rain: averages 18 inches of rain a year
- Snow: averages 35 inches of snow a year

Sidney, Nebraska is located in the Great Plains region of the US and experiences a semi-arid climate. The city has hot summers with temperatures often reaching into the 90s, while winters are typically cold and snowy. Precipitation is fairly low throughout the year, averaging between 17-20 inches annually. The area receives some strong thunderstorms during spring and summer months, particularly during June and July when there is a higher risk of severe weather. Despite this, Sidney remains one of the driest cities in Nebraska, making it an ideal place to enjoy outdoor activities all year round.

- Sidney, Nebraska gets 18 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Sidney averages 35 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 229 sunny days per year in Sidney. The US average is 205 sunny days.

Sidney gets some kind of precipitation, on average, 77 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

LOCATION



This property is located on the west side of Sidney and directly on the north side Interstate I-80.

2.5 hours northeast of Denver, CO, 1.5 hours east of Cheyenne, WY and 5.5 hours west of Omaha, NE.

There is the Sidney Municipal Airport located south of Sidney with a 6600-foot concrete runway.



MAPPING

801 DEER VALLEY DRIVE

ADDRESS: 801 Deer Valley Drive, Sidney, Nebraska 69162, USA	PASTURE ACRES..... 100
CLOSEST TOWN..... Sidney	WATER RIGHTS..... Yes, All appurtenant water rights associated with the property will transfer to the Buyer at Closing.
TOTAL ACRES..... 114.90	MINERAL RIGHTS..... Yes, All (if any) currently owned by the Seller will transfer to the Buyer at Closing.
DEEDED ACRES..... 114.90	EST. TAXES..... \$8,797.28 - 2024
ZONING..... Ag/Res	LOT SIZE SOURCE..... Assessor/Tax Data
ELEVATION..... 4300	
TOPOGRAPHY..... Rolling	
VEGETATION..... Native Grass	





Exclusively Presented By:

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