

Nine Mile Creek Acreage-Tract 2
330871 COUNTY ROAD G
Minatare, NE 69356

\$150,000
75.2± Acres
Scotts Bluff County



**Nine Mile Creek Acreage-Tract 2
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, Horse Property,
Undeveloped Land

Latitude / Longitude

41.91816 / -103.427551

Taxes (Annually)

\$3,250

Acreage

75.2

Price

\$150,000

Property Website

<https://www.ranchandrecreation.com/property/nine-mile-creek-acreage-tract-2/scotts-bluff/nebraska/99517/>



Nine Mile Creek Acreage-Tract 2 Minatare, NE / Scotts Bluff County

PROPERTY DESCRIPTION

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 gently rolling 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

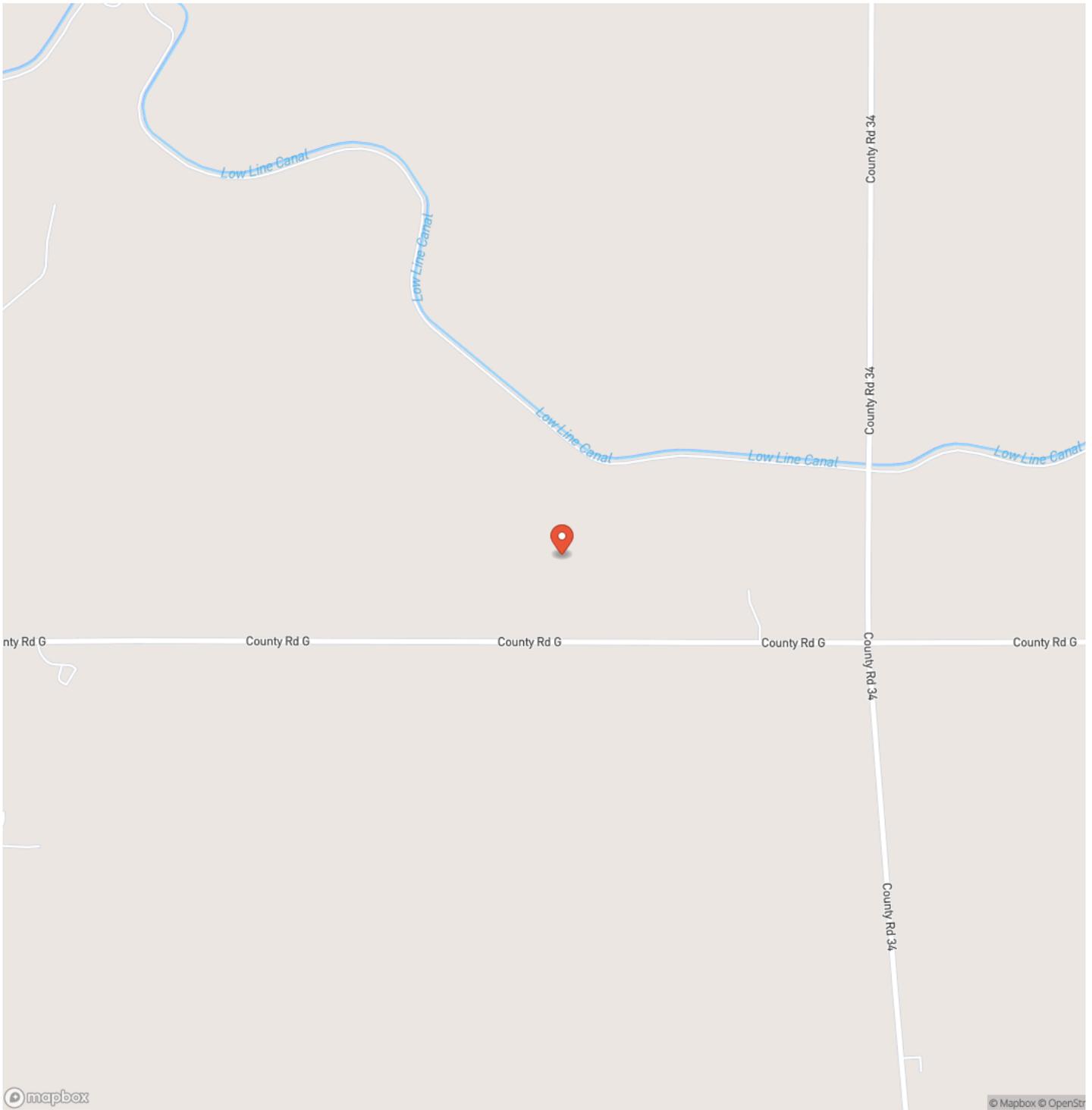
- 75.2± acres of productive native grassland
- Located just minutes from Lake Minatare
- Excellent potential for a future rural homesite
- Supports seasonal grazing operations
- Gently rolling terrain with quality soils
- Easy access from county roads
- Strong long-term investment potential

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.

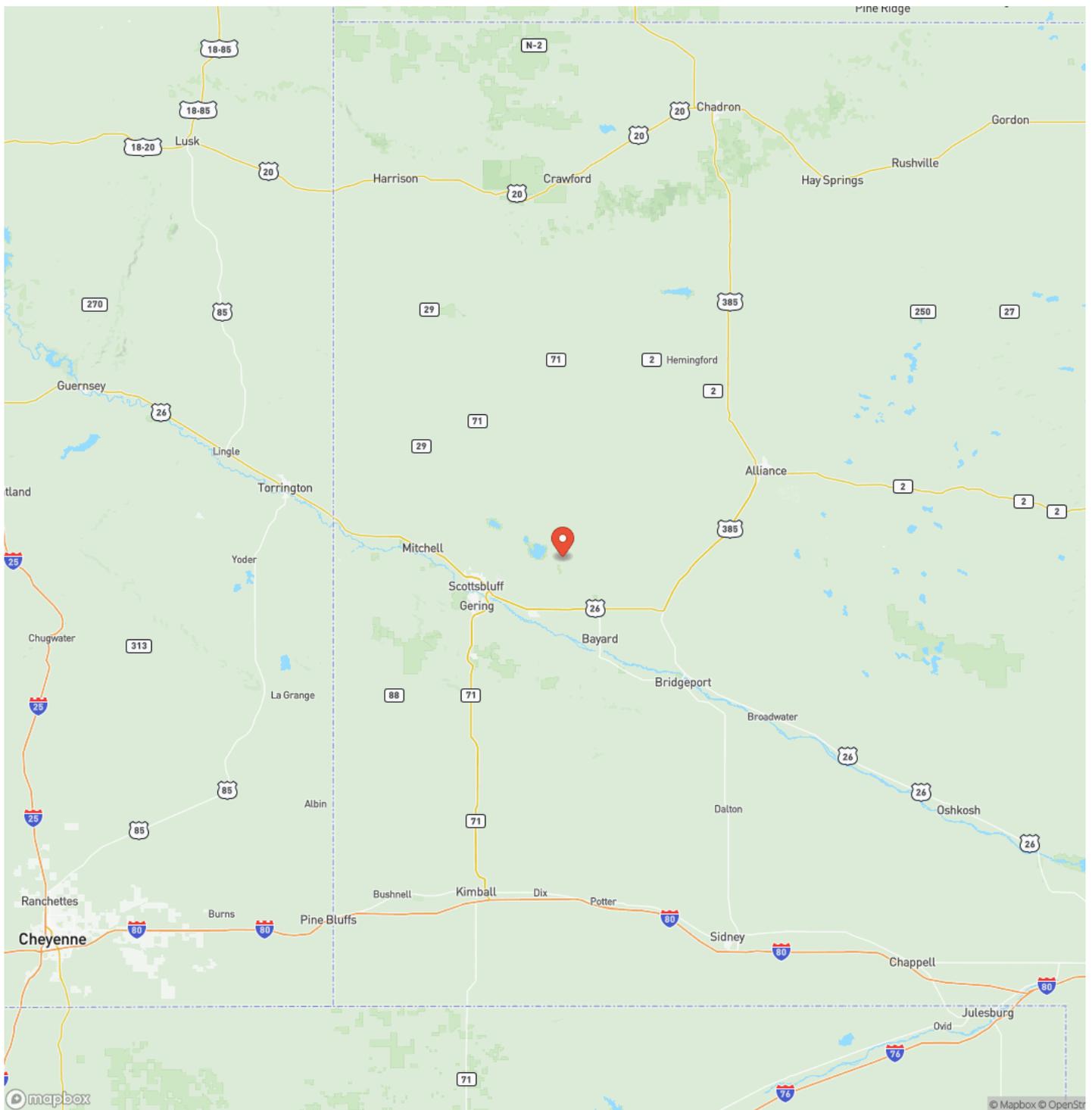
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Locator Map



Locator Map



Satellite Map



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