

**Nine Mile Creek Acreage-Tract 1**  
**330871 COUNTY ROAD G**  
**Minatare, NE 69356**

**\$599,000**  
**3.34± Acres**  
**Scotts Bluff County**





**Nine Mile Creek Acreage-Tract 1**  
**Minatare, NE / Scotts Bluff County**

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**SUMMARY**

**Address**

330871 COUNTY ROAD G

**City, State Zip**

Minatare, NE 69356

**County**

Scotts Bluff County

**Type**

Residential Property, Horse Property, Single Family

**Latitude / Longitude**

41.917187 / -103.423549

**Taxes (Annually)**

\$3,250

**Dwelling Square Feet**

2,807

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

3.34

**Price**

\$599,000

**Property Website**

<https://www.ranchandrecreation.com/property/nine-mile-creek-acreage-tract-1/scotts-bluff/nebraska/99054/>



## **PROPERTY DESCRIPTION**

### **Nine Mile Creek Acreage-Tract 1**

**Western Nebraska - Scotts Bluff County**

**Tract 1: Home & Improvements on 3.34± Acres - \$599,00.00**

*Exact acres to be determined by survey.*

*Exact acres to be determined by survey.* Tract 1 features the heart of the Nine Mile Creek property - a beautifully renovated historic log home surrounded by mature landscaping, functional outbuildings, and a private country setting just minutes from Lake Minatare.

Originally constructed in 1908 and thoughtfully updated over the years, this two-story residence blends timeless rustic character with modern comfort and efficiency. The home offers **over 2,800 square feet of finished living space**, providing ample room for both everyday living and entertaining.

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### **Residence Highlights**

- **3 bedrooms, 3 bathrooms**
- **2,807 sq ft total finished living area**
- Spacious main level with open living areas
- Full basement providing additional living space and storage
- Updated forced-air heating and dual-zone climate control

Inside, the home showcases a warm and inviting log-home atmosphere with modern upgrades throughout. The renovated kitchen features **granite countertops, stainless steel appliances, and custom cabinetry**, while wood and tile flooring add durability and charm. A stunning gas fireplace with full stone surround serves as a focal point in the main living area, complemented by a traditional wood stove for added warmth and character.

The oversized upstairs master suite offers a private retreat complete with a walk-in closet and a spacious bathroom featuring a tiled shower and an antique-style soaking tub. The lower level provides a rustic entertainment area finished with reclaimed barnwood and tin accents, creating a unique western-inspired space.

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### **Outdoor Living & Improvements**

The exterior of Tract 1 is equally impressive, offering a park-like setting with mature trees, established windbreaks, and thoughtfully designed outdoor living areas.

- Stamped concrete patio ideal for entertaining
- Covered wood deck providing shaded outdoor seating
- Landscaped yard with fruit trees and garden space
- Attached insulated garage with direct home access
- Additional utility building, storage shed, and chicken coop

- Fenced areas suitable for hobby livestock or small-scale ranching

These improvements make the property well-suited for **hobby ranching, equestrian use, or peaceful country living** with convenient access to nearby recreation and services.

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## Location Advantages

Tract 1 combines rural privacy with excellent accessibility, located just:

- **3 miles from Lake Minatare**
- Minutes from Scottsbluff
- Near Chimney Rock National Historic Site

This prime location allows owners to enjoy boating, fishing, outdoor recreation, and small-town amenities while living in a quiet country setting.

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## Tract 1 Highlights

- Fully remodeled historic log home
- Spacious living areas with rustic charm
- Mature landscaping and established windbreaks
- Multiple outbuildings and site improvements
- Ideal hobby ranch or lifestyle property
- Close proximity to Lake Minatare recreation

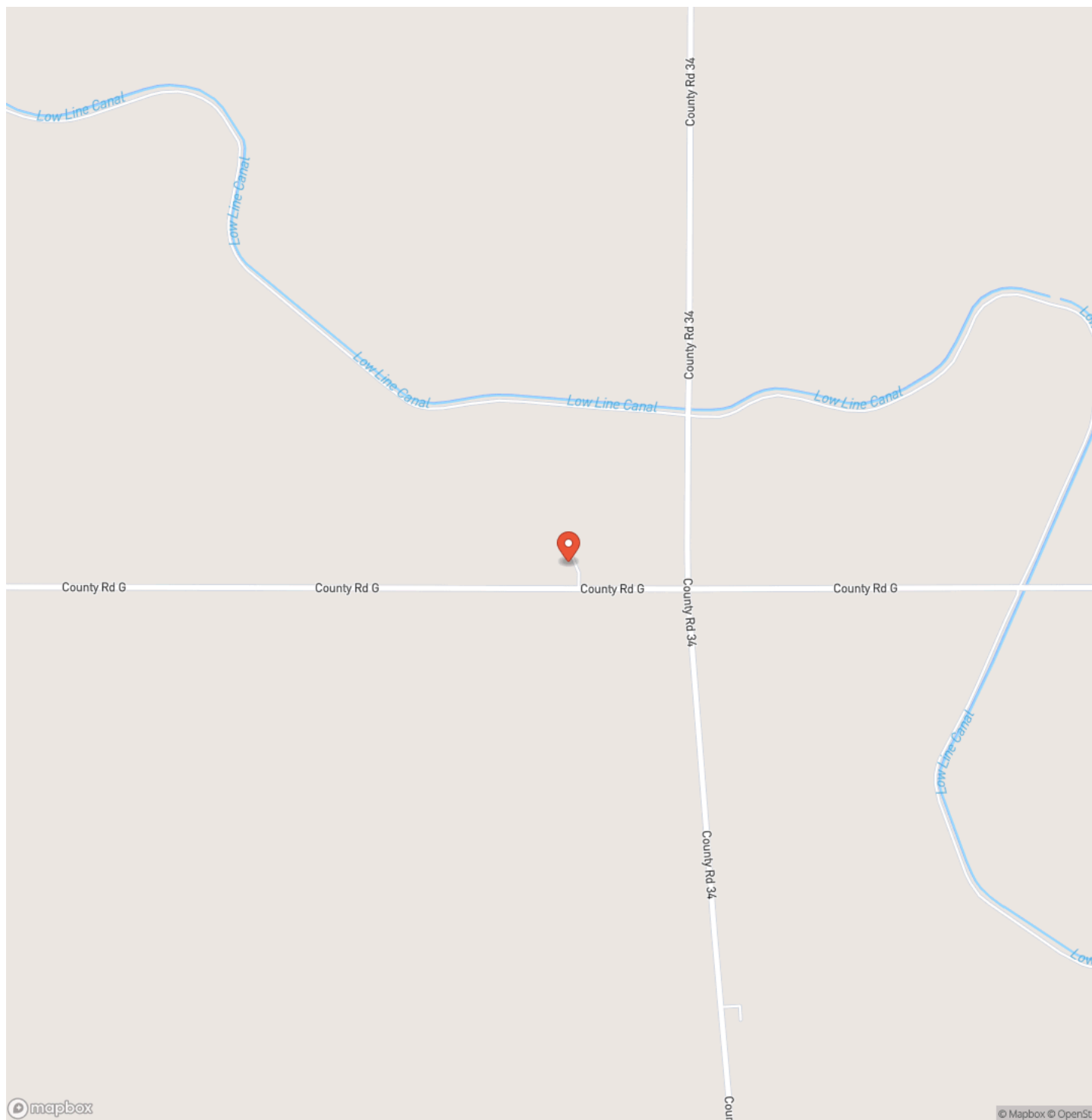


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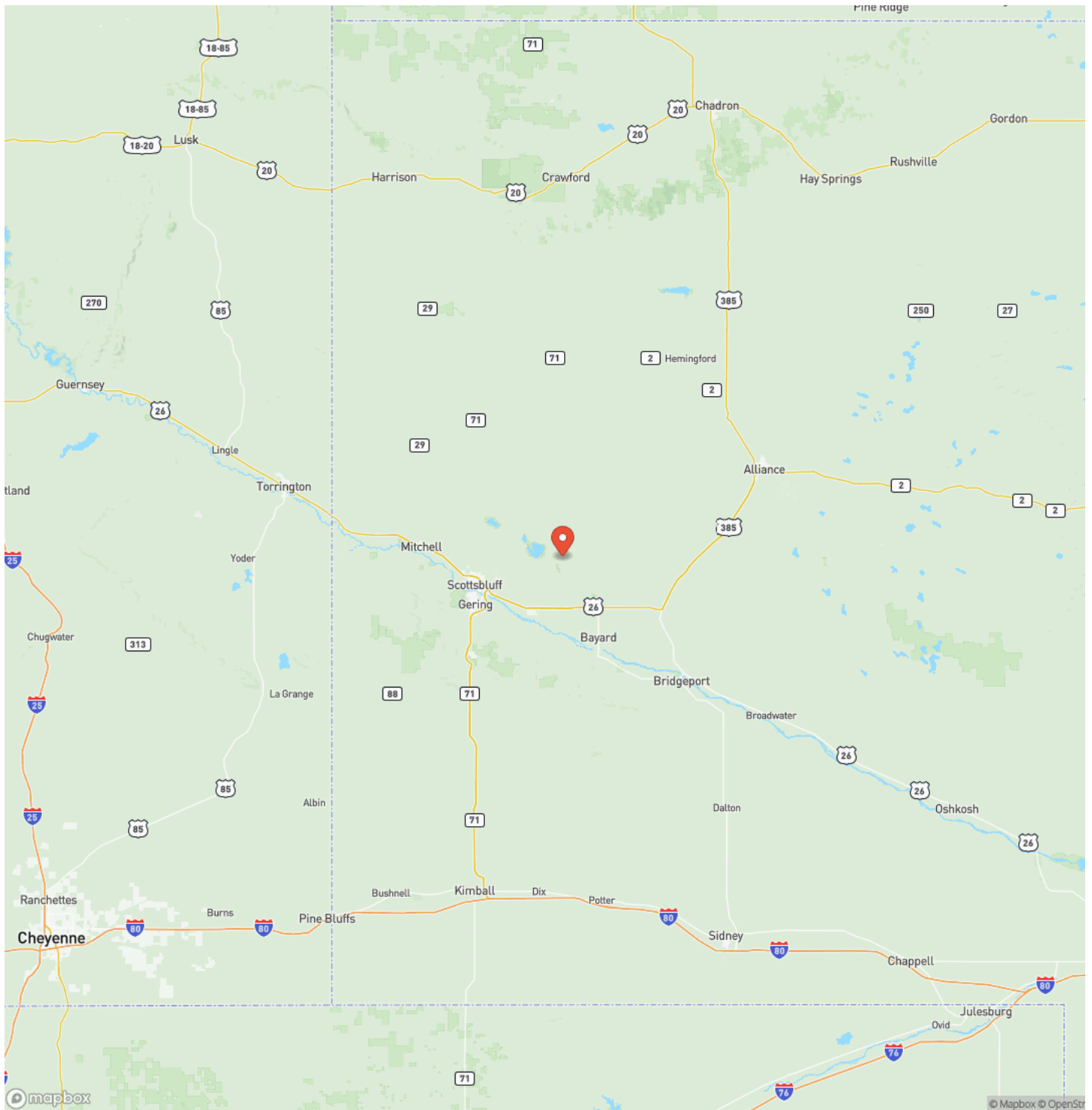
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## Locator Map

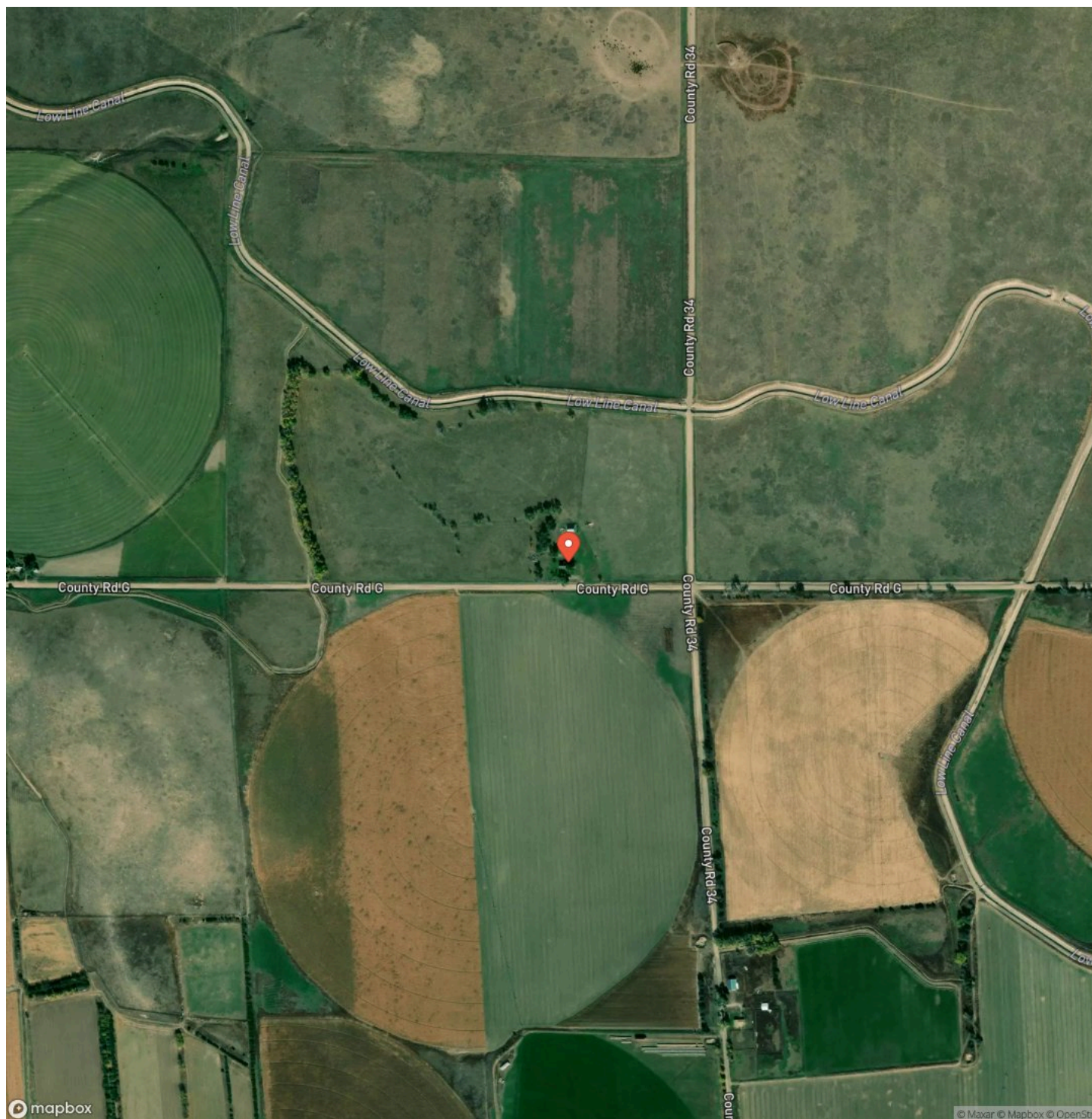


## Locator Map





## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tommy Wiles

## Mobile

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## Email

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## Address

915 east 8th st

## City / State / Zip

Chadron, NE 69337

## NOTES

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## **DISCLAIMERS**

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