

# R. R. Gurley Hunt and Farm

110.00 Acres

Cheyenne County, NE

\$749,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Propane  
Skiing/Snowmobiling/Snow Sports  
Wooded

## Land Details

Address: 4674 Highway 385,  
Gurley , Nebraska 69141, USA  
Subdivision: N/A  
Closest Town: Sidney  
Total Acres/Deeded Acres: 110.00  
Zoning: Ag  
Elevation: 4300  
Topography: Level  
Vegetation: Crops, trees and native grass  
Tillable/Crop/Orchard Acres: 70  
Timber Land Acres: 25  
Pasture Acres: 7  
Water Rights: Yes, All appurtenant water rights associated with the property will transfer to the Buyer at Closing.  
Mineral Rights: Yes; All if any currently owned by the Seller will transfer to the Buyer at Closing.  
Estimated Income: \$3,150  
Income Type: Cash rent  
Estimated Taxes: \$0

## Building Details

Homes: 1  
Style of Home(s): Farmhouse  
Stories: 2  
Full Bathrooms: 1 | Half Bathrooms: 1  
Basement: Partial finished  
Electricity Provider: Wheatbelt Electric  
Gas Provider: Propane  
Water Provider: Well  
Parking Types: Detached Garage & Driveway  
Other Improvements: High fence  
Fence Type: Various  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air



### About This Property

R. R. Gurley Hunt and Farm is an excellent opportunity to purchase a nice hunting property with improvements and farming income. This farm was one of the first exotic animal and bird farms in the nation! There is a nice older home that would also make a terrific hunting lodge and several usable outbuildings on the property. The trees and farmland surrounding the improvement site provide excellent habitat for wildlife. Don't miss out on this!





### **Land**

R.R. Gurley Hunt and Farm consists of approximately 110 +/- acres (exact acreage to be determined by survey) of level land.

There is approximately 70 +/- acres of dryland farm ground, 25 +/- acres of trees/shelterbelts and grass, 10 +/- acres of pasture with the balance being the improvement site.

### **Improvements**

R. R. Gurley Hunt and Farm boasts a wonderful older farmhouse style 3 plus bedroom, one and a half bath home that would also make a terrific hunting lodge. The house has a modern kitchen, large living room, a mud room and a partial basement that is fully finished and includes a shower in the laundry room, there is ample storage throughout the house. The home is cedar sided, has a propane forced air furnace with central AC, and 2 exterior decks.

There are multiple outbuildings on the property. There is what once was the summer kitchen that has been partially remodeled and would make a great man-cave or a she-shed, an oversized 2 car garage/pole shed with a full concrete floor and automatic garage door opener, a large barn in great condition, a open front loafing shed for livestock or toy storage, a chicken coup, smaller garage/shop, an older grainary and a couple smaller grain bins.

There are several high fence paddocks that are in need of some repair but could easily be converted to flight pens for birds as well.

There are multiple waterers and hydrants on the property providing easy watering of any livestock.

The improvements on this property have endless potential depending on what a person would desire.



## Recreation

R. R. Hunt and Farm will allow you to enjoy all the recreational activities associated with the rural lifestyle, from hunting, 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 northwest side of Gurley and boasts excellent Mule deer, White tailed deer, pronghorn and upland bird hunting.

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

The dryland crop ground on the property as well as the surrounding crop land provides an excellent food source for the wildlife.

## Agriculture

There is approximately 70+/- acres of highly productive dryland farm ground on the property and the Seller will cash lease it back for 5 years at \$45 per acre per year.

The remainder of the property is in pasture, improvement site and recreational use.

## Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with the property will transfer to the Buyer at Closing. There will be a shared well agreement to provide domestic water to the adjacent house and shop.

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

## General Operations

R. R. Gurley Hunt and Farm has been utilized as an exotic animal/bird farm as well as dryland crop production.





## Location

Gurley is located 13 miles north of Sidney and 15 miles north of Interstate I-80 on US Hwy 385. 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. Sidney also provides all the amenities you will need, restaurants, hardware and farm supply stores, equipment and car dealerships, hospital, grocery stores and more.

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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 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.

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*- RICK STEINER, SELLER/BUYER*

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

 Boundary



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