

WESTERN NEBRASKA

Wilderness Retreat



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 47.53± | OFFERED AT \$850,000
RANCHANDRECREATION.COM

909 WEST ASH CREEK ROAD, CRAWFORD, NEBRASKA 47.53 ACRES OF PEACE, PRIVACY, & NATURAL BEAUTY

Nestled within the scenic Nebraska National Forest on three sides, this stunning property offers 47.53 acres of tranquility and outdoor adventure. Located just outside the charming town of Crawford, NE, and only a short drive from Fort Robinson State Park, this is the perfect getaway for nature lovers and outdoor enthusiasts.

The 1,296 sq ft cabin, built with comfort in mind, includes two bedrooms and one bathroom, ideal for a small family or a weekend retreat. The cabin features electric and propane heat, new windows in 2018, and a roof replacement the same year. The inviting living room includes a cozy fireplace, creating the perfect ambiance for relaxation after a day spent exploring the surrounding wilderness. The home opens up to a deck that overlooks a peaceful pond, providing breathtaking views and a serene atmosphere.

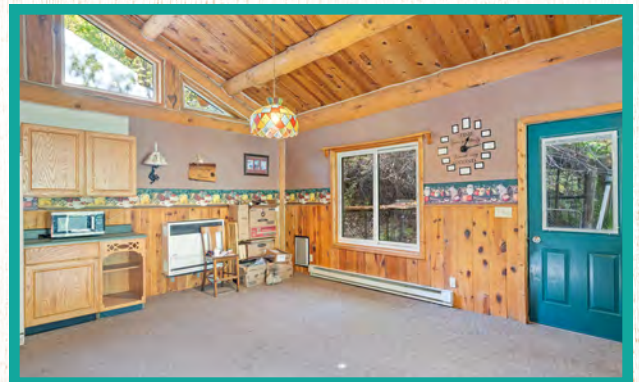


RANCHANDRECREATION.COM



FEATURES

- 1,296sf cabin with rustic charm
- Spacious deck for outdoor relaxation
- Two-door detached garage
- Pond adding to the tranquility
- Horse/Farm implement building (2,016sf, 48x4x 14)
- Surrounded by Nebraska National Forest on 3 sides
- Plenty of space for outdoor activities, horses, or farming
- Remote, peaceful location just minutes from Crawford, NE



RANCHANDRECREATION.COM



The property boasts a detached two-door garage with small living quarters attached, including a shower, toilet, sink, propane heater, and hot water heater, offering flexible options for guests or additional living space. The impressive 2,016 sq ft Horse/Farm Implement Building features a loft, tack room, tool room, electric and water access, and three horse runs. With two garage doors on the south side and one on the east, this building is as functional as it is spacious, perfect for horses, equipment, or storage.

A designated garden area is the perfect spot for cultivating your own produce, adding even more appeal to this already versatile property.

Located in the heart of the Pine Ridge region of Northwest Nebraska, this area is known for its stunning views, wildlife, and endless recreational opportunities. Whether you enjoy hiking, horseback riding, or hunting, the Nebraska National Forest and Fort Robinson State Park offer plenty of activities just minutes away. Crawford's small-town charm adds to the allure, providing a close-knit community and a rich history that enhances the experience of living in this scenic part of Nebraska.



RANCHANDRECREATION.COM



Don't miss the chance to own this rare piece of paradise with endless possibilities at 909 West Ash Creek Road. From stunning views to modern comforts, this property truly offers the best of both worlds.



RANCHANDRECREATION.COM



WILDLIFE

- Big Game
- Elk
- Mule Deer
- Small Game
- Turkey
- Ducks
- Whitetail Deer
- Pheasants

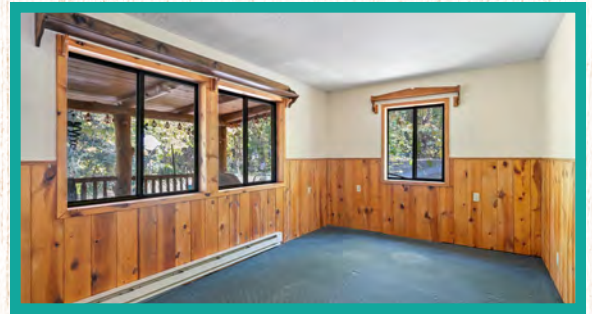
RECREATION

- ATV Trails
- Bike Trails
- Bird Watching
- Equestrian Trails
- Fishing
- Hiking Trails
- Hunting
- Public Land Access

RIGHTS

- Mineral
- Natural Gas
- Oil
- Water
- Wind

RANCHANDRECREATION.COM



RANCHANDRECREATION.COM



TOMMY WILES 308.360.2030

ranchandrecreation.com
tommy@ranchandrecreation.com

6106 YELLOWSTONE RD
 CHEYENNE, WYOMING



Tommy Wiles grew up in Gordon, Nebraska on a farm/ranch, putting up hay for his father as a kid throughout the summers in western Nebraska. As time went on, he began working for a well drilling business and has seen a vast majority of the Sandhills and western Nebraska, bouncing through pastures working on windmills and drilling water wells. Before real estate, Tommy worked with farmers in western Nebraska where he ran his own Precision Ag Business working with farmers on water management. "Real estate was always something I wanted to get into, and now that I'm here, I love helping people purchase their dreams and guide them on one of the biggest decisions of their life. I enjoy meeting and talking to new people every day and finding exactly what they are looking for." Tommy currently lives in Chadron with his fiancé and three children. In his spare time, he loves to spend time with his family and friends, golfing, skiing, and camping at the lake.

RR
#1 PROPERTIES
RANCH & RECREATION



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.