

# West Chase Country Home

16.87 Acres | Chase County, NE | \$1,110,000



HAYDEN  OUTDOORS.

# West Chase Country Home

TOTAL ACRES:

16.87

PRICE:

\$1,110,000

COUNTY:

Chase County

CLOSEST TOWN:

Lamar, NE

*Presented by*



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### Property Summary

Experience luxury country living in this stunning custom-built 5-bedroom, 3-bath home on 16.87 private acres surrounded by mature trees. Designed with premium finishes and upscale features throughout, this exceptional property also includes an 8,550 sq. ft. shop with full concrete floors, 2,850 sq. ft. of heated workspace, and a private office—perfect for business, hobbies, or storage. Privacy, space, and quality meet in one remarkable estate.



## Activities & Amenities

Equestrian/Horse Property  
House/Cabin  
Hunting - Small Game  
Hunting - Upland Birds  
Propane  
State Hunting Unit: Frenchman West

## Land Details

Address: 31422 744 Rd , Lamar,  
Nebraska 69023, USA  
Total Acres: 16.87  
Zoning: AG  
Elevation: 3300  
Topography: flat  
Estimated Taxes: \$3,174 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 3600  
Stories: 1  
Bedrooms: 5  
Full Bathrooms: 3  
Basement: Full finished  
Electricity Provider: NPPD  
Gas Provider: Propane  
Water Provider: Domestic Well  
Parking Types: Attached Garage  
Outbuildings: 2  
Types of Outbuildings: Chicken House  
Other Improvements: 150' x57' Shop  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air, Wood Stove  
Appliances: Dishwasher, Garbage Disposal,  
Dryer, Refrigerator, Hot Water Heater,  
Microwave, Oven, Stainless Steel, Washer  
Flooring: Carpet, Hardwood, Tile, Vinyl  
Siding: Hardi  
Roofing: Metal  
View: Private, Scenic, Wooded



## Land

Discover the perfect blend of natural beauty, privacy, and wildlife habitat on this remarkable 16.87-acre property. Hundreds of mature trees—including stately pines, fragrant cedars, and a diverse collection of deciduous trees and ornamental shrubs—create a breathtaking landscape and exceptional year-round seclusion. A picturesque 9.18-acre pasture has been thoughtfully established with native wildflowers and pollinator-friendly plantings, providing a vibrant sanctuary for deer, pheasants and assorted songbirds, butterflies, and other wildlife. Whether you're seeking a peaceful country retreat, recreational paradise, or an extraordinary setting to call home, this one-of-a-kind property offers unmatched beauty, serenity, and endless possibilities. The yard is very private and shaded with lush lawns and an extensive sprinkler system.





## Improvements

Luxury, craftsmanship, and exceptional attention to detail define this stunning 3,600 sq. ft. custom-built home, thoughtfully designed for comfortable everyday living and effortless entertaining. The spacious open-concept main level welcomes you with beautiful hardwood flooring, soaring ceilings, and abundant natural light. At the heart of the home is a chef-inspired kitchen featuring custom hickory cabinetry, one-of-a-kind granite countertops, stainless steel appliances, a double-basin sink, and generous workspace. Adjacent to the kitchen is a dedicated office with two built-in workstations, making working from home both functional and convenient.

The inviting main-level family room offers generous gathering space, while three spacious bedrooms and two beautifully appointed bathrooms provide comfort and privacy. The luxurious primary bath features a custom walk-in steam shower, creating a spa-like retreat. An oversized laundry room includes abundant counter space, a utility sink, and an additional stainless steel refrigerator/freezer.

The fully finished lower level was designed for entertaining, featuring a stunning custom bar with handcrafted hickory cabinetry, granite countertops, a bar sink, and abundant storage. The expansive recreation and family rooms provide ample space for a pool table, game area, oversized seating, and a large-screen television. Two additional bedrooms—one conforming and one non-conforming—and a full bathroom offer flexible accommodations for family or guests.

Recent exterior updates include new siding, a durable steel roof, and seamless gutters for years of low-maintenance ownership. Outdoor living features two concrete patios and a spacious covered front porch, while the oversized attached two-car garage provides ample vehicle and storage space.

A true highlight is the impressive 150' × 50' steel outbuilding, designed for work, hobbies, or business. It features full concrete floors, oversized bay doors with concrete approaches, and approximately 2,850 square feet of heated workspace separated from the unheated section by an interior bay door. A private office with a built-in desk and custom cabinetry completes this exceptional workspace.

This remarkable property seamlessly combines luxury living, quality craftsmanship, outstanding entertaining spaces, and unmatched utility, making it a rare opportunity to own a truly one-of-a-kind country estate.



## Recreation

Chase County and the surrounding region offer exceptional year-round outdoor recreation, making southwest Nebraska a premier destination for sportsmen, nature enthusiasts, and families. Within a 75-mile radius, Enders Reservoir, Lake McConaughy, Swanson Reservoir, Red Willow Reservoir, and Medicine Creek State Recreation. These popular destinations provide outstanding boating, water skiing, kayaking, camping, swimming, and fishing for walleye, wiper, largemouth bass, crappie, bluegill, northern pike, and channel catfish.

The area is also known for its excellent hunting opportunities. Thousands of acres of Nebraska Game and Parks public lands and Open Fields and Waters (walk-in hunting access) provide outstanding hunting for pheasants, bobwhite quail, prairie chickens, whitetail deer, and mule deer.

Outdoor enthusiasts will also enjoy miles of scenic gravel roads for cycling, ATV and UTV riding, wildlife photography, birdwatching, and hiking, while the nearby Republican River Valley and Frenchman Creek offer additional opportunities to experience Nebraska's natural beauty.

Just a few miles from the Colorado border, the property also provides convenient access to hiking, mountain biking, camping, off-road trails, state parks, and scenic drives. Within a few hours, the Rocky Mountains offer world-class skiing, snowboarding, fly fishing, whitewater rafting, rock climbing, horseback riding, and endless year-round recreation.

Whether your passion is hunting trophy deer, pursuing upland birds, spending summer weekends on the lake, or escaping to the mountains, Chase County's central location delivers an exceptional outdoor lifestyle that is difficult to match anywhere in the Great Plains.





## Agriculture

The property offers excellent opportunities for a small-scale agricultural or hobby farm lifestyle. A dedicated chicken and goat house provides space for raising livestock, while the 9.18-acre pasture across the road is well suited for horses, a few head of cattle, or other grazing animals. If preferred, the pasture can remain in native wildflowers and pollinator habitat, providing excellent wildlife cover while enhancing the property's natural beauty.

An additional asset is approximately 66,000 bushels of grain storage, providing flexibility for farm use, on-site storage, or supplemental lease income. Combined with the large shop and existing livestock facilities, the property offers excellent agricultural amenities while maintaining the appeal of a well-kept rural acreage.

## Region & Climate

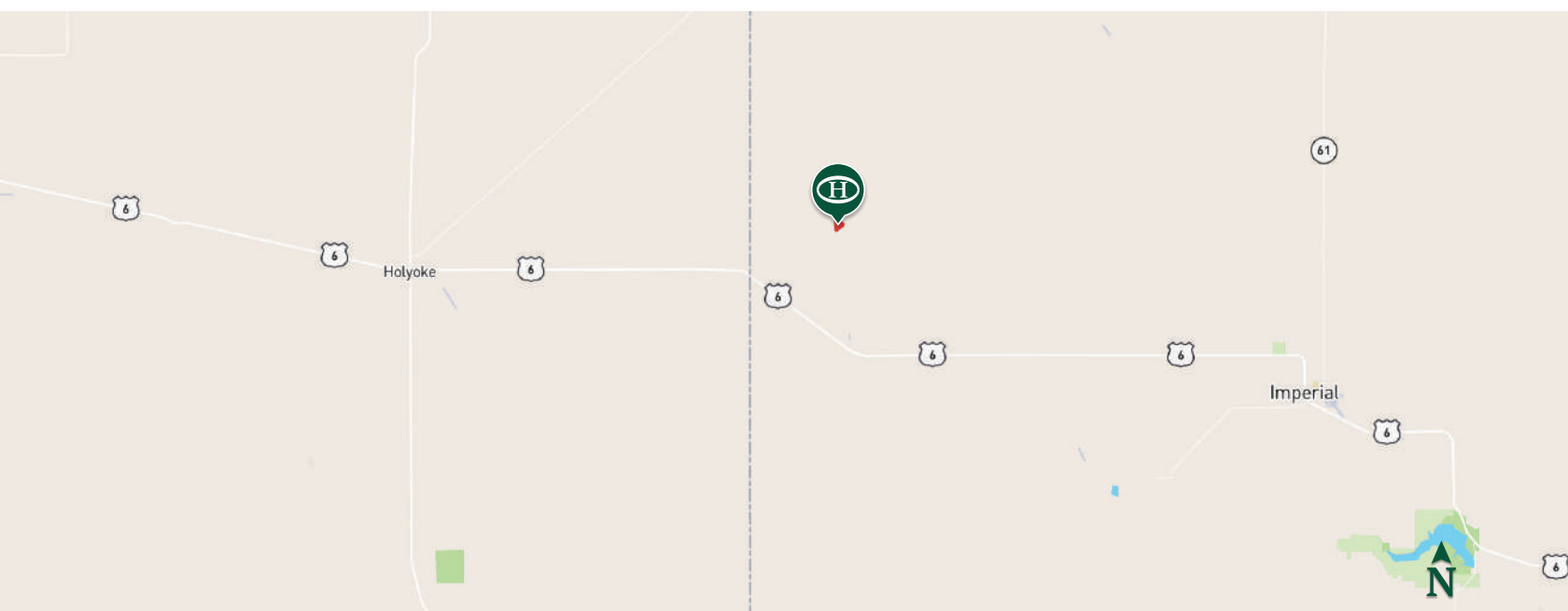
Located in southwest Nebraska, Chase County offers productive agricultural land, abundant wildlife, and outstanding outdoor recreation near Imperial, Enders Reservoir, and the Republican River Valley. The area enjoys a four-season climate with approximately 21 inches of annual precipitation, average July highs of 89°F, January highs of 39°F, and average lows of 13°F, supporting productive farmland and year-round recreation. With over 235 days of sunshine annually, low humidity, and a favorable climate, Chase County is an excellent setting for country living, equestrian properties, hobby farms, and private rural estates.

## Location

The property's location offers the convenience of being just three miles from the Nebraska–Colorado border, providing easy access to the amenities of both Imperial, Nebraska, and Holyoke, Colorado. Whether it's shopping, dining, healthcare, schools, or everyday services, both communities are just a short drive away. Ogallala, Nebraska, with additional retail, medical facilities, and access to Interstate 80, is also within easy reach. For those who travel frequently, Denver International Airport is approximately a three-hour drive, while Denver and Colorado's Front Range offer convenient access to major shopping, professional sporting events, entertainment, and year-round recreation in the Rocky Mountains. The location combines the peace and privacy of rural living with practical access to regional services and destinations.



 Boundary





# 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.

**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.

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*"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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