

West Ash Creek 80
1312 W ASH CREEK RD
Crawford, NE 69339

\$425,000
77.29± Acres
Dawes County



West Ash Creek 80
Crawford, NE / Dawes County

SUMMARY

Address

1312 W ASH CREEK RD

City, State Zip

Crawford, NE 69339

County

Dawes County

Type

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

Latitude / Longitude

42.60633 / -103.222657

Taxes (Annually)

\$2,805

Dwelling Square Feet

2,592

Bedrooms / Bathrooms

3 / 2

Acreage

77.29

Price

\$425,000

Property Website

<https://www.ranchandrecreation.com/property/west-ash-creek-80-dawes-nebraska/101247/>



PROPERTY DESCRIPTION

Located just outside of Crawford, Nebraska, this 77.29± acre property offers a great combination of productive grass, functional improvements, and rural character in a highly desirable Pine Ridge setting. This property is set up for the perfect horse property with a historic barn, corrals, and two houses.

The property is currently leased for grazing and supports approximately 22 cow/calf pairs during the summer months, providing immediate income potential while maintaining flexibility for a new owner and on a year-to-year lease if the owner chooses to use it themselves.

Improvements include two homes, multiple outbuildings, and a well-maintained historic barn that serves as the centerpiece of the property.

The main home features 3 bedrooms upstairs and has seen several updates over the years. It includes a propane furnace approximately 5 years old, a wood-burning stove for supplemental heat, and electric cove heat in each upstairs bedroom. The home was rewired approximately 20 years ago and is equipped with an electric water heater and water softener. A metal roof adds to the durability and low maintenance of the home.

A second home on the property offers 1 bedroom and 1 bathroom with propane heat and a metal roof, making it ideal for guests, rental income, or additional living space.

The property has a 300-foot deep well, with a submersible pump replaced within the last 2–3 years. A windmill supplies a 10,000-gallon cistern that feeds two livestock tanks for domestic use.

The red barn is a standout feature and is in excellent condition, having been well cared for over the years. The upper level was historically used for barn dances and gatherings, giving the property a unique sense of history and character that is hard to find, and it still has a solid floor ready for the next generation to host dances and gatherings.

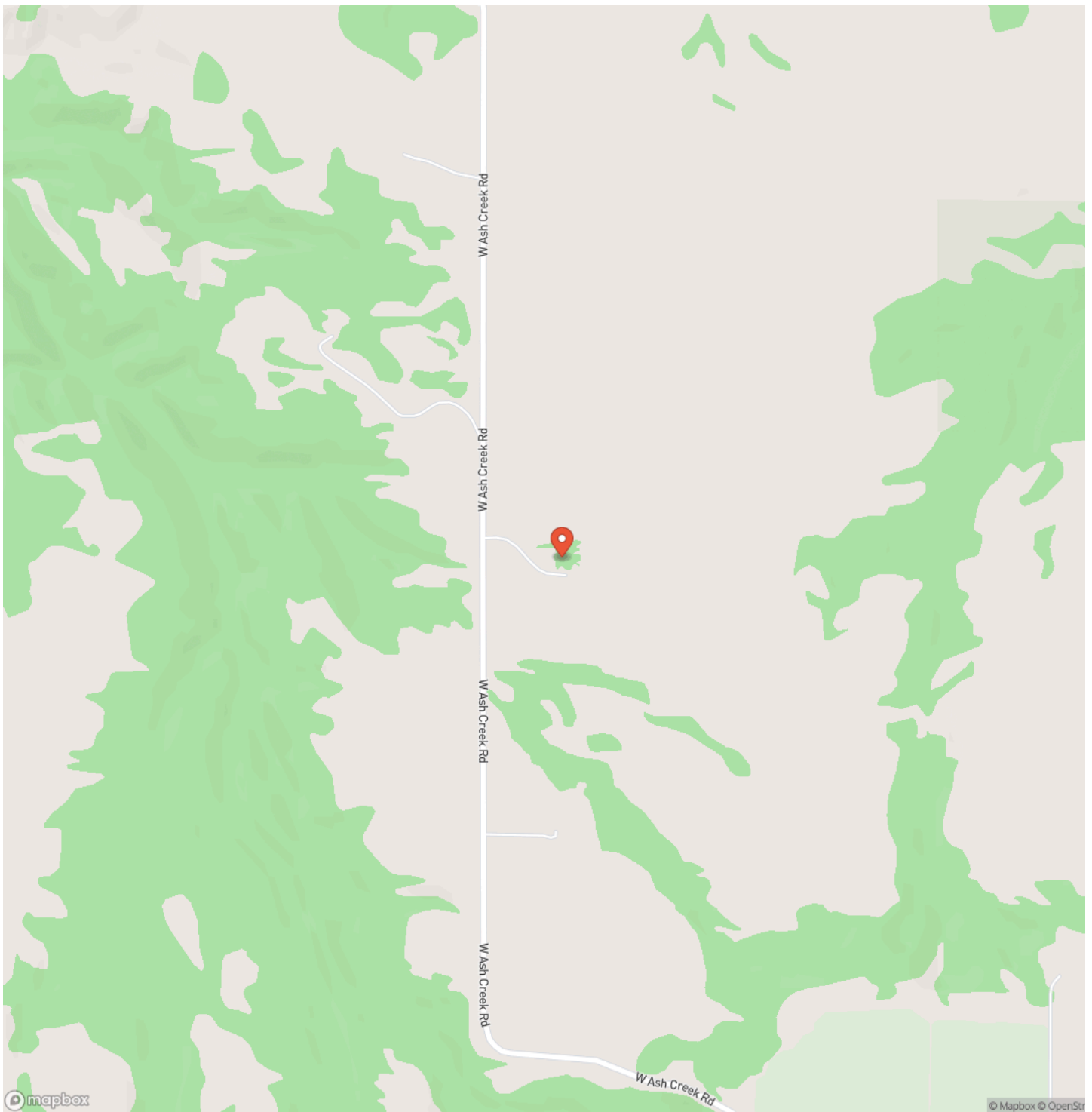
The land itself consists of ponderosa pines and gently rolling grassland with established windbreaks planted over 20 years ago. Apple and cherry trees enhance the homestead setting, and the overall layout is well-suited for livestock, horses, or a rural lifestyle property.

Located 25 minutes from Crawford, approximately 40 minutes from Chadron, and a short drive to Fort Robinson State Park, this property offers excellent access to outdoor recreation, including hunting, hiking, and horseback riding. The Black Hills of South Dakota are also within easy reach, adding to the appeal for both recreation and investment.

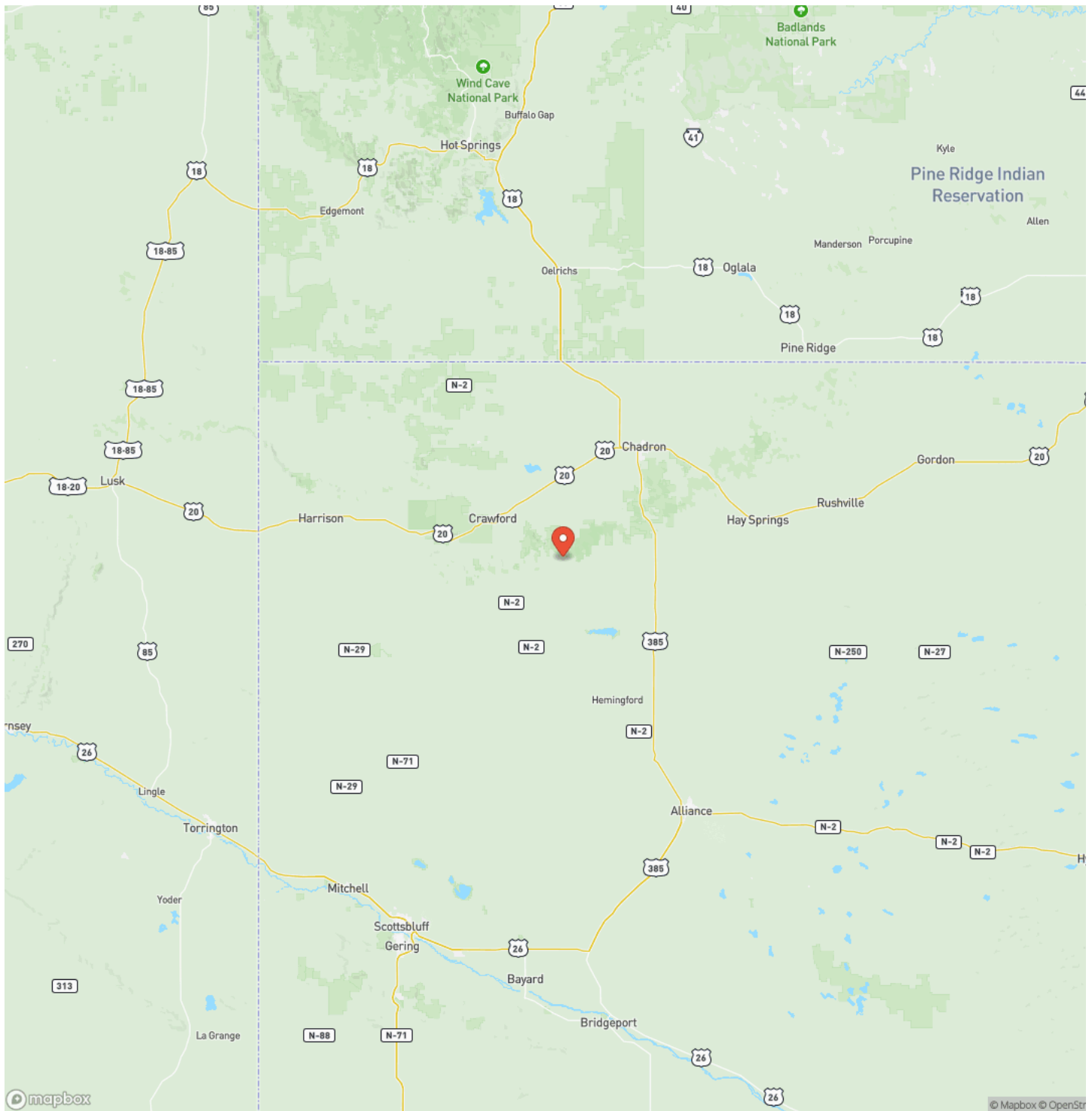
This is a well-balanced property offering an excellent horse property, quality improvements, and a strong location in northwest Nebraska.



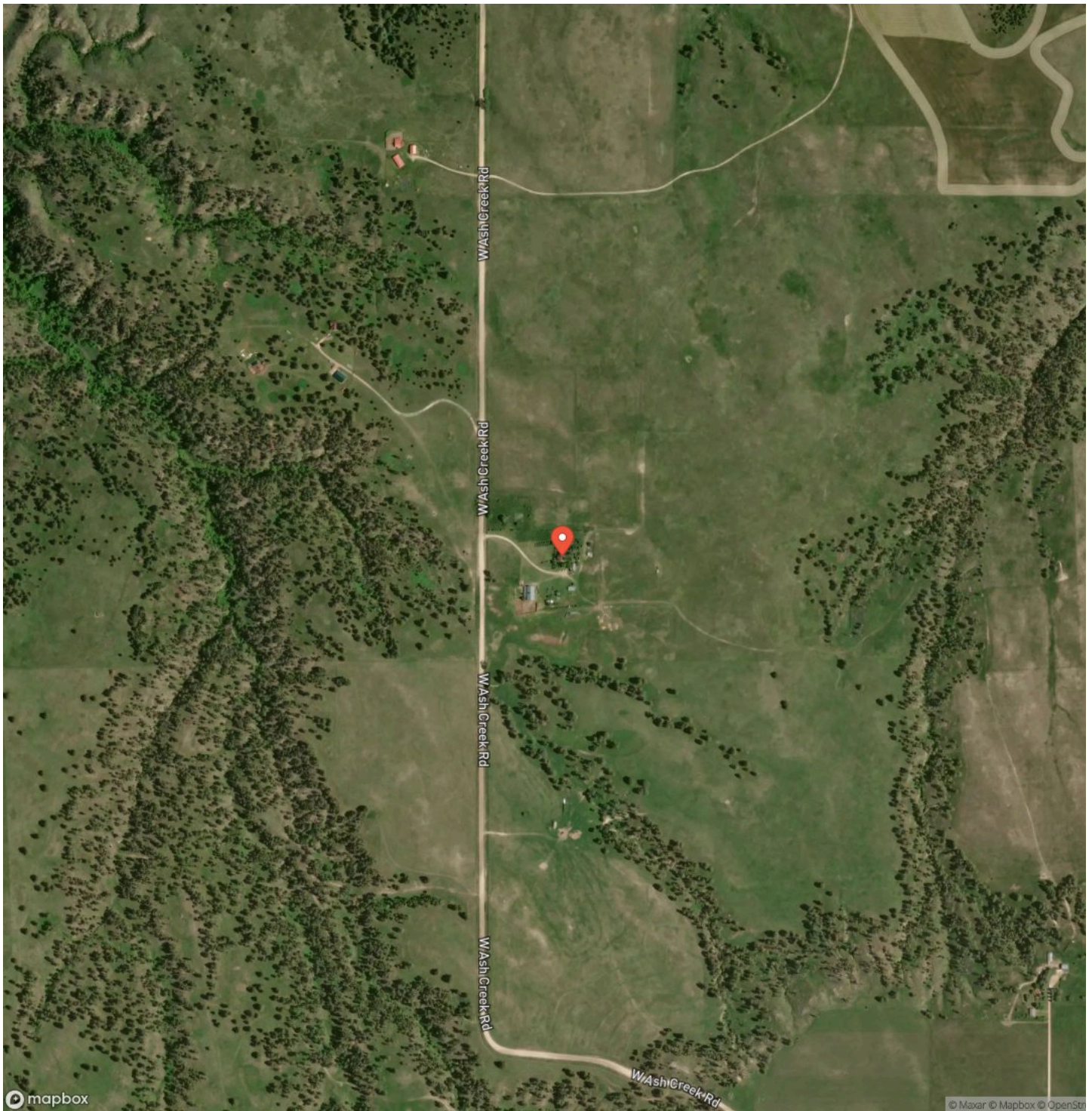
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tommy Wiles

Mobile

(308) 360-2030

Email

tommy@ranchandrecreation.com

Address

915 east 8th st

City / State / Zip

Chadron, NE 69337

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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