

Jolliffe's Wildcat Acreage

7.80 Acres | Banner County, NE | \$450,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Outbuilding/Barn/Shed/Shop

Land Details

Address: 5192 County Road 36,
Harrisburg , Nebraska 69345, USA

Closest Town: Scottsbluff/Gering

Total Acres: 7.80

Deeded Acres: 7.80

Leased Acres: 0.00

Zoning: Ag

Elevation: 4200

Topography: Rolling

Vegetation: grass

Pasture Acres: 5

Water Rights: Yes

All appurtenant water rights will
transfer to the Buyer at Closing.

Mineral Rights: Yes

All currently owned mineral rights
associated with this property will
transfer to the Buyer at Closing.

Estimated Taxes: \$980.28 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1288

Unfinished Sq. Ft.: 1288

Bedrooms: 1

Full Bathrooms: 1

Half Bathrooms: 1

Basement: Unfinished

Parking Types: Detached Garage

Outbuildings: 6

Other Improvements: grain bin
and multiple outbuildings

Fence Type: Barbed wire

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air



About This Property

Jolliffe's Wildcat Acreage is the perfect gentleman's ranch.

The possibilities are endless, from a nice equestrian property to raising 4H/FFA livestock with your children or whatever you choose to venture into.

This property boasts amazing views of the wildcat hills, rich with history dating back to the Oregon Trail and the cattle drives from Texas to Montana.

Don't miss an opportunity to enjoy rural living on this amazing property!

Land

This beautiful acreage consists of 7.8 +/- acres.

Improvements

The Seller completely remodeled this home in 2021.

The main floor was stripped down to the studs and rebuilt. Everything new, including plumbing throughout,

new service line into the house, moved propane tank and replaced line to house, new electrical throughout, HVAC with new forced air furnace (propane) and central AC. including new duct work. Tile flooring throughout main floor, wood burning fireplace (newly built) with electric start (blows 1400 degree air so no need for paper - coolest thing ever). New roof on house and garage. All Kohler plumbing fixtures. Commercial grade Whirlpool appliances in the gourmet kitchen. Dog shower. Five-piece master bath. Walkout unfinished basement.

New underground sprinkler system and with new 25 gpm pump on well for irrigating 30,000 sq ft blue grass lawn seeded 2 years ago. 3 hydrants that serve corrals, outbuildings etc. There is also an oversized 2-car detached garage and large quonset with concrete floor and an RV pad.

There is an older set of corrals and shed for livestock.

There is also an older, wooden grainery on the property that could be converted to a man-cave or bunkhouse.





Recreation

This property will allow you to enjoy all the recreational activities associated with the rural lifestyle.

The property is only a short distance south of the North Platte River valley which boasts excellent waterfowl hunting.

Agriculture

This acreage would be the perfect place for a gentleman rancher, an equestrian property or a family in 4-H.

There is some additional equipment that the Seller is willing to sell with the property and a list will be provided to qualified Buyers.

Water/Mineral Rights & Natural Resources

All water and mineral rights on this property currently owned by the Seller will transfer to the Buyer at Closing.

General Operations

This is a nice acreage with a beautiful home and multiple outbuildings that would provide excellent shop/workspace as well as good areas for some livestock.

Region & Climate

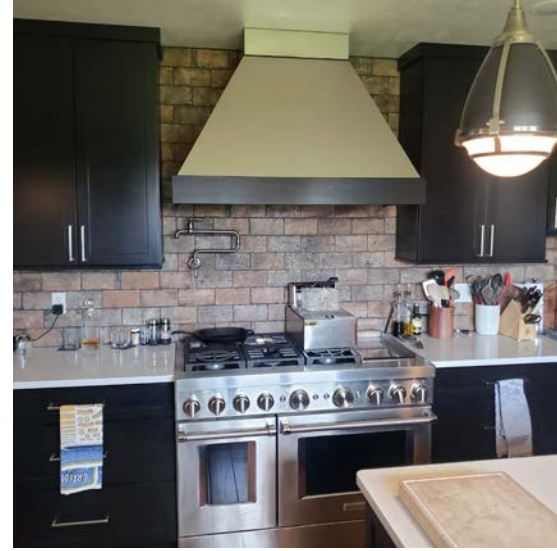
Weather Highlights

Summer High: the July high is around 89 degrees

Winter Low: the January low is 14

Rain: averages 15 inches of rain a year





Snow: averages 39 inches of snow a year

Harrisburg, NE is located in the High Plains region and experiences a semi-arid climate with hot summers and cold winters. The area has an average temperature of approximately 53°F, with temperatures ranging from 7°F during the coldest winter months to 95°F in the hottest summer days. Generally, Harrisburg receives an average of 15 inches of rain per year. It also gets 39 inches of snowfall on average over the course of a year, making it one of the snowiest places in Nebraska.

Harrisburg, Nebraska gets 15 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Harrisburg averages 39 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 224 sunny days per year in Harrisburg. The US average is 205 sunny days.

Harrisburg gets some kind of precipitation, on average, 76 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.





History

The Wildcat Hills are an escarpment between the North Platte River and Pumpkin Creek in the western Panhandle, in the state of Nebraska in the Great Plains region of the United States. Located in Banner, Morrill, and Scotts Bluff counties, the high tableland between the streams has been eroded by wind and water into a region of forested buttes, ridges and canyons that rise 150 to 300 m (490 to 980 ft) above the surrounding landscape.

Chimney Rock, Scotts Bluff, and Courthouse and Jail Rocks are outcrops along the northern and western edges of the Wildcat Hills.

The plant and animal life in the Wildcat Hills is atypical for Nebraska; the ecology more resembles that of the Laramie Mountains, 60 miles to the west. The dominant tree in the region is the ponderosa pine. Bighorn sheep, pronghorn, elk, mule deer, and wild turkeys live in and around the hills.

Cougars (mountain lions), which had been extirpated from the region around 1900, returned to the area in the early 1990s. The Wildcat Hills (along with the Pine Ridge), are the only areas in Nebraska with a permanent breeding cougar population.

The Emigrant Trail passed through the northern Wildcat Hills at Robidoux Pass and after 1851, at Mitchell Pass; the rock formations were frequently mentioned in emigrant journals and letters. The Nebraska Game and Parks Commission acquired land for the Wildcat Hills State Recreation Area 41°42'08"N 103°40'02"W in stages between 1929 and 1980; the Wildcat Hills Nature Center, featuring a half-mile boardwalk trail, opened in 1995. Today, the Wildcat Hills are a popular hiking and wildlife viewing destination.

Information provided by: Wikipedia, the free encyclopedia

Location

Jolliffe's Wildcat Acreage is located in western Nebraska, 7 miles east of US Hwy 71 and approximately 20 miles southeast of Scottsbluff/Gering and 3 miles north of NE Hwy 88 west of Bridgeport.

Scottsbluff is home to the Western Nebraska Regional Airport.

This property is located 3 hours northeast of Denver, CO. 1.5 hours northeast of Cheyenne, WY. 3 hours south of Rapid City, S.D. and 7 hours west of Omaha, NE.

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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 regards 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.

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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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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



Rick Kusel

 Broker Associate, Licensed in CO, NE, KS, & SD
 RKusel@HaydenOutdoors.com
 970.554.1762


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