



Harrison Hunt and Fish

720.00 Acres

Sioux County, NE

\$1,200,000



HAYDEN  OUTDOORS.

Harrison Hunt and Fish

TOTAL ACRES:

720.00

PRICE:

\$1,200,000

COUNTY:

Sioux County

CLOSEST TOWN:

Harrison, NE

Presented by



Clay Owens

- 📍 Licensed in CO, NE, & WY
- ✉ Clay@HaydenOutdoors.com
- 📞 308.882.8171



HAYDEN OUTDOORS.
REAL ESTATE





About This Property

Discover your own slice of wilderness with this stunning 720 +/- acre property, nestled near the charming town of Harrison, Nebraska. This remarkable land offers a unique blend of adventure and tranquility, perfect for outdoor enthusiasts and nature lovers alike. Offering excellent, elk, mule deer and excellent turkey hunting as well as private fishing from a 2.5 +/- acre stocked, spring-fed pond.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Income Producing
Mineral Rights
Natural Spring
Pond/Lake
Timber
Wooded

Land Details

Address: TBD Cottonwood Road, Harrison,
Nebraska 69346, USA
Closest Town: Harrison
Total Acres: 720.00
Deeded Acres: 720.00
Leased Acres: 0.00
Zoning: Ag
Elevation: 3800
Mineral Rights: Yes
Any owned will convey at closing
Income Type: Grazing lease
Estimated Taxes: \$2,511 - 2023
Source of lot size: Assessor/Tax Data



Land

On the western end of the Pine Ridge region near Harrison, Nebraska, sits this expansive 720 +/-acre property that offers a unique blend of natural beauty and recreational opportunities. The land is characterized by rolling hills adorned with majestic ponderosa pine trees, creating a picturesque landscape that changes with the seasons.

As you explore the diverse terrain, you'll discover open meadows interspersed with wooded areas, providing a habitat for a variety of wildlife, including elk, mule and whitetail deer, mountain lions, turkey, and numerous bird species. The property features gently sloping hills that offer stunning panoramic views of the surrounding countryside, making it an ideal spot for both peaceful retreats and outdoor adventures.

With ample space for hiking, horseback riding, and ATV trails, this land is a paradise for nature enthusiasts. The soil quality is excellent for potential agricultural use or for establishing a private ranch. Additionally, the proximity to Chadron and Crawford, Nebraska ensures convenient access to local amenities while maintaining a sense of seclusion and tranquility.

Whether you envision a serene homestead, a recreational getaway, or an investment opportunity, this outdoorsman's gem in the Pine Ridge region promises endless possibilities in a breathtaking natural setting.





Recreation

Nestled within a sprawling 720-acre landscape, this remarkable property is a haven for outdoor enthusiasts and nature lovers alike. With diverse terrain ranging from dense woodlands to open fields, it offers an unparalleled experience for hunting and fishing.

The property is teeming with wildlife, making it a prime location for hunting elk, deer, and turkey. Vast expanses of forest and clearings provide ideal habitats for these game animals, ensuring that both novice and experienced hunters can enjoy successful outings. Additionally, the land offers opportunities for small game and predator hunting, catering to all skill levels and preferences.

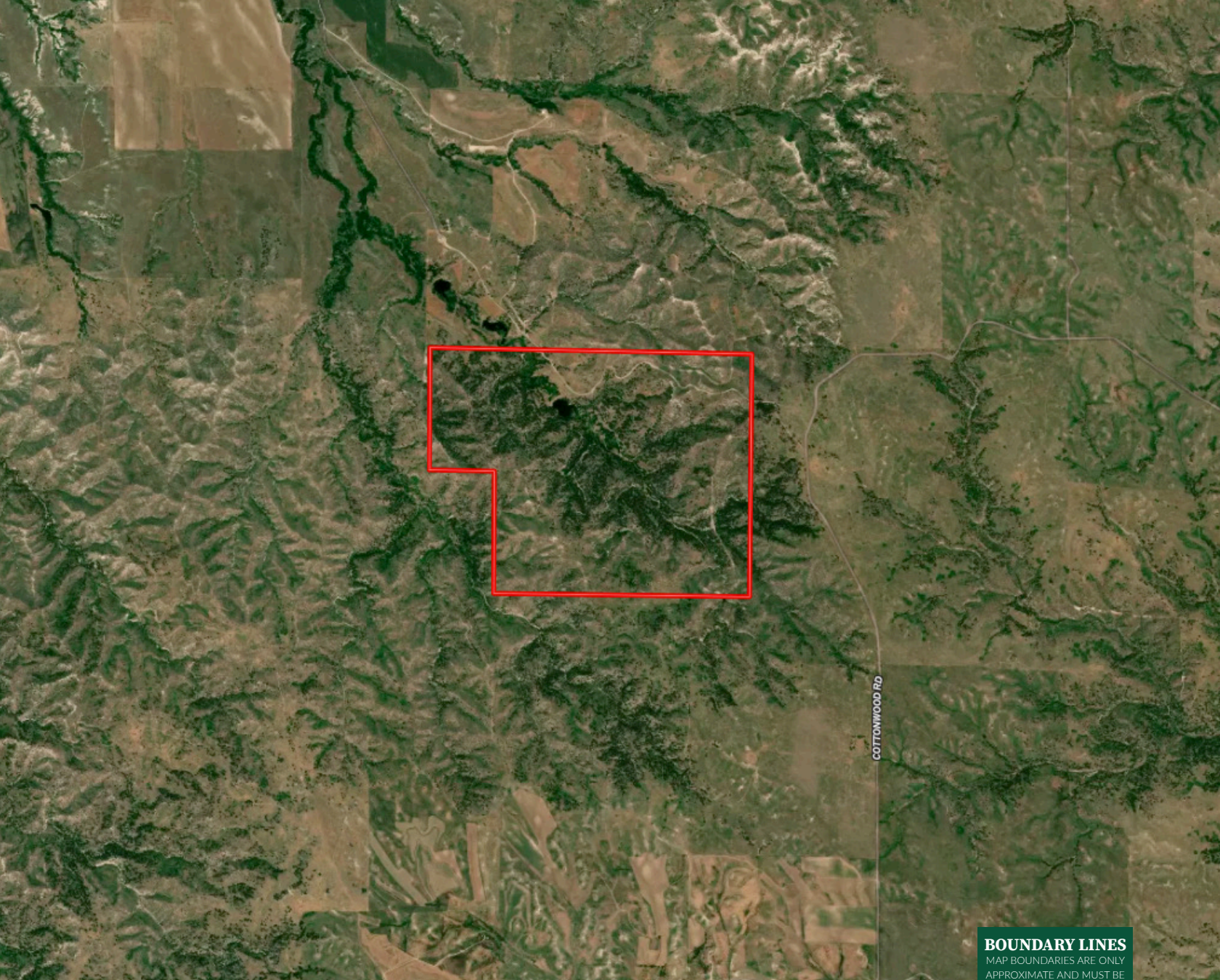
In the heart of the property lies a picturesque 2.5-acre spring-fed pond, which serves as an inviting spot for fishing enthusiasts. The pond is stocked with bass and perch, offering plentiful catches for those looking to enjoy a relaxing day on the water. Whether casting from the shore or enjoying a small boat, anglers will find plenty of opportunities to reel in impressive fish while surrounded by stunning natural beauty.

With its abundant wildlife and recreational opportunities, this 720 +/- acre property promises endless adventures in every season. Imagine quiet mornings filled with the sounds of nature, thrilling hunts, and serene afternoons spent by the water's edge. This exceptional parcel of land is not just a retreat; it's a gateway to the great outdoors, perfect for creating lasting memories with family and friends. Whether you seek solitude or adventure, this property offers the ideal setting for all your outdoor pursuits.


Agriculture

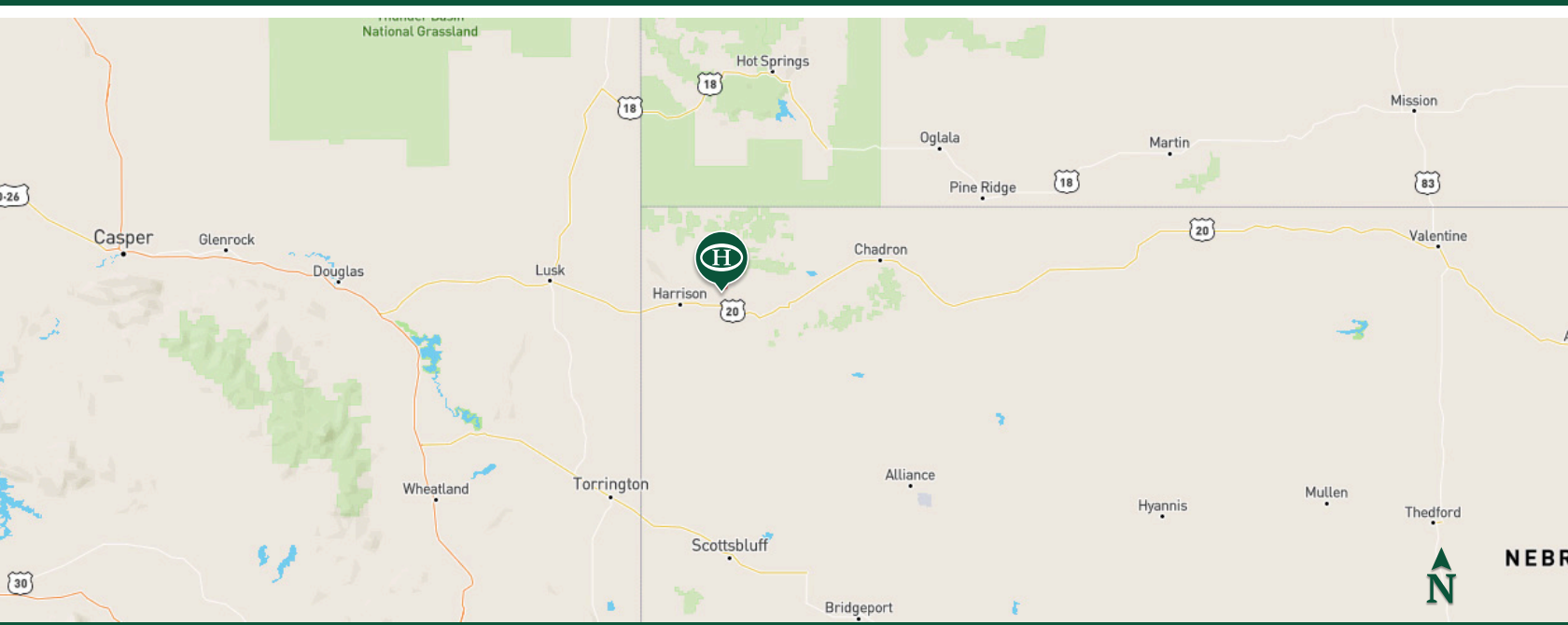
Currently there is a cattle grazing lease on the property through 2025. The grazing period is from mid May through October. The ranch is watered by the large pond and spring fed creek.





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

 Boundary





Region & Climate

Harrison, Nebraska, and the northwest region of the state experience a semi-arid climate characterized by distinct seasonal variations. Summers are typically warm to hot, with average high temperatures in July often reaching the mid-80s to low 90s Fahrenheit. Winters, on the other hand, can be quite cold, with January temperatures frequently dropping to the teens and lower, accompanied by occasional snowfall.

Annual precipitation in Harrison and its surroundings averages around 18 to 22 inches, with the majority of rainfall occurring during the spring and early summer months. May and June are usually the wettest months, as thunderstorms become more frequent. These storms can bring heavy downpours, which contribute significantly to the region's annual totals. Fall and winter see much lower precipitation, with the potential for light snow, particularly in December through February.

The area's climate supports a mix of grasslands and agricultural activities, with crops like corn and wheat thriving in the warmer months. However, the relatively low annual rainfall means that irrigation is often necessary for farming, especially during drier years. Overall, the climate of Harrison and northwest Nebraska presents a blend of challenges and opportunities, influenced by its variable precipitation and temperature patterns. The beauty of the landscapes, with expansive skies and rolling terrain, adds to the unique charm of this part of Nebraska.



Location

This charming property, located just 10 miles northeast of Harrison, Nebraska, offers a serene rural setting with stunning views of the surrounding landscape. The area boasts a wealth of local attractions, including the scenic Nebraska National Forest, Fort Robinson State Park, and the captivating Agate Fossil Beds National Monument, Toadstool State Park, and many other natural wonders perfect for nature enthusiasts and history buffs alike. Additionally, the property is in close proximity to several public land access points, making it ideal for outdoor activities such as hiking, hunting, and wildlife observation. With its blend of convenience and natural beauty, this location is a hidden gem in the northwest panhandle of Nebraska. Close to two airports one in Lusk, Wyoming (40 minutes) with a 5058' x 75' concrete runway and one in Chadron, Nebraska (1hr 20 minutes) 5998' x 100' concrete runway.

History

Nestled in the northwestern corner of Nebraska, Harrison is a small but vibrant town that serves as a gateway to the picturesque Pine Ridge region. With a population of just over 1,000 residents, Harrison embodies the spirit of rural Americana, characterized by its close-knit community, rich history, and stunning natural surroundings.

Harrison, established in the late 19th century, is steeped in history. Originally founded as a railroad town, it quickly became a hub for local ranchers and farmers. The historic





downtown area features charming architecture, local shops, and a few cafes, where residents and visitors alike gather to share stories and enjoy hearty meals. The annual events, such as the Harrison Rodeo, showcase the town's cowboy culture and agricultural roots, drawing attendees from surrounding areas. The Old West Trail Days PRCA Rodeo is in Crawford, Nebraska just a short drive east is in early July every year.

The community is welcoming and proud of its heritage, with various organizations and clubs fostering a spirit of togetherness. Schools in Harrison, though small, offer a range of extracurricular activities, allowing students to engage deeply with both their education and the community. The local library serves as a cultural hub, providing resources and hosting events that enrich the lives of residents.

Just a short drive from Harrison, the Pine Ridge region boasts some of the most stunning landscapes in Nebraska. This unique geological formation features rugged terrain, pine-covered hills, and breathtaking vistas, making it a popular destination for outdoor enthusiasts. The area is characterized by its rich biodiversity, with numerous trails for hiking, biking, and horseback riding. Visitors can explore the scenic Pine Ridge National Recreation Area, which offers opportunities for camping, fishing, and wildlife observation.

The region is also home to several important cultural sites, including the historic Fort Robinson State Park. Originally established as a military post in the 1870s, Fort Robinson has since become a site of historical interest, offering insights into the lives of both settlers and Native Americans. The park features well-preserved buildings, museums, and a range of recreational activities, making it a perfect spot for family outings.

The Pine Ridge region is not just a natural wonder; it is also a place of significant cultural heritage. The area has deep connections to Native American history, particularly the Sioux tribes. Visitors can learn about this

rich cultural tapestry through local museums and events that celebrate Indigenous traditions. The region's history is further enriched by stories of pioneers who shaped the landscape and the community's development.

Harrison and the surrounding Pine Ridge region are also known for their commitment to preserving the environment. Local organizations work to promote sustainable practices, ensuring that the natural beauty of the area is protected for future generations. This commitment is evident in the community's various conservation efforts, including tree planting and wildlife habitat restoration projects.

Living in Harrison offers a unique lifestyle that balances tranquility with community engagement. Residents enjoy the slower pace of life, surrounded by nature and the breathtaking views that the Pine Ridge has to offer. Outdoor activities like hunting, fishing, and hiking are integral parts of daily life, fostering a deep appreciation for the natural world.

The town's proximity to larger cities, such as Scottsbluff and Chadron, provides residents with access to additional amenities while still allowing them to savor the charm of small-town living. The strong sense of community and shared values create an environment where neighbors know each other, and support is always just a knock away.

In summary, Harrison, Nebraska, and the Pine Ridge region represent a beautiful blend of history, culture, and natural beauty. Whether you're exploring the rugged trails of Pine Ridge, attending a local rodeo, or simply enjoying the friendly atmosphere of the town, Harrison offers a slice of life that captures the essence of the American West. For those seeking adventure, connection, and a taste of rural life, this charming town is a hidden gem waiting to be discovered.



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 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.

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

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testimonials





**HAYDEN
OUTDOORS®
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

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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