

WESTERN NEBRASKA

Bush Wood Equestrian Facility



PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 32.22± | OFFERED AT \$825,000
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HOME

- 2 bedroom, 1 bath bungalow. Small but efficient for barn manager, future guest house, or those who prefer to spend their time outside.
- 825 Square foot, built in 1914, metal roof
- spacious deck that overlooks pasture and turnout.
- Stainless Steel Appliances, Laminate Flooring, and newer vinyl windows

INDOOR ARENA

- The indoor arena has taken into account every comfort for horse and rider in terms of both safety and comfort. Arena is heated, ventilated and has plumbing system to water ground; The ground is mix of granulated rubber flooring(crumb) to provide increased shock absorption, reduce dust, make the sand last longer and reduce watering.
- The indoor arena building is all steel construction, insulated and interior is sheeted in metal for a clean and maintenance-free building. Overhead lighting and plexi-panels on the side wall provide ample lighting. Riders will also appreciate full mirrored wall on the end of arena. Arena measures 71x213 and has solid side walls and gates.
- Indoor arena also features a restroom for guests

STALL BARN

- The insulated stall barn is all steel construction, featuring 7 box stalls, a wash rack, tack room and break room.
- Stalls are top of the line with steel and wood construction, sliding stall doors and swing out feed boxes and a generous wide alley.
- Breakroom is finished and leads out to a covered patio.
- Wash rack has cross ties, a dedicated water source and overhead heaters.

EQUIPMENT SHOP

- 4 overhead garage doors. Concrete floors, All steel construction, insulated,
- This building is perfect for all your extra farm equipment or great for the car hobbyist as a well-equipped workshop.

OUTSIDE FEATURES

- 60ft wood round corral
- 4 turn out paddock/pastures
- Outdoor arena 150x250

SHOW RING

- Wood loafing shed by house
- Perimeter fencing in excellent condition with five-strand barbed wire

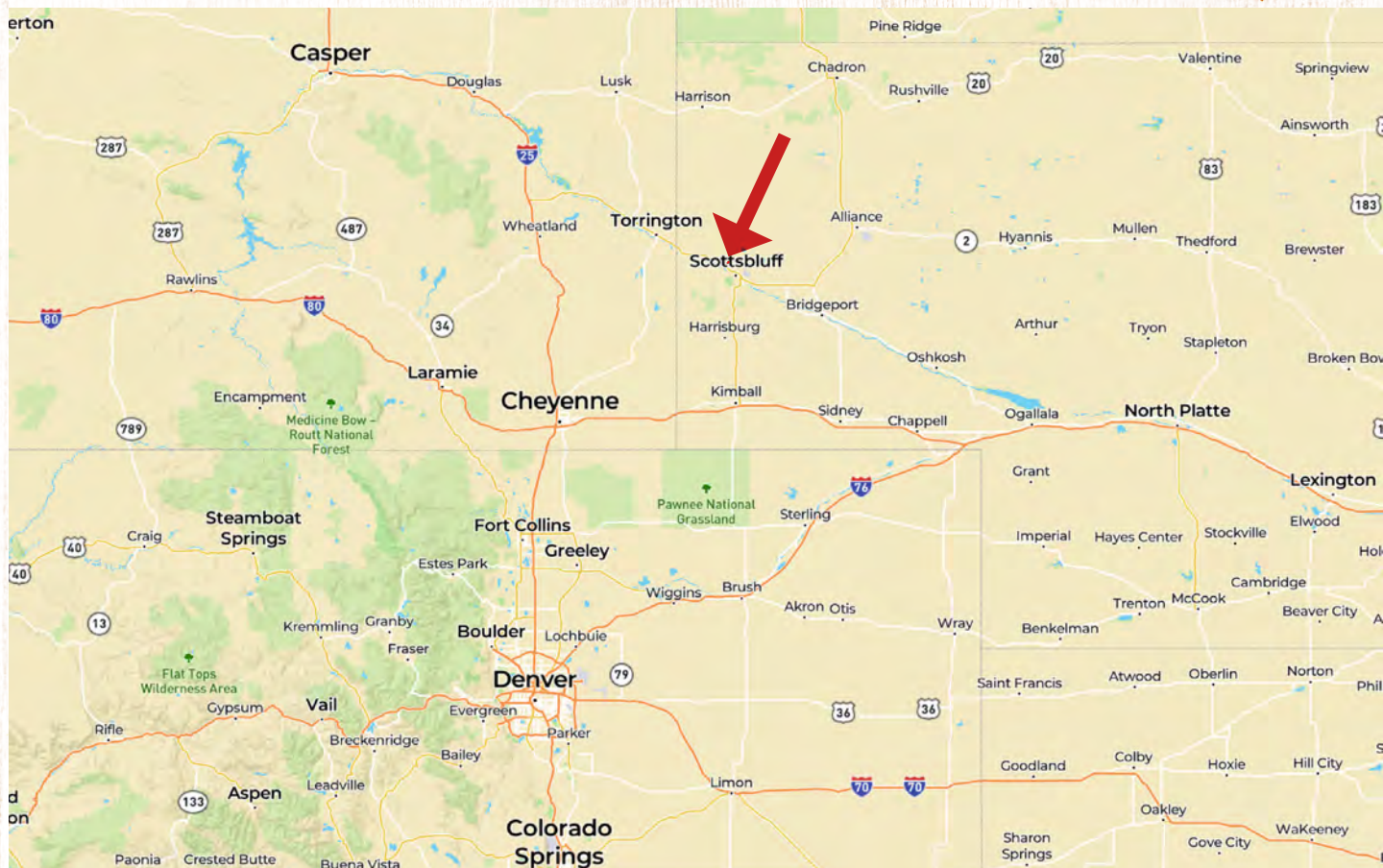


PRICE

\$825,000 (EIGHT HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS)

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and Salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

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LOCATION

Address is 60037 CR 19, Scottsbluff, NE 69361

The facility is ideally situated at the crossroads on several show and rodeo circuits. Located 448 miles from Billings, Montana, 201 miles from Denver, Colorado; 162 miles from Rapid City, SD, and 101 miles from Cheyenne, Wyoming.

- Scottsbluff, NE 6 miles
- Torrington, WY 28 miles
- Chadron, NE 96 miles
- North Platte, NE 180 miles
- Fort Collins, 144 miles
- Cheyenne, WY 100 miles
- Denver International Airport 204 miles
- Western Nebraska Regional Airport 10 miles

DIRECTIONS: From Scottsbluff go W on Hwy 26, turn N on CR 19, follow Cr 19 2. mi, turn E on CR F for 0.14 Mi. From Torrington Follow US-26 East towards Scottsbluff for approximately 32 miles, then turn left onto Experiment Farm Road on the East side of Mitchell NE. Drive approximately 4.2 miles and turn right onto County Road 19. The property is about a mile down this road on your left.

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COMMUNITY HISTORY

The Nebraska Panhandle is deeply rooted in agriculture with cattle and row crop farming being a main driving force behind the local economy. The Nebraska panhandle is a place where a handshake still means something, and your neighbor is always willing to lend a hand. There is a reason that the state slogan is "Nebraska, The Good Life!"

The Fremont, Elkhorn and Missouri Valley Railroad reached Fort Robinson in 1886 on its way to Wyoming. Several miles east of the Fort, the railroad passed through a tree claim belonging to William Annin (also spelled "Annon"), who sold his claim for a new townsite. The "tent city" that sprang up around the railroad was named after Lt. Emmet Crawford, who had been formerly stationed at Fort Robinson but was killed in Mexico in January 1886.

Seeking entertainment, the soldiers kept the town supplied with much business during its early years. Crawford was a very wild frontier town, and was home to many saloons and brothels. Calamity Jane came to Crawford from Deadwood, South Dakota with ten dancing girls and set up a tent south of town. Several murders took place in Crawford, most involving soldiers from Fort Robinson.

A second railroad, the Chicago, Burlington and Quincy, reached Crawford in 1889, providing an additional boost to the community. In 1907 Crawford became a city, and by 1911 Crawford had the seventh-most business volume in Nebraska. Through the following years, the town had a variety of industries, including a brick works, mica mill, pickle factory, and a Nash Finch Company warehouse. Crawford lobbied for a state normal school, but the state decided to place the school (now Chadron State College) in nearby Chadron. The state thought that Crawford's proximity to Fort Robinson would not be good for the school's young women students.

The Elite Theater was established about 1910 in a converted saloon. The theater was owned and operated by Mrs. Georgianna Higgins, thought to be the first woman theater owner in the United States.



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NEBRASKA AT A GLANCE

Nebraska's area is just over 77,220 square miles with a population of over 1.9 million. Its capital is Lincoln, and its largest city is Omaha, which is on the Missouri River. Nebraska was admitted into the United States in 1867, two years after the end of the American Civil War. The Nebraska Legislature is unlike any other American legislature in that it is unicameral, and its members are elected without any official reference to political party affiliation.

Nebraska is composed of two major land regions: the Dissected Till Plains and the Great Plains. The Dissected Till Plains region consists of gently rolling hills and contains the state's largest cities, Omaha and Lincoln. The Great Plains region, occupying most of western Nebraska, is characterized by treeless prairie. Nebraska has two major climatic zones. The eastern two-thirds of the state has a humid continental climate; a unique warmer subtype considered "warm-temperate" exists near the southern plains, which is analogous to that in Kansas and Oklahoma, which have a predominantly humid subtropical climate. The Panhandle and adjacent areas bordering Colorado have a primarily semi-arid climate (Köppen BSk). The state has wide variations between winter and summer temperatures, variations that decrease moving south within the state.

The Moore Ranch is nicely located to be able to enjoy several local, State, and National attractions.

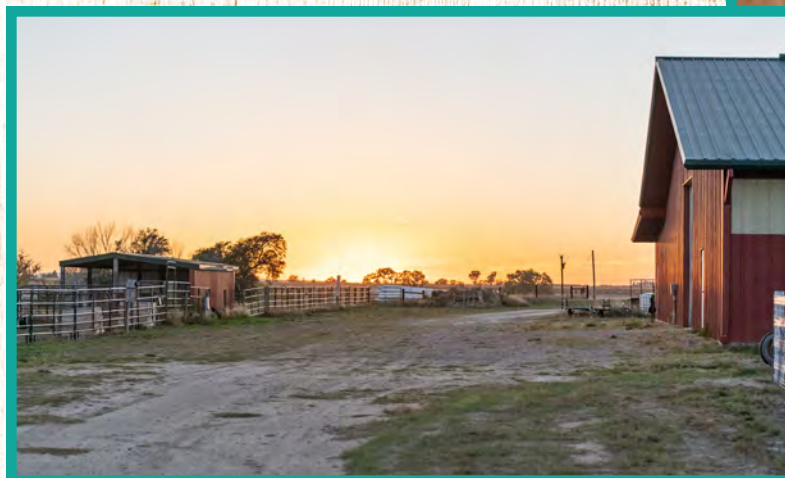


CLIMATE & ELEVATION

The elevation for Scottsbluff is 3,891' above sea level. Scottsbluff, Nebraska gets 15 inches of rain, and 39 inches of snow on average, per year while enjoying an average of 224 sunny days per year. The summer average high is 89 degrees Fahrenheit with a wintertime low temperature of 14 degrees Fahrenheit.



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RECREATION

Recreation opportunities in Western Nebraska are numerous and include; camping, biking, hiking, hunting, fishing and water sports. During the summer months Lake Minatare is a bustling center for all of your fishing and water sport desires. This property is also a short drive from Chimney Rock, the Wildcat Hills and the Scottsbluff monument. Deer, antelope, coyotes, turkey, ducks and geese are also frequent visitors of the property for your hunting or viewing pleasure.



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WATER

There are two registered wells on the property that provide water to the residence and the livestock. Also scattered throughout the property you will find several hydrants to facilitate watering your four legged friends and dust management.

Included with the property is 14 acres of irrigation water rights provided by the Pathfinder Irrigation District. The fee for 2022 was \$434.00.

Well ID: 206,864. Total Depth 140', pump depth 60', pump rate 15gpm

Well ID: 143,906. Total Depth 80', static water 30', well is inactive.

Any and all permitted and adjudicated water rights associated with the property, which the Sellers own, shall be transferred to the Buyer upon a fully funded closing.

FENCES & BOUNDARY

Perimeter Fence is in good condition with five-strand barbed wire. The rest of the fences are a mix of panels, barbed wire, continuous fencing, and horse fencing.

The seller and buyer acknowledge 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 regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding 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.

MINERAL RIGHTS

Any and all mineral rights which the Seller may own shall convey upon a fully funded closing.



CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit of \$25,000 (twenty-five thousand dollars) and proof of funds and/or financing sufficient to complete the transaction.

All earnest money deposits shall be deposited in the Listing Broker's trust account.

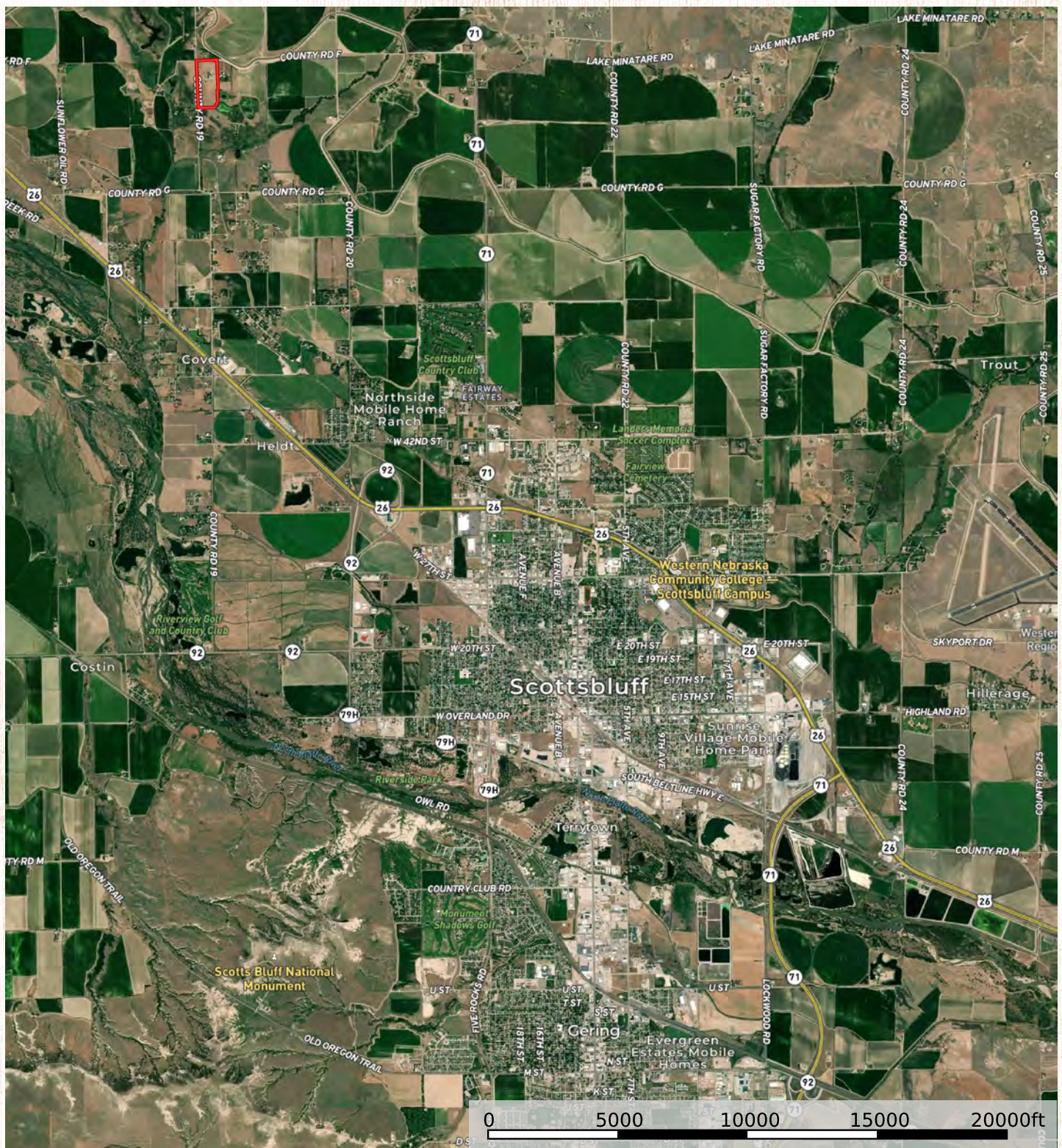
The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price.

All taxes and assessments shall be prorated to the date of closing.

Both buyers and seller shall be responsible for their own attorneys' fees.

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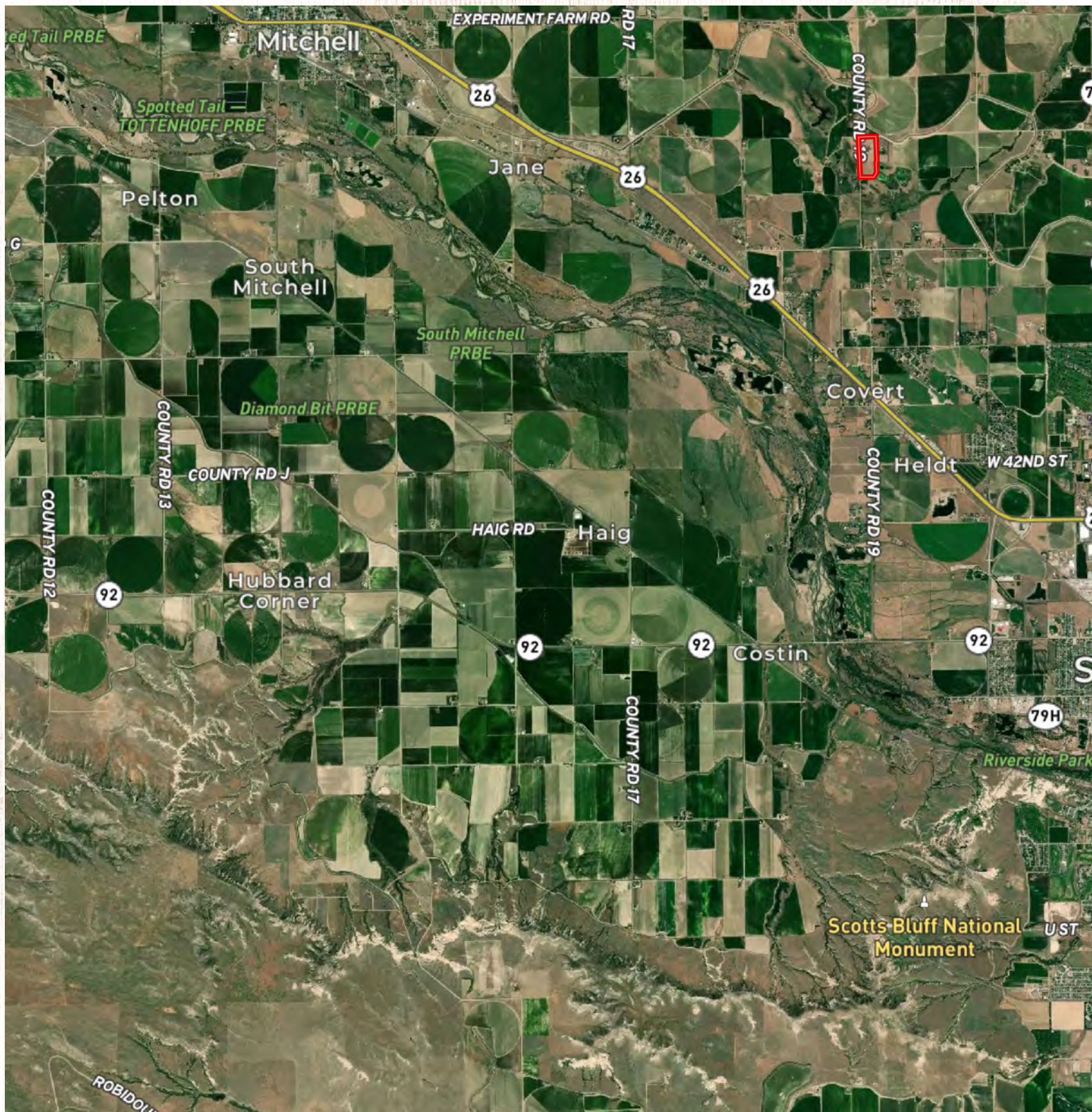
LOCATION OVERVIEW



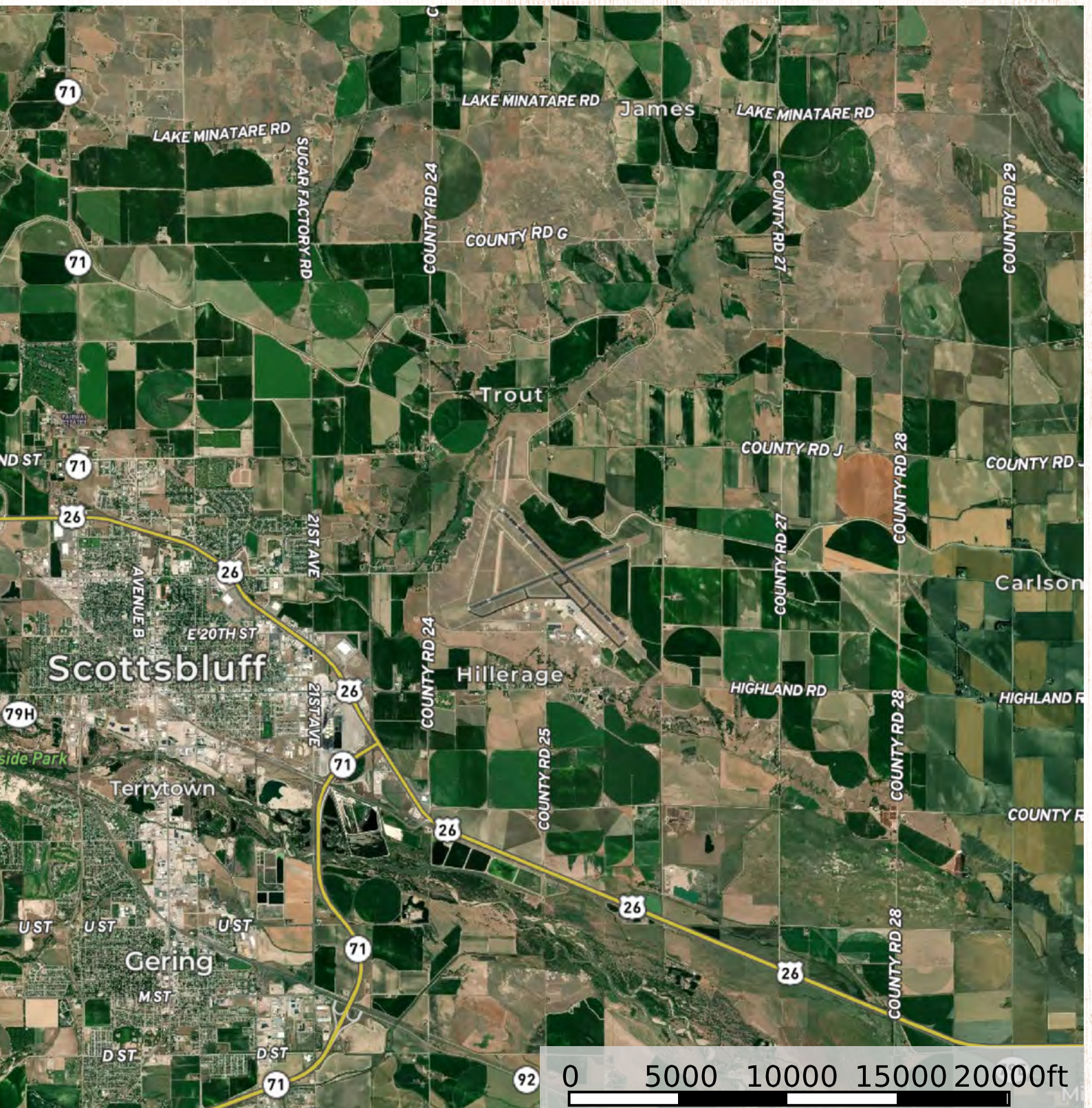
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PROPERTY DETAIL





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JEFF GARRETT 308.672.6334

Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers.

He and his wife own a cattle operation east of Cheyenne, where they raise their three children: Macie, Tripp, and Wade. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!

Holly Allison grew up in the Sandhills of Nebraska. She received a college rodeo scholarship to attend Laramie County Community College, where she earned her A.A. in Communications. Holly then received her B.A. in Public Relations from Missouri Valley College.

Holly and her son enjoy going rock hunting and hiking. She has two



dogs, and enjoys helping on the family cattle ranch. She loves being in the outdoors whether it is camping, kayaking, riding horses, or hiking. She also likes to go antiquing, and has an obsession with vintage campers.

Holly is a proud member of the REALTORS® Land Institute, Cheyenne Board of REALTORS®, the National Association of REALTORS®, and the Wyoming Association of REALTORS®. She is passionate about creating income streams through real estate, and has had several successful endeavors.

Holly's extensive work at LCCC as the Director of Admissions and Assistant Director of Enrollment Services has prepared her for a career helping turn her clients' real estate dreams into reality. Her compassion, strong work ethic, and determination make Holly the perfect choice for all of your real estate needs! Call Holly today to begin your buying or selling experience.

HOLLY ALLISON 307.631.1876



Our team consists of experienced, knowledgeable farm and ranch experts with the networking and marketing power of Wyoming's #1 real estate brokerage. We know that every farm, ranch, and recreation property is unique, and we customize an individual marketing plan to maximize exposure locally, regionally, and nationally. Capturing the highest price in the shortest amount of time requires a plan to be in place, a market strategy, and someone to run with it. By using a comprehensive marketing program of print media, digital tools, mailings, and networking, we have a proven record of successfully promoting and selling properties of every shape and size.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.