

Nine Mile Creek Acreage
330871 COUNTY ROAD G
Minatare, NE 69356

\$749,900
78.540± Acres
Scotts Bluff County



Nine Mile Creek Acreage
Minatare, NE / Scotts Bluff County

SUMMARY

Address

330871 COUNTY ROAD G

City, State Zip

Minatare, NE 69356

County

Scotts Bluff County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude

41.917281 / -103.423551

Taxes (Annually)

3250

Dwelling Square Feet

2807

Bedrooms / Bathrooms

3 / 3

Acreage

78.540

Price

\$749,900

Property Website

<https://www.ranchandrecreation.com/property/nine-mile-creek-acreage-scotts-bluff-nebraska/90261/>



PROPERTY DESCRIPTION

Nine Mile Creek Acreage

78.54± Acres - Western Nebraska - Offered at \$749,000

Tract 1: Home & Improvements on **3.34± Acres - \$599,000**

Tract 2: Grassland & Open Ground on **75.2± Acres - \$150,000**

Total Property: 78.54± Acres

Exact acres to be determined by survey.

Location & Setting

The Nine Mile Creek Acreage sits just east of Minatare, Nebraska, in Scotts Bluff County, offering a rare combination of productive grazing land, a beautifully renovated log home, and excellent access to regional amenities. The property lies just **3 miles east of Lake Minatare**, a popular destination for boating, fishing, and recreation, and within short driving distance of Scottsbluff and Chimney Rock National Historic Site.

The property is bordered along the north by the low-line irrigation canal, and a gravel county road provides convenient year-round access to the homeplace while maintaining privacy.

TRACT 1 - Home & Improvements (3.34± Acres)

Offered at \$599,000

Residence

The residence features a 2-story log home originally built in 1908 with extensive remodeling and modern updates throughout.

- **Living Space:** 1,716 sq ft main level, 2,807 sq ft total finished area
- **Bedrooms/Bathrooms:** 3 bedrooms, 3 bathrooms
- **Basement:** 832 sq ft
- **Exterior:** Wood log siding with stone veneer accents
- **Roof:** Composition shingles
- **Heating/Cooling:** Forced air with dual-zone control (2 updated units)

Interior Features

- Wood and tile flooring throughout
 - Renovated kitchen with granite countertops, stainless steel appliances, and custom cabinetry
 - Gas fireplace with full stone surround plus an additional wood stove
 - Wood-finished ceilings enhancing the log-home character
 - Spacious master suite with walk-in closet, tiled shower, and antique-style soaking tub
 - Rustic lower level finished with reclaimed barnwood and tin accents
-

Exterior & Improvements

- Stamped concrete patio ideal for entertaining
- Mature landscaping, shade trees, fruit trees, and established windbreaks

- Attached insulated garage (525 sq ft)
- Covered wood deck (464 sq ft)
- Utility building (423 sq ft, concrete floor & metal construction)
- Chicken coop, storage shed, paved areas, fencing, and garden space

This tract is well suited for comfortable country living, hobby ranching, or a rural lifestyle with modern conveniences.

TRACT 2 - Grassland & Future Homesite (75.2± Acres)

Offered at \$150,000

This 75.2± acre tract offers an outstanding opportunity for buyers seeking a combination of **grazing income potential, recreational use, and an ideal future homesite location** just minutes from Lake Minatare.

Situated only **approximately 3 miles from Lake Minatare**, this property provides convenient access to boating, fishing, camping, and year-round outdoor recreation while maintaining the privacy and wide-open space of rural western Nebraska living.

The smooth terrain features productive native grasses and excellent soils, making it well suited for livestock grazing. Historically, the acreage has supported approximately **40 cow/calf pairs during the summer grazing season**, offering immediate agricultural utility and income potential.

In addition to its grazing value, the tract presents an attractive **future building site opportunity**, with multiple elevated locations that would provide scenic views of the surrounding countryside. Its proximity to paved roads, utilities in the area, and nearby recreational amenities makes this a highly desirable location for a rural residence, hobby ranch, or weekend getaway property.

Land Highlights

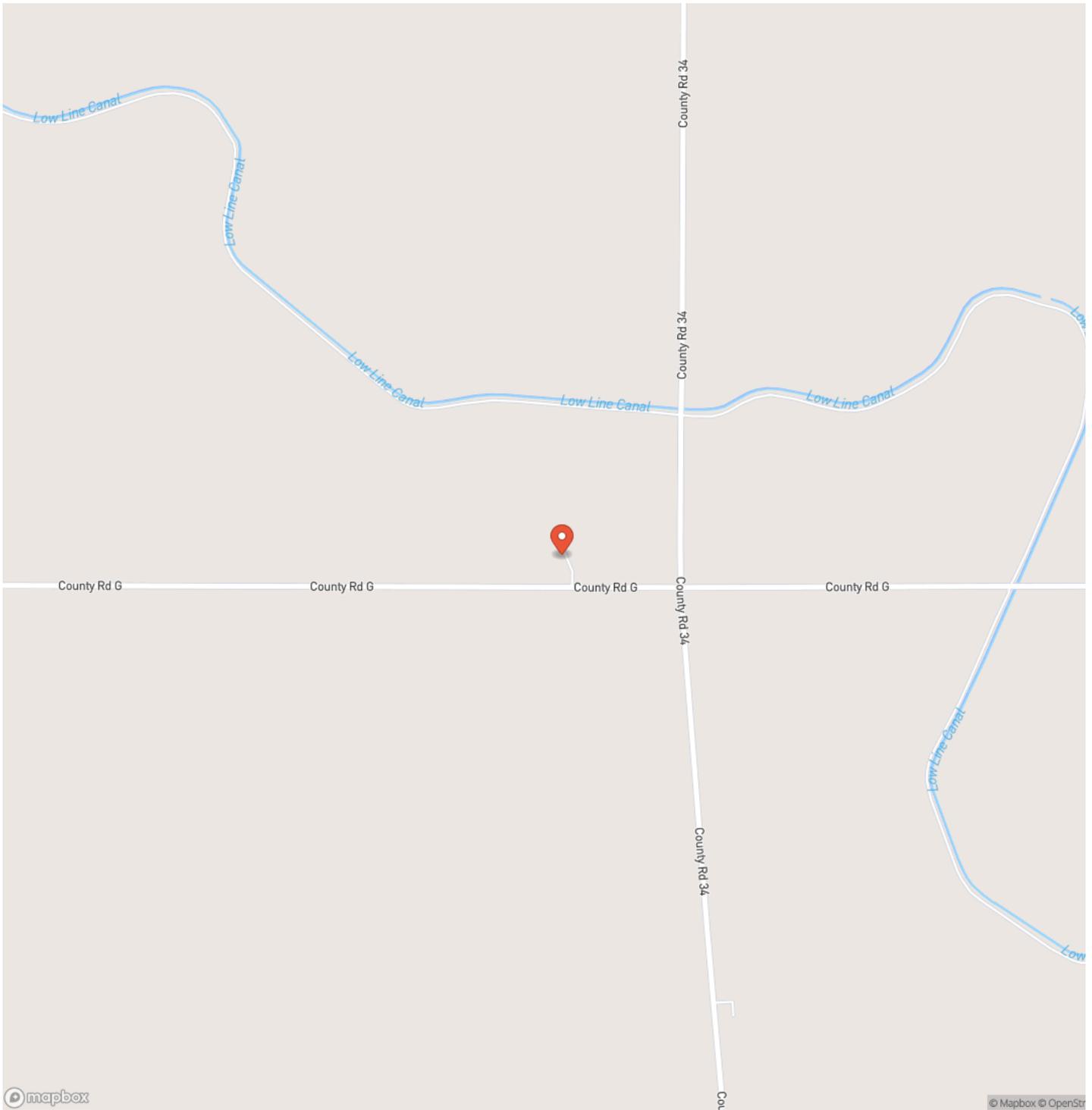
- 75.2± acres of productive native grassland
- Located just minutes from Lake Minatare
- Excellent potential for a future rural homesite
- Supports seasonal grazing operations
- Gently rolling terrain with quality soils
- Easy access from county roads
- Strong long-term investment potential

Whether used for grazing, recreation, or as a future homesite, this tract offers a rare combination of **location, usability, and affordability** in a highly sought-after area of Scotts Bluff County.

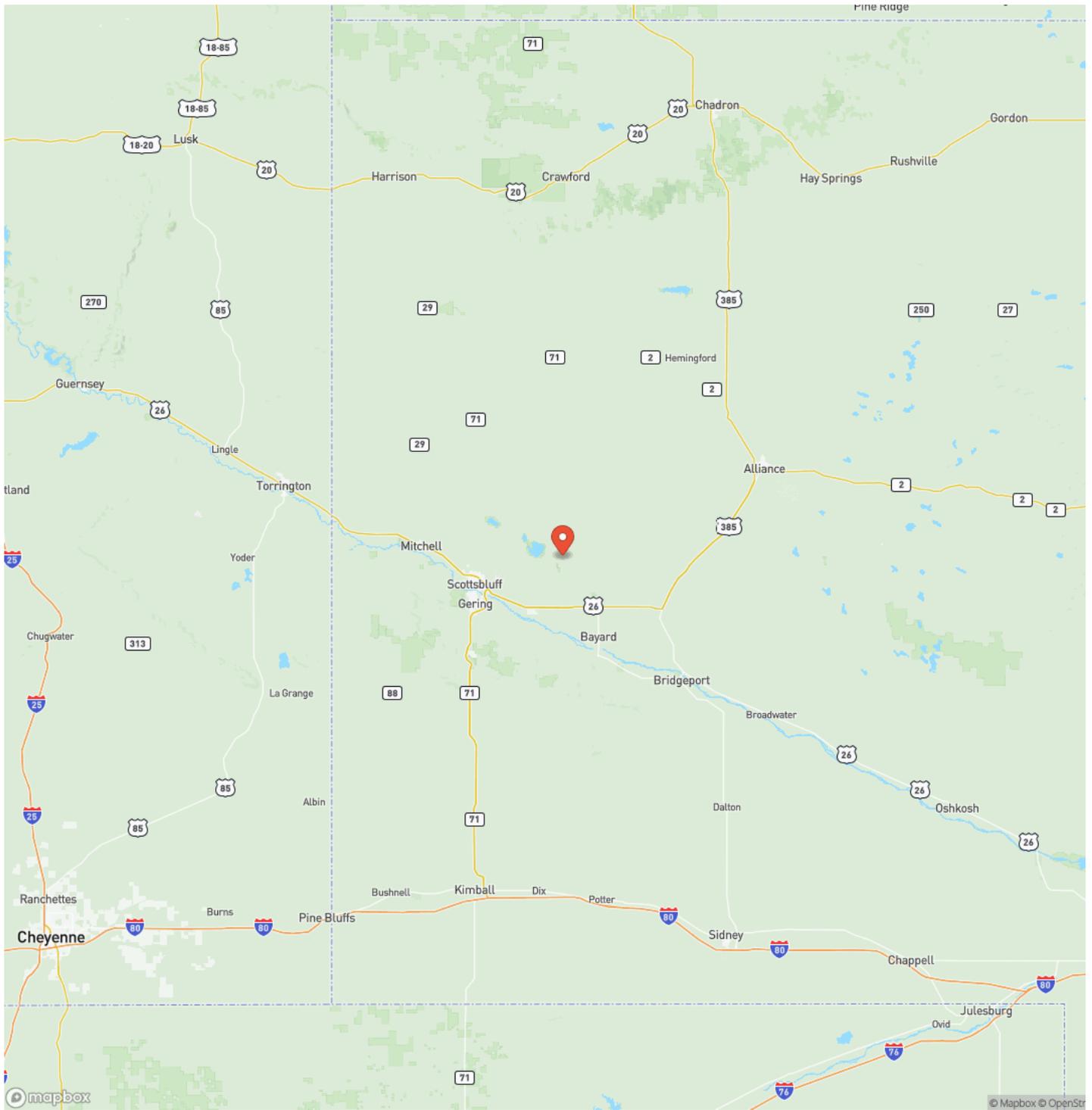
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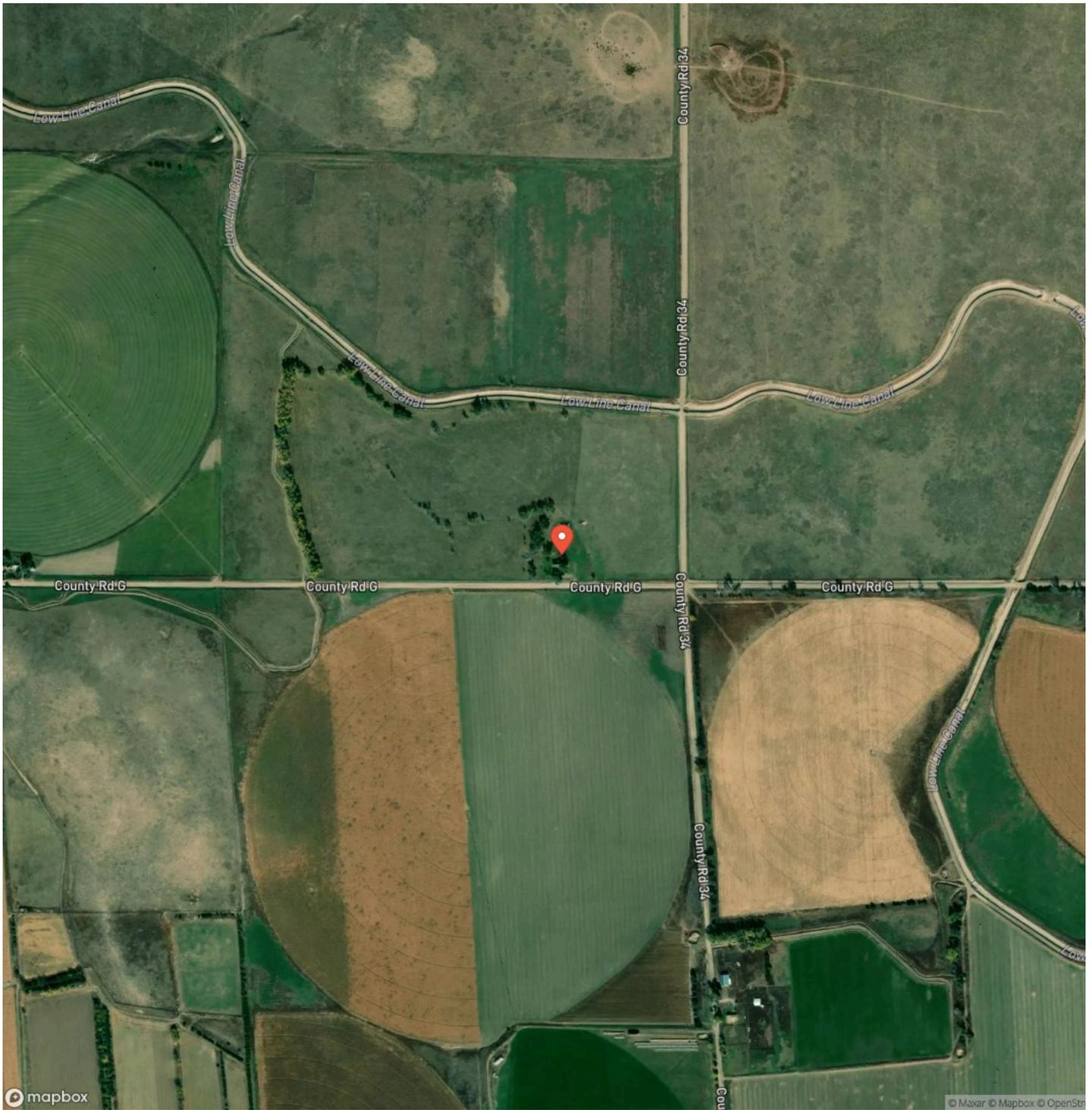
Locator Map



Locator Map



Satellite Map



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