

**JamesLandCo.com**

*Online Real Estate Auctions*

# *Hidden Canyon Ranch*

## *Harrisburg, Nebraska*



*Presented By:*

**CURT JAMES**

*Office: (307)326-3104 Cell: (307)399-8644*

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# *Hidden Canyon Ranch*

## *Harrisburg, Nebraska*



**Price:** \$4,250,000.00

**Features:** Executive Home, Pine Trees, Deer & Turkey Hunting, Fishing Pond, Incredible Setting, 19 Canyons

**Location:** Banner County, Nebraska

**Acreage:** 2,572 Deeded Acres +/-

**Improvements:** 6,378 Ft<sup>2</sup> Home, 2 Additional Living Quarters, Barn, Shop, Corrals

**Taxes:** Approximately \$13,808.38 (2008)

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### Broker Comments

The Hidden Canyon Ranch is arguably the most scenic and well appointed recreational/working ranch ownership opportunity in Nebraska and is among an elite few anywhere. There are only a handful of ranches in the west that can deliver the “WOW!” factor – and this one does! The western elegance and beauty of its setting is breathtaking. The Hidden Canyon Ranch is truly in rarified air and is definitely fitting of the title “Trophy Ranch.”

The custom home and national park-like setting immediately surrounding it alone may be worth the price tag. If this is the case you get the 2,572 acres +/- of timbered canyons, fabulous wildlife viewing or hunting, well built working purebred cattle/horse facilities and 2 second homes thrown in for free! Opportunities like this come along once in a lifetime and you may be the one with the wisdom, vision and means to make it your Trophy to a life of accomplishment.

### The Home

Describing this marvel as a “custom executive home” just doesn’t do the architecture, construction, amenities and landscaping justice – “a masterpiece” is more appropriate. The home consists of 6,378 square feet with all but the storage and mechanical rooms meticulously crafted and finished. To match the dramatic setting and landscape, the main entrance opens into the great room with a 2 story rock fireplace seizing center stage. Immediately you will notice the timbered beam and natural wood craftsmanship throughout, evoking a western flavor and charm.

The room just behind the bar is an enclosed entertainment room/theater. The stunning Sony sound and video system centrally installed in the entertainment room is directed at your command - and in stereo - to 11 separate rooms in the home including the deck.

As you climb the curved staircase with oak railings out of the great room to the dining room, you look past the enormous antler chandelier through 14 large picture windows to the tree lined, well stocked ponds just beyond the park-like landscaping in the front of the home. You may take the discreetly placed elevator to the upper level as well.



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At the top of the staircase you enter the dining room, which serves up a spectacular view of the ponds, pines and rock rimmed canyon beyond. The peaceful serenity of the view may eliminate the need for antacids after dinner no matter who the cook is. You may not notice the food anyway with a view like this one.

Speaking of the cook, the kitchen appointments, cabinetry and organization can make a good cook a great cook. The large kitchen is open to the dining room comfortably suggesting a wish for friendly conversation and western hospitality. Custom

hand cut tile finishes the countertops, and are artistically laid atop the large island nook tastefully combines with oak cabinetry to give the feel of graceful substance and honest old west quality. The same tile is used throughout the bathrooms as well. Double ovens, electric cook-top, dishwasher and an extra large sub-zero refrigerator are just a few of the amenities strategically placed to minimize effort. Yet the kitchens décor and design harmonize with the natural surroundings just outside the large bay picture window sitting just above the sinks and large countertop work area. It won't be uncommon to gaze at a deer, turkey or hummingbirds just outside this kitchens' window.

The master bedroom follows the theme presented throughout the rest of the home and boasts a private walk-out deck all of its own. Inside are built in double dressers, entertainment center and mirrored beauty station. The large walk-in 10' x 16' all cedar closet keeps your clothes fresh and is accessed through the master bathroom.

There are 2 additional large bedrooms, 3 full bathrooms, an office, a reloading room, an exercise room and a game room large enough to accommodate a full sized pool table.

Few homes of this stature are designed to withstand long periods of power loss but this one was. Discreetly concealed underground is a 1000 gallon propane tank supplying a Generac power plant. The system is able to sense a power loss and kicks on automatically supplying the electrical needs of the home. If you are someone looking for an off the grid capable, end of the road hide-a-away you will probably find yourself thinking after evaluating the property, "this wouldn't be a bad place to be holed up for a few weeks if need be... or maybe a lifetime."



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The only thing stingy about this home is its' use of energy. Utilizing a state of the art geothermal heat pump system, the home is economically cooled and heated. The hot water heaters are ran off the geothermal heat pump system and are supplemented by an Envirotec system as well, delivering even greater savings. An on demand hot water system is also installed in the home to prevent those long waits for hot water to finally reach the tap.

Large 3-bay garage is both heated and air conditioned with concrete floor and work bench. One long bay is entered perpendicular to the other bays

for ATVs or boat storage. Other conveniences are a central vacuum system, laundry/utility room with large drop sink. Outside the lawn and flower beds are automatically watered through an under ground sprinkler system. Two water wells near the home work together to supply the geothermal heat and cooling system and other water requirements of the home.

We may be saving the best for last and that is the screened in patio/ covered deck. Schedule an appointment to view the ranch and see if you agree. The deck - like the dining room - provides a spectacular view of the ponds, pines and rock rimmed canyon beyond. It is over 1,200 square feet with a built in oversized stainless steel gas grill with removable components for easy cleaning. Over the grill is a large hood that vents smoke up and out the dramatic cathedral ceilings. The cathedral ceilings are supported by massive rough hewn wood beams. The many 12 foot wide retractable screens - at the push of a button - roll up completely for a more open feeling deck or close and seal tightly for a screened in (and insects out) patio. There is plenty of room for a number of tables, chairs and deck furniture to relax in. The floors are all maintenance free Trex decking planks. There is even a loft overlooking the deck accessible by ladder with safety railing for the kids to play in.



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### Working Purebred Cattle and Horse Ranch

The ranch is currently used as a purebred cattle operation with an owner rated capacity of 200 pairs with supplemental feeding for a seven to eight month grazing period with one to two months of winter grazing. There is a two year old steel built barn approximately 40' x 80' with 12' x 80' overhang and has two - 12' x 12' overhead doors and one - 8' x 12' overhead door. This building is designed for either a horse and/or cattle operation. Protective wood paneling (2" x 6" tongue and groove) reaching 6 feet high inside the open access shelter protects the walls and

structure. The running board base is green treated wood. There is finished tack room that can be heated as well. There is another 40' x 80' heavy duty all steel shop with concrete floors, a 15' overhead door and a walk in door. Pipe and cable working corrals and alleys outside with new frost free automatic Ritchie water (5) make operation easy to operate and maintain.

Ranch managers home is newer 2' x 6' constructed modular approx 16' x 60'. A third home makes for a great bunkhouse for guest or hunters. Exterior has newer roof and stucco.



The ranch is well watered with 5 tanks on a pipeline on a well with 20' bottomless tanks. There is also a tank on a year round spring and a live creek in the largest canyon.

The ranch is fenced into 10 pastures allowing for rotational grazing to maximize production and ecosystem improvement. There is a nice balance between warm and cool season grasses providing for excellent weight gain for cattle throughout the grazing season.

Property division might be possible.

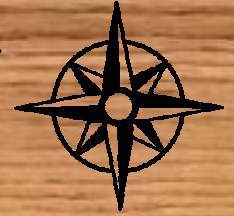


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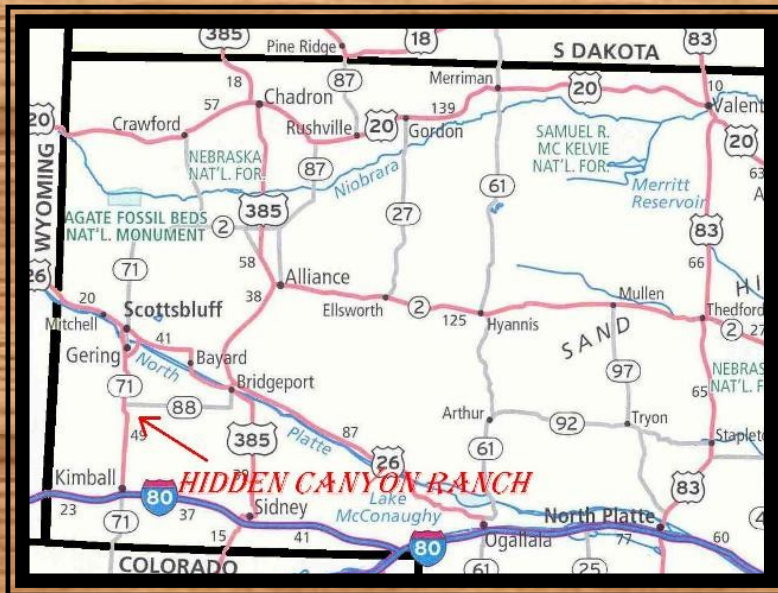
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### Trophy Deer, Small Game Hunting and Great Fishing

Abundant wildlife finds a home on the ranch's 19 timbered canyons including trophy mule and whitetail deer. The timbered canyons feature numerous varieties of trees including cedar, pine, cottonwood, willow and hackberry trees, with currant berry bushes present as well. While the wild turkey population is thriving and flourishing in the numerous canyons, there are other small game species including waterfowl, pheasants, grouse and doves that call this home. Bald eagles, many hawk species, blue herons and egrets can also be seen on the ranch. The large pond system in front of the house is stocked with trophy bass, catfish and blue gill. If the deer and turkey hunting can't draw you away from the comfort of this house surely the fishing will!



**Note:** The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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# HIDDEN CANYON RANCH



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## Contact Information

**Office: (307)326-3104**

**203 South 1st Street (PO Box 1167) Saratoga, WY 82331**

### **Curt James (Broker / Owner)**

**Cell: (307)399-8644 Email: [cjames@carbonpower.net](mailto:cjames@carbonpower.net)**

***\*Licensed in Wyoming, Nebraska, South Dakota & Colorado***

### **Brenda James (Sales Associate / Owner)**

**Cell: (307)399-8645 Email: [bjames@carbonpower.net](mailto:bjames@carbonpower.net)**

***\*Licensed in Wyoming***

### **Creed James (Associate Broker / Technology)**

**Cell: (307)399-7973 Email: [creedjames@carbonpower.net](mailto:creedjames@carbonpower.net)**

***\*Licensed in Wyoming & Nebraska***

### **Brad James (Sales Associate)**

**Cell: (307)340-0168 Email: [bjames1957@aol.com](mailto:bjames1957@aol.com)**

***\*Licensed in Wyoming & Nebraska***

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***\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***

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