

The Lodge at Penny Creek Tract 1

113.01 Acres | Webster County, NE | \$1,410,000



HAYDEN  OUTDOORS.

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
Mineral & Water Rights
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: 113.01
Deeded Acres: 113.01
Topography: Rolling pasture and flat hay meadow
Tillable/Crop/Orchard Acres: 30
Water & Mineral Rights: Yes, All rights
owned will transfer with sale
Estimated Income: \$7,800
Income Type: Dry Crop & Hay
Estimated Taxes: \$4,709 - 2024
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: 50'x75' Steel framed,
full concrete farm implement building
Other Improvements: 2 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



Property Summary

Situated in scenic Red Cloud, NE, this +/- 113.01 acre farm blends recreation with income. Of which +/- 30 acres of highly productive dry crop that yields \$7,800 annually, with diverse habitats for wildlife. Includes modern amenities, a spacious custom home, and ample water sources. Ideal for farmers, hunters, and outdoor enthusiasts.





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.

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, with newly installed granite countertops, 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 one Muddy hard-sided blind 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 +/-30 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

General Operations

This property can be purchased in two tracts or as a whole, see The Lodge at Penny Creek & Penny Creek Tract 2.

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.



*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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

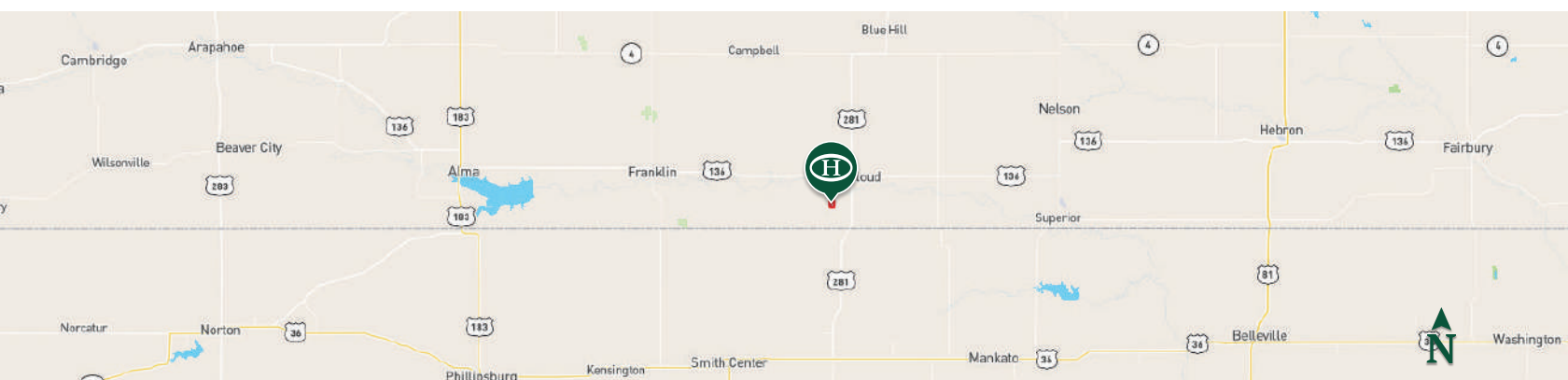




 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Justin Hertz

📍 Broker, Licensed in AR, IA, KS, MO, NE & SD

✉ Justin@HaydenOutdoors.com

📞 402.416.3847

Brandon Priefert

📍 Salesperson, Licensed in NE

✉ BPriefert@HaydenOutdoors.com

📞 402.875.1305

