

WESTERN NEBRASKA

Crazy Woman Ranch



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 458.78± | OFFERED AT \$830,000
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THE RANCH

Discover the perfect blend of privacy and accessibility with this exceptional 458.78-acre ranch, located just 1.15 miles north of Bushnell, Nebraska. This expansive property offers a unique opportunity to embrace rural living while remaining conveniently close to town and Interstate 80, which is less than 4 miles away.

The centerpiece of the ranch is a modern 1,960 sqft manufactured home, built in 2021, providing comfortable living with all the amenities of a contemporary residence. The home is complemented by a well-appointed 70' x 42' shop, fully insulated and sheeted, featuring a spacious bunk room—ideal for guests or additional storage.

Equestrian enthusiasts will appreciate the 64' x 30' horse barn, designed with three box stalls and a 12' x 16' tack room, making it a perfect setup for horses or other livestock. The property is thoughtfully fenced and cross-fenced, ensuring easy management of livestock across the various pastures, all of which are equipped with water access.

Mature spruce trees enhance the landscape, offering both beauty and shade, while the ranch's secluded location guarantees privacy without sacrificing ease of access to nearby amenities.

This property is a rare find in the heart of western Nebraska—an ideal retreat for those seeking a serene rural lifestyle with modern conveniences just minutes away. Don't miss the chance to make this ranch your own.

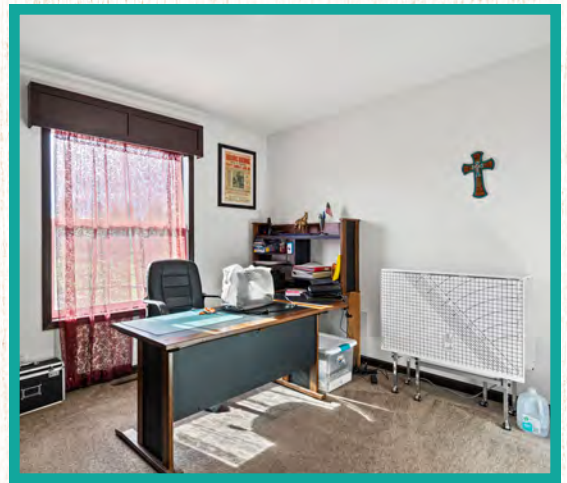


PRICE

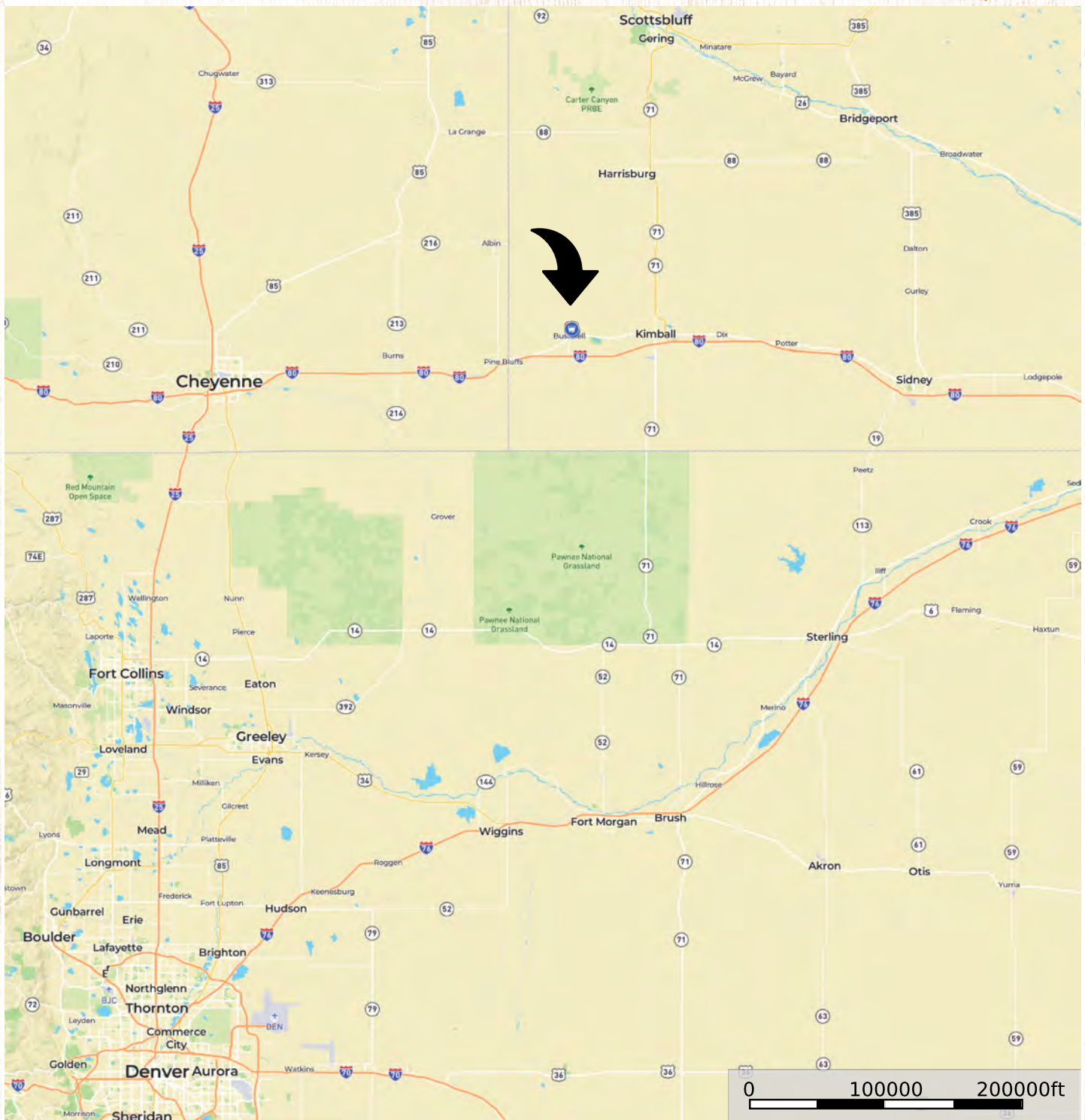
\$830,000 (EIGHT HUNDRED AND THIRTY THOUSAND DOLLARS)

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

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DIRECTIONS

From Bushnell, NE Take Birch St North 1.15 Miles (from Hwy 30) East on the private drive to the property
This property has year around access via Kimball County maintained roads.

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THE LAND

Pasture:	440.42±
Roads and other:	4.94±
Total Acreage:	458.78±

Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate



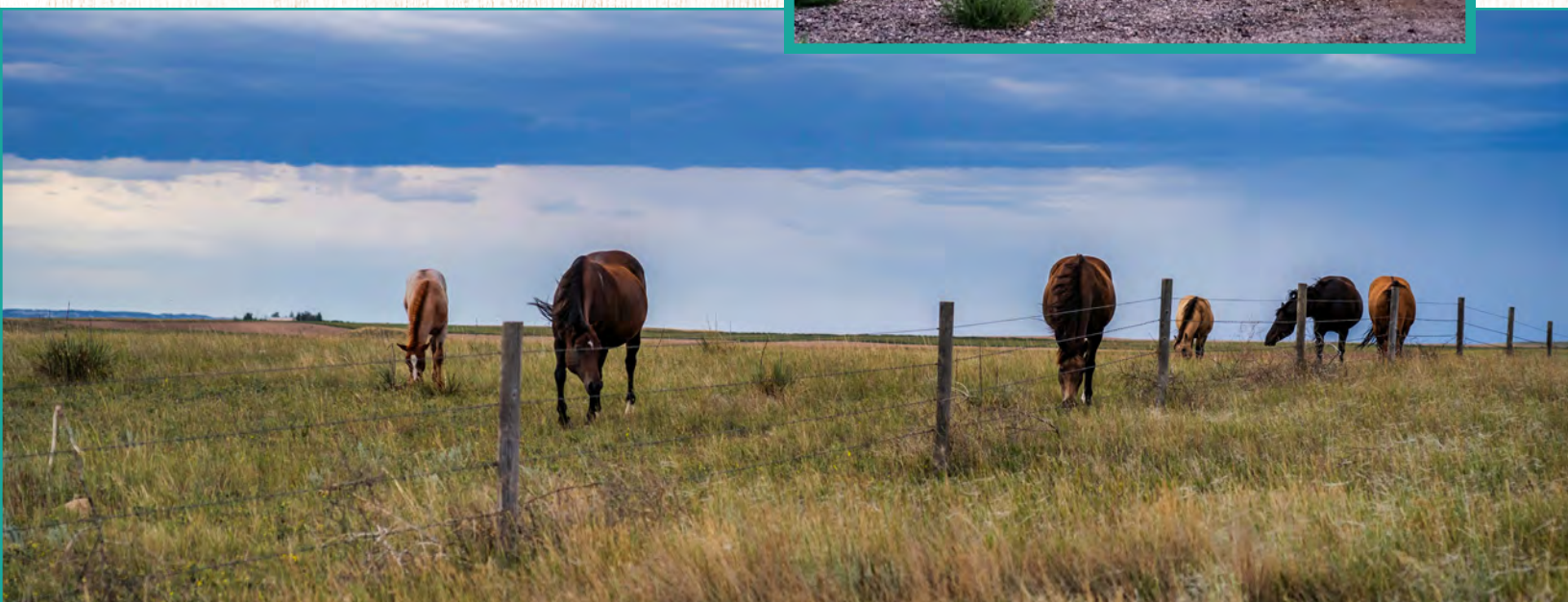
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RECREATION

Less than 10 minutes away you can discover the hidden gem of Lake Oliver Recreation Area in Bushnell, NE. This picturesque spot offers a delightful escape for outdoor enthusiasts and families alike. With its serene waters perfect for fishing and boating, along with well-maintained trails for hiking and birdwatching, Lake Oliver promises a day filled with adventure and relaxation. Pack a picnic and enjoy the scenic views from the charming picnic areas, or simply unwind by the lakeside. Whether you're seeking a peaceful retreat or a fun-filled day in nature, Lake Oliver Recreation Area is the perfect destination.



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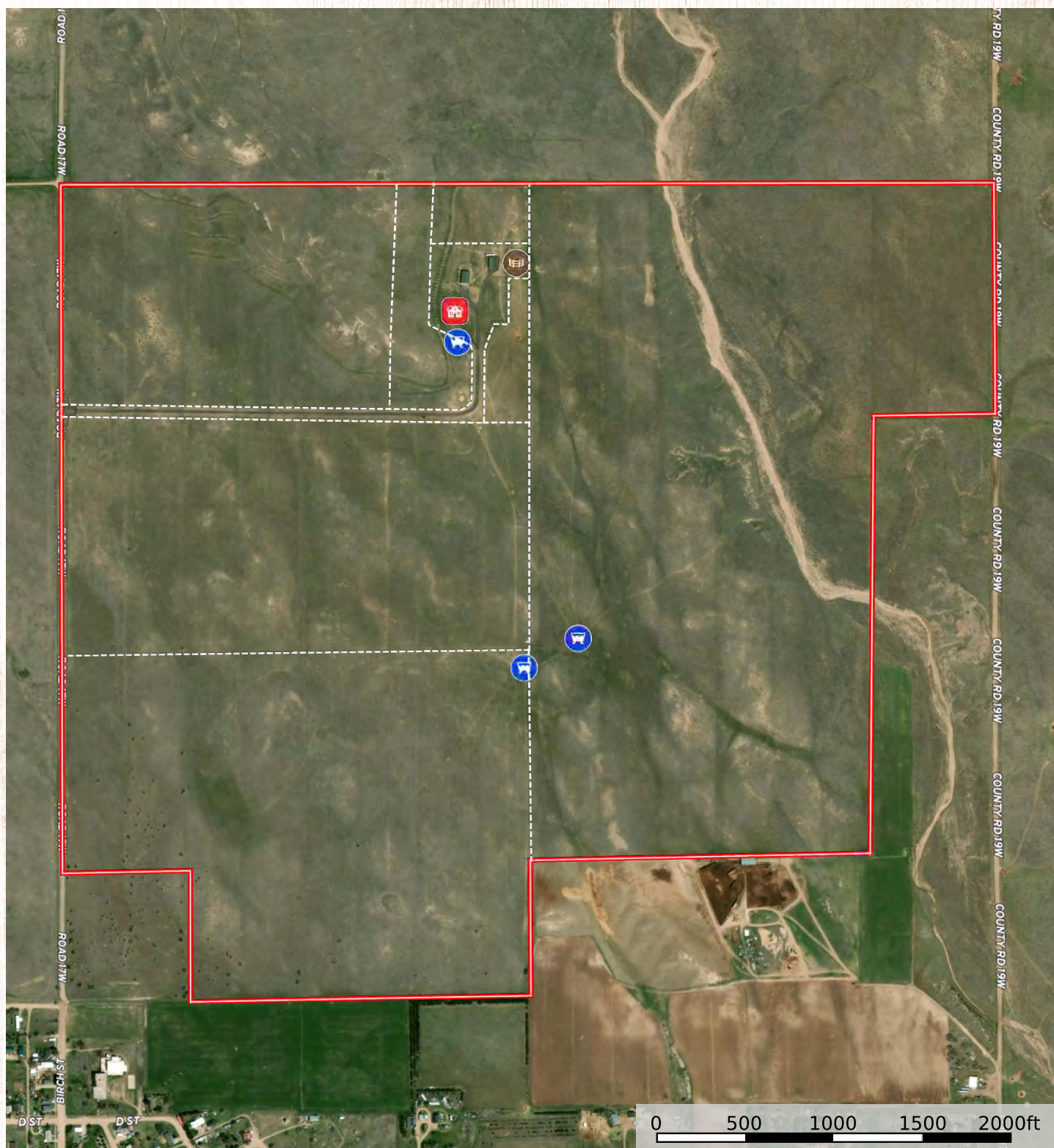


CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorney fees.

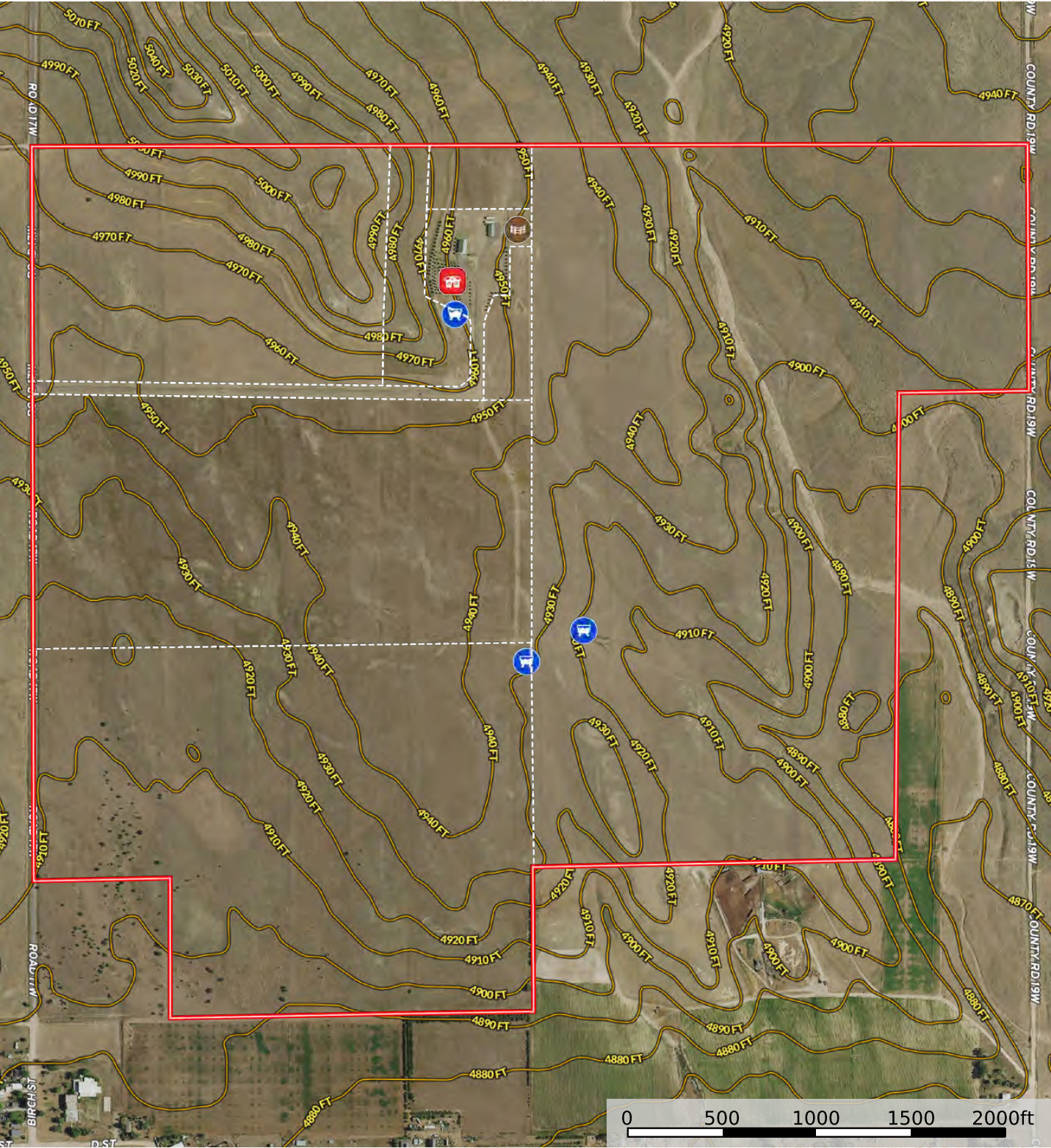
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LOCATION OVERVIEW



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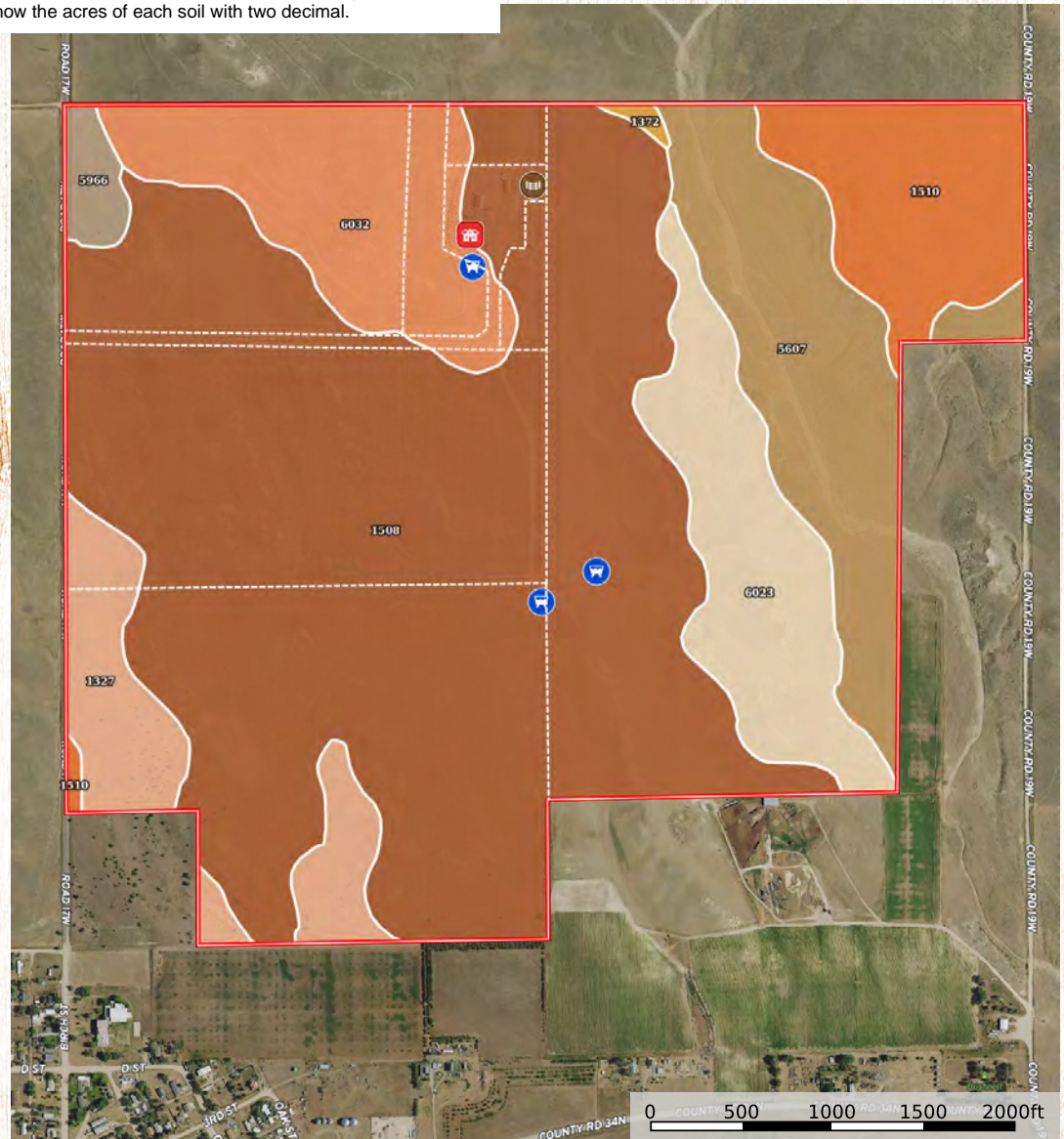
PROPERTY DETAIL



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1508	Altvan-Eckley complex, 3 to 9 percent slopes	261.7 2	57.08	0	26	4e
5607	Broadwater loamy sand, channeled, occasionally flooded	51.76	11.29	0	7	6w
6032	Tassel-Blanche complex, 9 to 30 percent slopes	41.75	9.11	0	15	6s
6023	Tassel and Dix and Altvan soils, 9 to 30 percent slopes	38.54	8.41	0	19	6s
1510	Altvan-Eckley-Tassel complex, 3 to 9 percent slopes	32.0	6.98	0	28	4e
1327	Bayard fine sandy loam, 0 to 3 percent slopes	26.7	5.82	0	36	3e
5966	Jayem fine sandy loam, 3 to 6 percent slopes	5.13	1.12	0	40	4e
1372	Chappell-Bayard-Broadwater complex, 0 to 2 percent slopes	0.9	0.2	0	31	3e
TOTALS		458.5 (*)	100%	-	23.15	4.52

SOILS REPORT

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





JEFF GARRETT

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ranchandrecreation.com

f /jeffgarrettranchandrecreation

**6106 YELLOWSTONE RD
CHEYENNE, WYOMING**

Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers. He and his wife own a cattle operation east of Cheyenne, where they raise their four children: Macie, Tripp, Wade, and Bridger. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed-yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!

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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.