

Western View Real Estate



CHRISTENSEN RANCH * 475 Acres +/-
(395 Acres Deeded & 80 Acres Leased)

CRAWFORD * DAWES COUNTY * NEBRASKA

Situated near the afternoon shade of Historic Crow Butte in western Nebraska is the Christensen Ranch. With a total of 475 Acres the ranch is a perfect combination of rugged canyons with hidden springs, native grass pastures, hay production, and a well-protected headquarters. The annual grass/alfalfa hay crop is suitable for horses and most classes of livestock. The secluded springs that become Pine Creek are liquid assets to the ranch, providing fresh water to the variety of wildlife that lives on and around the property. Adjoining the south side of the ranch is The Ponderosa Wildlife Management Area

List Price \$632,000

(308) 432-6828

269 Main Street, Chadron, NE

www.WesternViewRealEstate.com

Listing Agent * Philip J Rosfeld * Broker NE/SD

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.



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Christensen Ranch

A comfortable ranch home is protected by a natural windbreak of trees, hand planted and cared for by generations of the same family. The West Ash Fire in 2012 impacted views and the seller has re-planted many of the shelter belt trees since then. The barn anchors the improvements and is a local landmark for those that enjoy the Nebraska Pine Ridge Forest as the ranch is also located along the always scenic West Ash Creek Road. The seller trains horses and has improved the property with the addition of smooth wire fencing, outdoor riding arena and round pen. There is a large open front shed for livestock or machinery/equipment plus shop space and a smaller steel workshop nearby the house. The home features an open floor plan with a spacious main floor kitchen, dining area, living room, two main floor bedrooms and a full bath. The double car attached garage has easy access to the generous mudroom with laundry space and the welcome warmth from the woodstove inside. Full basement includes an additional bedroom, bath, family room with sink and laundry area, utility/storage room and pantry. Water to the property is sourced from a self-sustaining, private solar powered well and pipeline from a 15,000 gal capacity cistern. A second well may be utilized for stock water with a generator. There are also Surface Water Rights from Pine Creek for 25 AF. Overall this ranch provides suitable improvements, grazing and hay production in a beautiful rural setting.

Location Maps



Approximate Boundary of the 475 Acres +/-



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Centrally located between the
Black Hills of South Dakota & the Colorado Rocky Mountains

Property Boundary

There may be variations between the property boundary & the location of existing fences. There may also be variations as to the specific acreage within the boundary of the property. Seller makes no warranties in this regard. Maps are based upon legal description & not to scale. The location of the property boundary & existing fences is approximate. Maps are for visual aid with accuracy not guaranteed.

Local Communities

Crawford, Nebraska is an old time railroad town now known as “The Garden Beyond the Sandhills” & “The Big Game Capital of Nebraska”
The Fourth of July Rodeo & Parade is an annual event.

Chadron, Nebraska is the location of Chadron State College offering educational opportunities, cultural & athletic events. Chadron’s amenities include shopping, restaurants, coffee shops & a community hospital providing health care services to the region.



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Local Area

Historic Fort Robinson State Park just west of Crawford along Highway 20 is a nice family attraction & vacation destination. The convenient Legend Buttes Golf Course has been rated as one of the most scenic in the United States. The region itself is centrally located between the Colorado Front Range & the South Dakota Black Hills. The nearby Nebraska National Forest & Oglala National Grasslands are both widely known for prime wildlife habitat. Large game includes elk, bighorn sheep, antelope, whitetail & mule deer. Smaller species vary from bobcat, coyotes, prairie dogs & Merriam Turkey.

The vast number of acres accessible to the public encompass terrain varied enough to entertain any outdoor fan. Trailheads throughout the Pine Ridge National Recreation Area connect to a nearly endless combination of trails available for hiking, trail riding, biking & camping. There are also trails for ATV & motorcycle use in limited areas. The area is also acknowledged for its cache of prehistoric fossils, rare rocks & beautiful wild flowers. Nearby State Wildlife Management Areas include the Peterson WMA, the Soldier Creek WMA, the Ponderosa WMA & the Bighorn WMA each offering additional acres for outdoor activities.

Airports

The Chadron Municipal Airport (CDR) is located 5 miles west of Chadron, NE, or 20 miles east of Crawford, NE, along State Hwy 20. Commercial flights are provided by Boutique Air with services to Denver International Airport (DIA).

The Rapid City Regional Airport (RAP) is located 8 miles southeast of Rapid City, SD & offers flights from Allegiant, American, Delta & United.

Real Estate Taxes

The real estate taxes for 2015 are \$3,748.06

Mineral Rights

All mineral interests owned by the Seller, will be conveyed to the Buyer.

Surface Water Rights

All water rights owned by the Seller, will be conveyed to the Buyer.



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List Price

\$632,000

(Six Hundred Thirty-Two Thousand Dollars & no/100)
(\$1,600 AV/Acre Deeded)

Conditions of Sale

1. The seller shall require an all cash sale at closing.
2. The seller reserves the right to a 1031 tax deferred real estate exchange with no liability or expense to the buyer.
3. All offers shall be submitted in writing.
4. Earnest money shall be no less than 5% of the list price. (\$31,600)
5. Earnest money deposits shall held in the listing broker's trust account until date of closing. (Western View Real Estate Trust Account)
6. The cost of title insurance issued and title company closing fees for this sale shall be split equally between buyer and seller.
7. Buyer and seller shall be responsible for their own attorney's fees if any.

Listing Agent, Philip J Rosfeld, Broker, Western View Real Estate
Licensed Nebraska & South Dakota

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Notes

