

Western View Real Estate



High Country Ranch Crawford * Dawes County * Nebraska

This 1,728 Acre Ranch is quite possibly the foremost scenic ranch in western Nebraska. The nearly endless panorama from the top of this ranch takes in the spectacular & intimate views of the Nebraska Pine Ridge Country. Currently a summer grazing unit & managed for the benefit of wildlife. Live water on the ranch with Bozle Creek & the Cherry Creek Springs. Ponderosa Pine Trees. Rocky Ridgetops. Perfect Solitude.

List Price \$2,592,000 (\$1,500 Av/Acre)

Philip Rosfeld, Broker

(308) 432-6828 Day or Night (308) 430-5151

269 Main Street, Chadron, NE

www.WesternViewRealEstate.com

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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The Ranch

This impressive ranch is rugged yet conveniently located only 7 miles south of Crawford, Nebraska. A true hunting paradise situated away from any well-traveled roads. The solitude of this perfect hideaway is nearly deafening. Consisting of Ponderosa Pine filled canyons, open meadows of native grass and live water. The terrain varies greatly and whether hunting or hiking a day on the ranch can be exhilarating.

Secluded sites primed for a home, cabin or private retreat.

Hunting & Wildlife Viewing Opportunities

Merriam's Wild Turkey * Mule Deer * White Tail Deer
Elk * Sharp Tail Grouse * Bobcat

Income Potential

The dry cropland is currently planted in alfalfa. The timbered range is conducive to grazing and currently leased as a cow/calf summer grazing unit for 2014. Pasture lease rates as well as the carrying capacity can vary from year to year as dictated by the weather and markets.

History & Improvements

The ranch was homesteaded around the turn of the century as evidenced by dates hand carved in the timber framework of the old log/stone barn. A lifetime of hard work went towards constructing a set of buildings first by hand hewn timbers, then by native stone and finally a residence built of milled lumber. Unfortunately not much may be salvaged from these structures but the perseverance of the local ancestry remains.

Community

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

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

Airports

The Chadron Municipal Airport (CDR) is located 5 miles west of Chadron, NE, or 20 miles east of Crawford, NE, on State Hwy 20. Commercial flights are provided by Great Lakes Airlines with services to Denver International Airport (DIA). The Rapid City Regional Airport (RAP) is located 8 miles southeast of Rapid City, SD and offers flights from Allegiant, American, Delta & United



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Crawford, Dawes County, Nebraska

Historic Fort Robinson State Park just west of Crawford along Highway 20 is a nice family attraction and 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 and the South Dakota Black Hills. The nearby Nebraska National Forest and Oglala National Grasslands are both widely known for prime wildlife habitat. Large game includes elk, bighorn sheep, antelope, whitetail and mule deer. Smaller species vary from bobcat, coyotes, prairie dogs and 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 and camping. There are also trails for ATV and motorcycle use in limited areas. The area is also acknowledged for its cache of prehistoric fossils, rare rocks and beautiful wild flowers. Nearby State Wildlife Management Areas include the Peterson WMA, Soldier Creek WMA, Ponderosa WMA and Bighorn WMA each offering additional acres in the region for outdoor activities.

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.

Real Estate Taxes

The real estate taxes are \$6,012.62

Mineral Rights

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

Surface Water Rights

There are no surface water rights permitted to the property.

List Price

\$2,592,000



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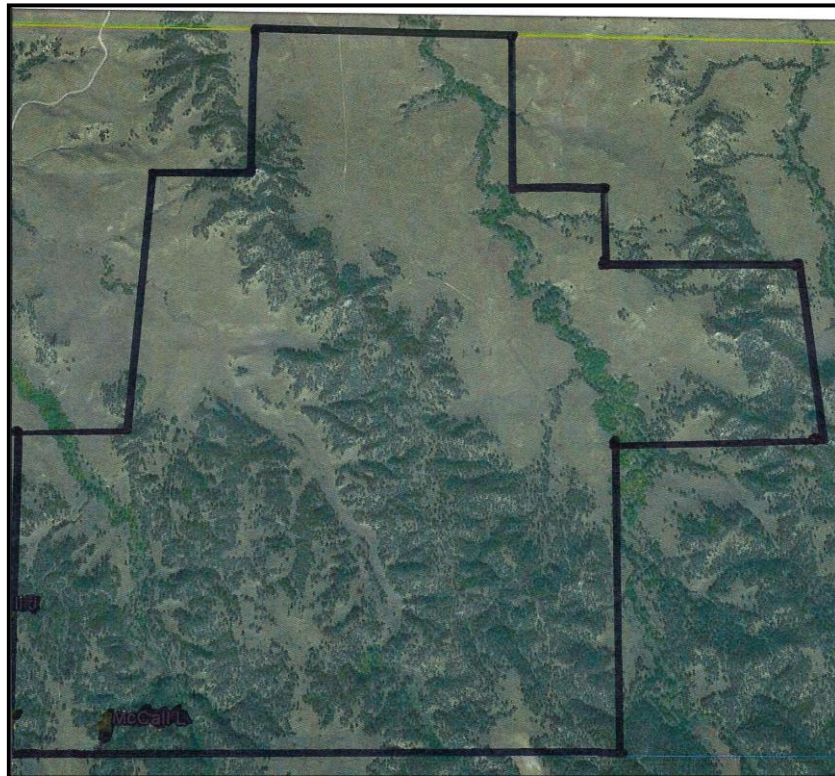
Conditions of Sale

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 deposit shall be no less than (\$100,000.00)
5. Earnest money deposit 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.

Agency Disclosure

Exclusive Listing Agent, Philip Rosfeld, Broker, Western View Real Estate

Aerial View



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