

The Lodge at Penny Creek

311.52 Acres

Webster County, NE

\$2,375,000



HAYDEN  OUTDOORS[®]

The Lodge at Penny Creek

TOTAL ACRES:

311.52

PRICE:

\$2,375,000

COUNTY:

Webster County

CLOSEST TOWN:

Red Cloud, NE



Presented by



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Property Summary

Situated in scenic Red Cloud, NE, this 311-acre farm blends recreation with income. Of which +/-115 acres of highly productive dry crop that yields \$30,000 annually, with diverse habitats for wildlife. Includes modern amenities, a spacious custom home, and ample water sources. Ideal for farmers, hunters, and outdoor enthusiasts.



Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Farm/Crops/Ag
Food Plots
House/Cabin

Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds

Income Producing

Outbuilding/Barn/Shed/Shop

Pond/Lake

Timber/Wooded

State Hunting Unit: Republican firearm
unit, Elk Management unit 13

Land Details

Address: 987 River Rd, Red Cloud,
Nebraska 68970, USA

Closest Town: Red Cloud

Total Acres: 311.52

Deeded Acres: 311.52

Zoning: Agriculture

Topography: Rolling pasture and flat dry crop

Tillable/Crop/Orchard Acres: 115

Water Rights: Yes, All water rights
owned will transfer with sale

Mineral Rights: Yes, All mineral rights
owned will transfer with sale

Income Type: Dry crop

Estimated Taxes: \$9,968 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Homes: Stick frame

Style of Home(s): Ranch

Finished Sq. Ft.: 1,600

Bedrooms: 3 | Full Bathrooms: 2

Basement: None

Parking Types: Attached Garage & Driveway

Outbuildings: 1

Types of Outbuildings: Steel framed, full
concrete farm implement building

Other Improvements: 5 Muddy
blinds on 10 foot stands

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace & Forced Air

Foundations: Poured concrete

Waterfront Features: Penny creek
& Additional small ponds

Exterior Features: Rural water, Outdoor
gas and wood firepit & Gated entrance

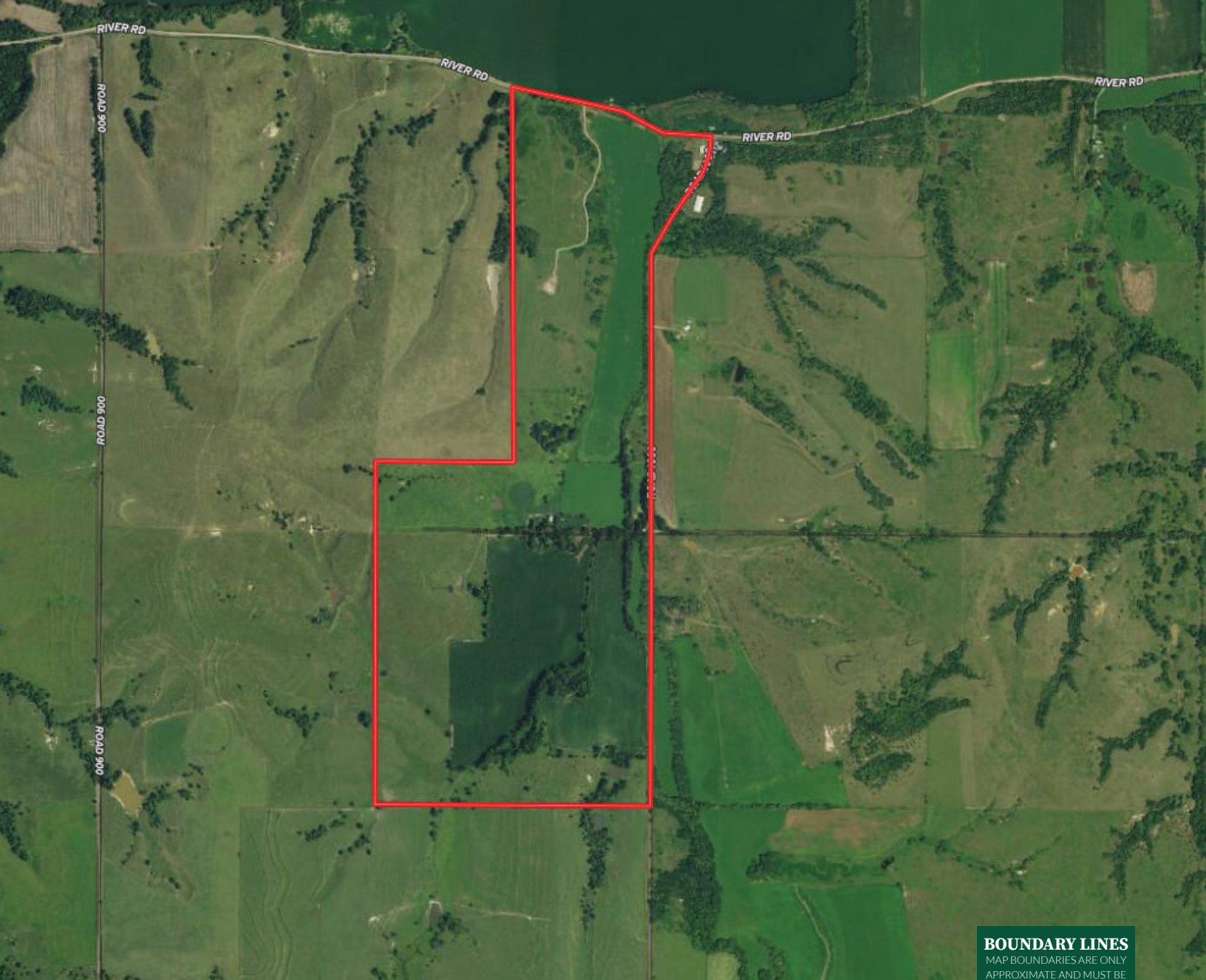


Land

The Lodge at Penny Creek stands out as a top-tier property that caters to hunting enthusiasts seeking exceptional opportunities. Through dedicated land management practices, this property offers a wide variety of game animals, including premium whitetail deer and plentiful turkeys, creating a dream location for big game hunters. It also hosts a number of pheasants and quail, enhancing the upland hunting experience. Accessibility is a key feature, with well-maintained trails weaving throughout the property for easy exploration. Additionally, the southern area features a 50-amp power source and a nearby water well, providing added convenience for campers or those looking to set up structures with electricity.



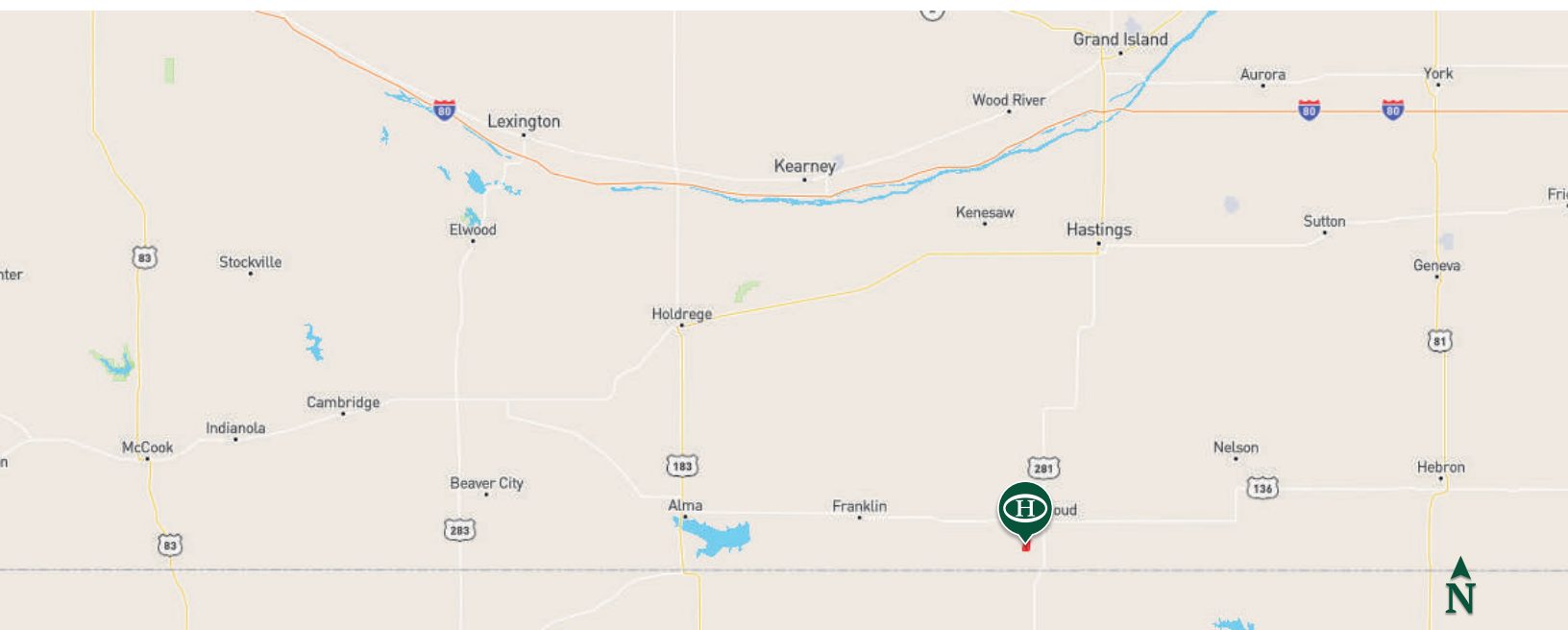




BOUNDARY LINES

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

 Boundary





Improvements

Immerse yourself in luxury with this custom-designed home, boasting +/-1,600 square feet of living space, three bedrooms, two bathrooms, a covered porch, a fully equipped kitchen, wet bar, a cozy living room, and a single garage complete with its own thermostat. Perfectly tailored for hosting hunting groups during Nebraska's various hunting seasons, this home exudes quality craftsmanship. The outdoor area features a brand-new patio with a spacious custom firepit, ideal for evening gatherings and relaxation.

Experience the best of both worlds with this property – combining upscale living with a hunter's paradise. From the patio, enjoy sweeping views of the property where deer and turkey roam freely. In terms of amenities, the home is equipped with rural water supply and cutting-edge technology such as 5G Hi-Speed fiber optic internet, ensuring you stay connected even in the tranquil seclusion of the countryside. Say goodbye to signal blackouts and internet connectivity issues while on your hunting expeditions – this home offers the ultimate blend of comfort, technology, and natural beauty.

This property features four Muddy hard-sided blinds perched atop 10-foot stands, strategically positioned for optimal hunting experiences. These stands are not fixed and can be easily relocated across the property to suit your preferences. Adding to its allure are the well-established food plots, serving as a natural food source for the wildlife and enriching the hunting adventure. It's apparent that the property owner has spared no expense in crafting an ultimate hunter's sanctuary, tailored for both beginners and seasoned hunters to relish in the excitement of the chase within a pristine natural setting. Whether your passion lies in hunting whitetail deer, turkeys, or upland birds, this property presents a unique chance for a fruitful and unforgettable hunting season.

Agriculture

This property has +/-115 acres of top-quality dry-land farmland, this property is a haven for agriculture enthusiasts. Thanks to a spring-fed creek snaking through its edges, the land is a highly productive dry crop. Alongside the fertile fields, you'll find abundant food plots, untouched native grasses, and thriving hardwood timber, forming a picturesque and productive landscape. Opportunities for extra income abound, with ample space available for haying or grazing activities. Carefully tended to prioritize wildlife preservation, the varied mix of grasslands, hardwood forests, and food plots on the property forms a diverse ecosystem teeming with habitats and food sources for local wildlife.



Water/Mineral Rights & Natural Resources

All owned convey

Region & Climate

- The average temperature in Red Cloud, NE during the summer months is typically in the low to mid 80s Fahrenheit while the winter temperatures average mid 20s Fahrenheit.
- Red Cloud, NE gets an average of 27 inches of rain per year. The US average is 38 inches of rain per year.
- The average snowfall in Red Cloud, NE is 21 inches per year, while the US average is 28 inches of snowfall per year.
- There is an average of 226 sunny days per year in Red Cloud, NE. The US average is 205 sunny days.
- Red Cloud, NE gets some kind of precipitation, on average, 70 days per year.

History

Red Cloud, Nebraska, holds a significant place in both Native American and literary history. Named after the esteemed Oglala Lakota leader, Red Cloud, the town was established in the 1870s as a vital railroad stop. Its strategic location propelled rapid growth, becoming a pivotal agricultural and railroad hub. Today, Red Cloud remains a cornerstone of Webster County, cherished for its heritage.

Willa Cather, the renowned American author, was born in 1873 and later moved with her family to Red Cloud in 1883. Cather's formative years in the town influenced her iconic literary works, notably seen in her celebrated novel "My Ántonia." The landscapes and essence of Red Cloud deeply permeated Cather's writings, solidifying the town's role as a muse in shaping her enduring literary legacy.

Location

This property is located just 2 miles south of Red Cloud, NE, 45 miles south of Hastings, NE, 70 miles south of Grand Island, NE, and 200 miles southwest of Omaha, NE.





Hayden Outdoors

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 regard 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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

Scan to see more testimonials





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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