

**Lake Minatare Acreage**  
TBD County Road 25  
Scottsbluff, NE 69337

**\$115,000**  
23.120± Acres  
Scotts Bluff County



**Lake Minatare Acreage**  
**Scottsbluff, NE / Scotts Bluff County**

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**SUMMARY**

**Address**

TBD County Road 25

**City, State Zip**

Scottsbluff, NE 69337

**County**

Scotts Bluff County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

41.936422 / -103.597336

**Taxes (Annually)**

74

**Acreage**

23.120

**Price**

\$115,000

**Property Website**

<https://www.ranchandrecreation.com/property/lake-minatare-acreage-scotts-bluff-nebraska/87478/>



## Lake Minatare Acreage Scottsbluff, NE / Scotts Bluff County

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### **PROPERTY DESCRIPTION**

**23.12± Acres Near Lake Minatare**  
**County Road 25 | Scotts Bluff County, NE**  
**Offered by Tommy Wiles | #1 Properties Ranch & Recreation**

Just 4 miles from Lake Minatare, this 23.12± acre parcel offers a rare combination of recreational potential, open space, and accessibility — all in a peaceful rural setting just minutes from town.

With its open terrain and mix of Mitchell silt loam and Alice sandy loam soils, this tract is well-suited for a variety of uses. Whether you're seeking a weekend getaway spot, a place to graze livestock, or a build site with wide-open skies, this property delivers flexibility and opportunity.

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### **Why You'll Love It:**

- **Gently rolling terrain** with panoramic views
  - **Perimeter fencing** in place
  - Productive **soils for pasture, hay, or horses**
  - Excellent potential for a **small homestead, horse property, or rural retreat**
  - **Only 4 miles to Lake Minatare** — ideal for boating, fishing, and outdoor recreation
  - **Easy access** via Lake Minatare Road and County Road 25
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### **Property Details:**

- **Size:** 23.12± acres
  - **Legal Description:** PT E1/2 SE, 29-23-54 (23.12 Acres)
  - **Parcel ID:** 010000589
  - **Zoning:** Agricultural Land
  - **Annual Taxes (2024):** \$74.28
  - **Soil Types:** Mitchell silt loam, Alice fine sandy loam
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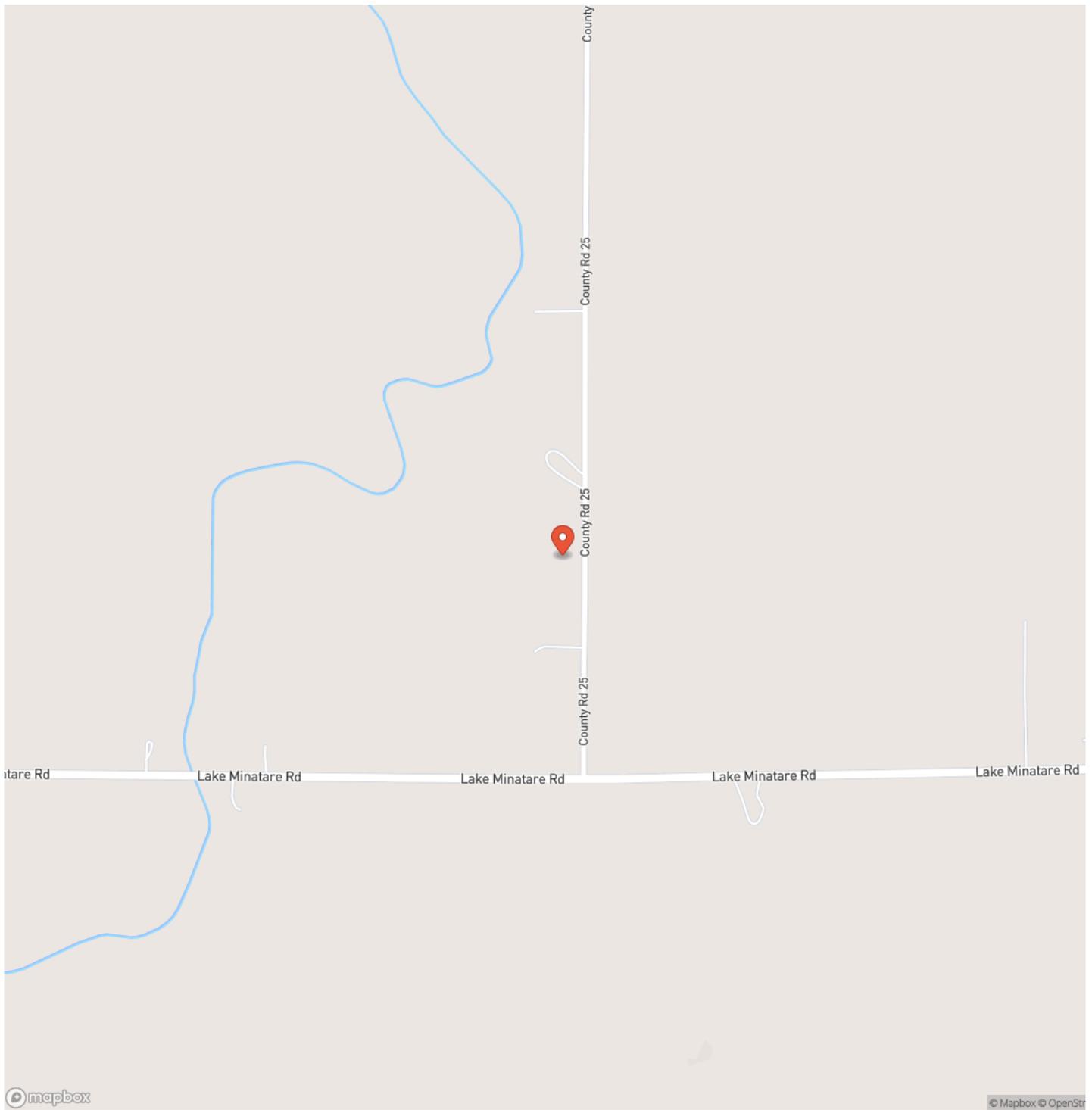
If you're looking for affordable ground with big potential close to the lake, this parcel is ready for your ideas. Come build, graze, or recreate on your own piece of western Nebraska.

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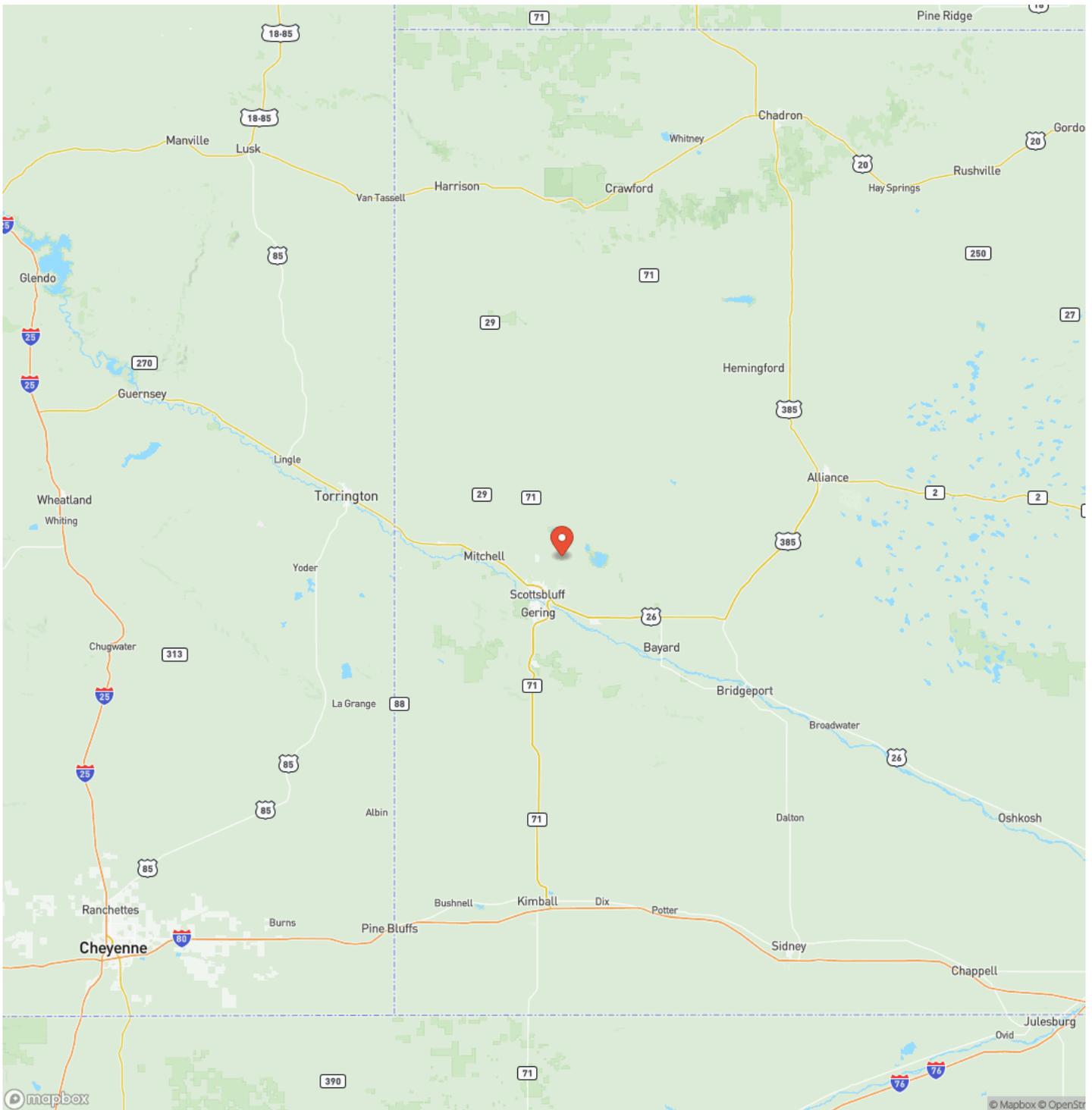
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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