

WESTERN NEBRASKA

Randy Garrett Estate



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 84.87± | OFFERED AT \$675,000
RANCHANDRECREATION.COM

A PLACE TO SLOW DOWN AND SETTLE IN

Just south of Alliance, Nebraska, lies a rare opportunity to own a manageable piece of the High Plains-where open grassland, quiet roads, and big skies define everyday life.

This ±84.87-acre property blends comfort and functionality with the freedom of rural living. The ranch-style home offers 3,360± square feet of thoughtfully laid-out living space, including four bedrooms and three bathrooms. Multiple porches extend the living space outdoors, creating natural gathering places for sunrise coffee, afternoon shade, or evening conversations as the light fades across the pasture.

The land itself is gently rolling native grass, well suited for grazing livestock, horses, or simply preserving the open views and privacy that make this part of western Nebraska so special.

A 2,880± square foot farm utility building adds versatility-perfect



RANCHANDRECREATION.COM



for equipment storage, a workshop, or barn for your animals. The building is split with the west portion containing a workshop and two car garage with concrete. The east portion of the building has an enclosed tack room, two tie stalls and one smaller box stall. There is loft for additional storage, 220 volt power, multiple overhead and sliding doors, and frost free hydrants close to the building.

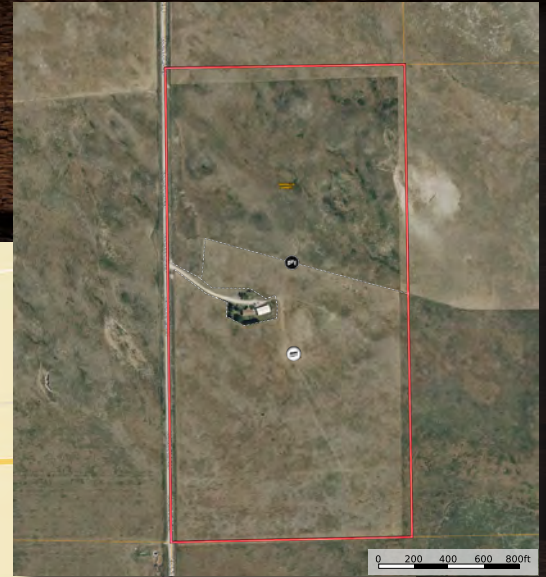
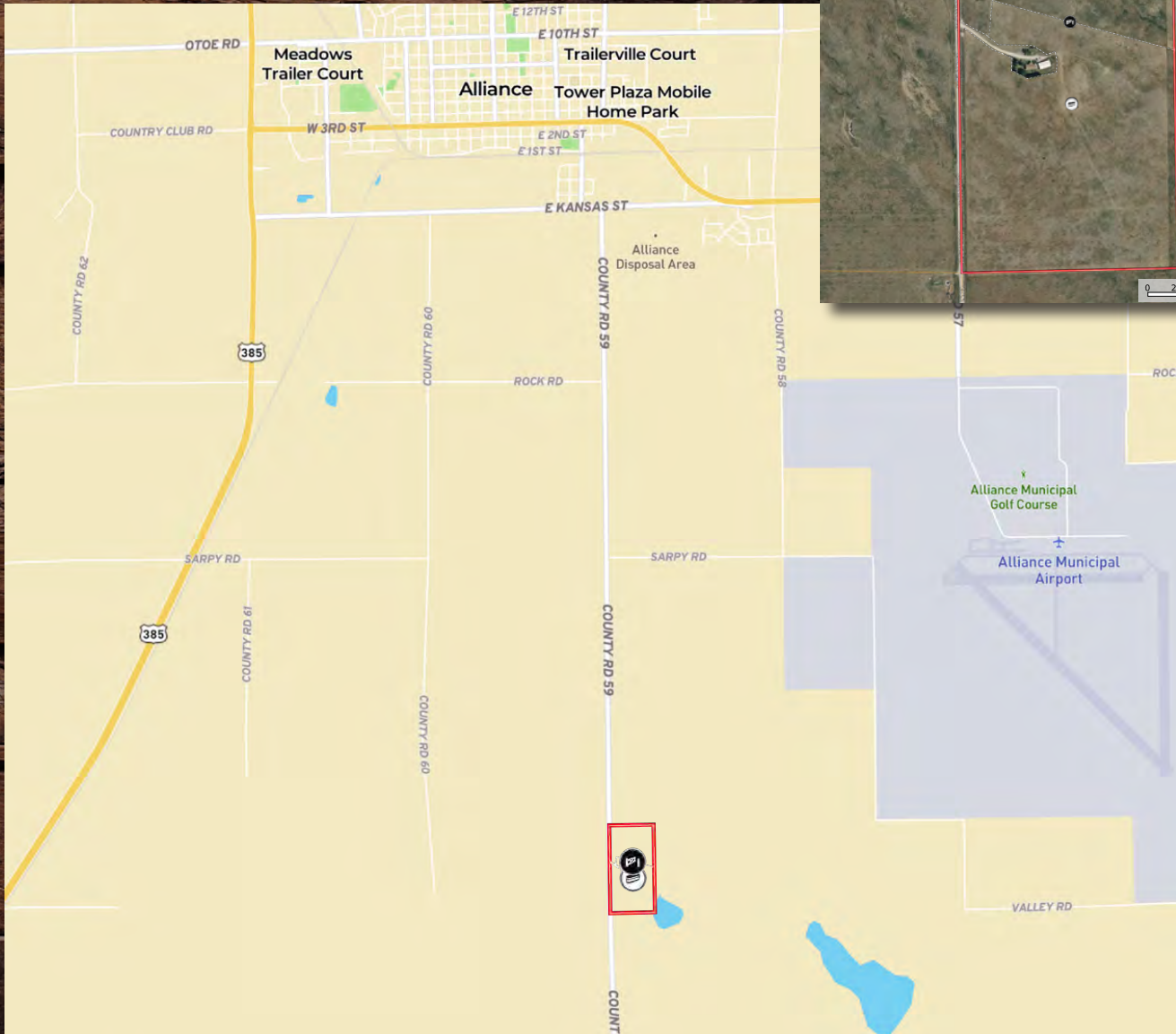
With agricultural zoning, easy access, and close proximity to Alliance, this property offers the best of both worlds: peaceful country living with town amenities only minutes away.

Whether you're looking for a rural residence, a small livestock property, or a place to enjoy the land at your own pace, this Box Butte County acreage delivers space, simplicity, and long-term value.

RANCHANDRECREATION.COM

ALLIANCE, NEBRASKA

Alliance is a vibrant community known for its quiet neighborhoods and bustling business districts. Located in western Nebraska, just two hours south of the Black Hills of South Dakota, and four hours north of Denver on highway 385. Alliance is the hub for the BNSF Railroad which has 2500+ employees, and is also a strong agricultural community.



JEFF GARRETT 308.672.6334

ranchandrecreation.com | [f /jeffgarrettranchandrecreation](https://www.facebook.com/jeffgarrettranchandrecreation)

6020 YELLOWSTONE RD, CHEYENNE, WYOMING



*Acreage counts are believed to be accurate but have not been verified by a professional survey.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.