Spring Meadow Ranch
30551 Road D
Fairfield, NE 68983

$1,995,000
73± Acres
Clay County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
30551 Road D

City, State Zip
Fairfield, NE 68983

County
Clay County

Type
Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude
40.413599 / -98.228388

Taxes (Annually)
$3,718

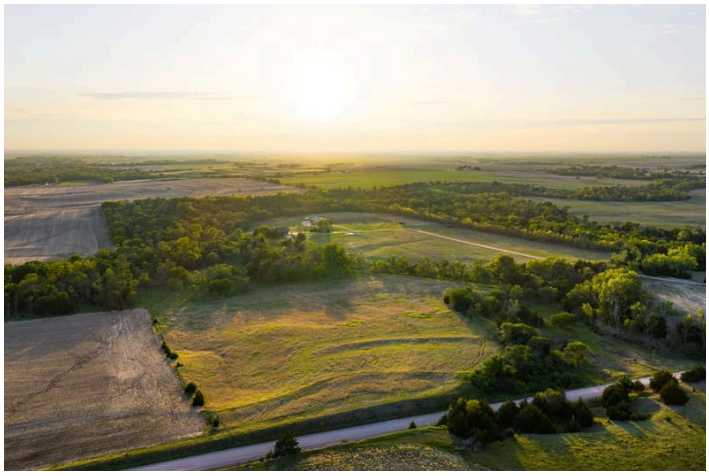
Dwelling Square Feet
6,804

Bedrooms / Bathrooms
5 / 4.5

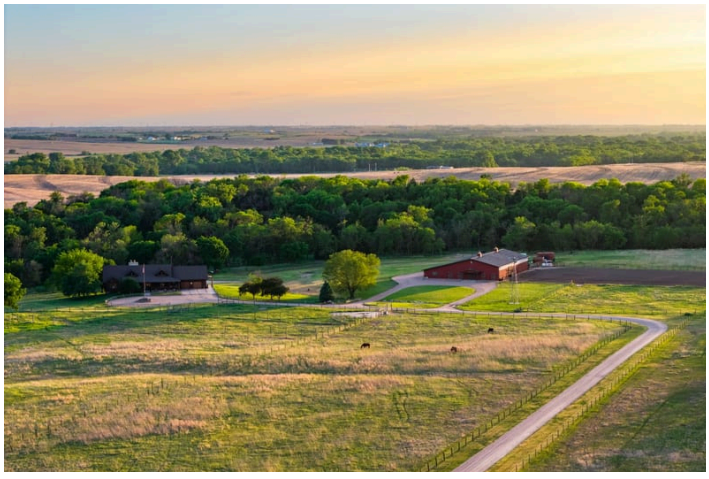
Acreage
73

Price
$1,995,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Welcome to Spring Meadow Ranch: a truly one-of-a-kind recreational and equestrian property tucked away in the scenic countryside of Clay County, Nebraska! Spanning 73 +/- beautiful acres, this remarkable ranch combines luxury living, functionality, privacy, and outstanding wildlife habitat into one unforgettable setting. From the moment you arrive at the gated entrance and follow the long driveway through the ranch, it becomes clear this property was thoughtfully designed to embrace the rural lifestyle while offering every amenity needed to enjoy it to the fullest. At the center of the property sits an incredible custom log home overlooking the surrounding meadows, timber, and pastures. The 5-bedroom, 4.5-bathroom home offers a warm rustic design filled with rich honey-toned woodwork, soaring ceilings, and inviting living spaces that immediately make you feel at home. With an upstairs level and finished basement, the layout provides plenty of room for family, entertaining guests, or simply spreading out and enjoying the peaceful surroundings. The covered front porch is the perfect place to watch the sun come up over the ranch with a cup of coffee in hand, while the back deck offers a quiet place to unwind and take in the wildlife that frequently moves throughout the property. An attached two-stall garage adds convenience while blending seamlessly into the home's stunning lodge-style exterior. Just beyond the home sits an impressive 60' x 120' Morton building that serves as the heart of the ranch's equestrian setup. Designed with both practicality and versatility in mind, the building includes an additional 720 +/- square-foot workshop area, storage room, hay loft, three horse stalls, and a tack room. Outside, a meticulously maintained riding arena provides the ideal space for riding, training, or roping. The ranch is exceptionally well suited for horses or livestock with multiple low-fenced pastures, along with an additional high-fenced area that opens the door for countless possibilities. The recreational aspect of Spring Meadow Ranch is equally as impressive! With multiple springs feeding into Pawnee Creek, the creek winds through the heavily timbered western side of the property, creating a natural wildlife corridor that consistently attracts big Nebraska whitetails and thriving turkey populations. While walking the creek bottoms, turkey tracks could be seen scattered throughout the sandy banks; a true testament to the incredible habitat this ranch provides. Spring Meadow Ranch is more than just a property; it is a place where memories are made! Whether you are looking to experience incredible hunting, ride horses, or simply enjoy the peace and quiet of rural living, this ranch is a high caliber property that offers you unlimited opportunities! The property is located 8 +/- miles from Fairfield, 21 +/- miles from Hastings, 45 +/- miles from Grand Island, 109 +/- miles from Lincoln, and 163 +/- miles from Omaha. All buyers must provide a pre-approval letter in order to be shown the property. Survey suggested by buyer to obtain final acreage. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Craig Lundstrom at (402) 366-8569 or Cael Lundstrom at (402) 764-0820 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





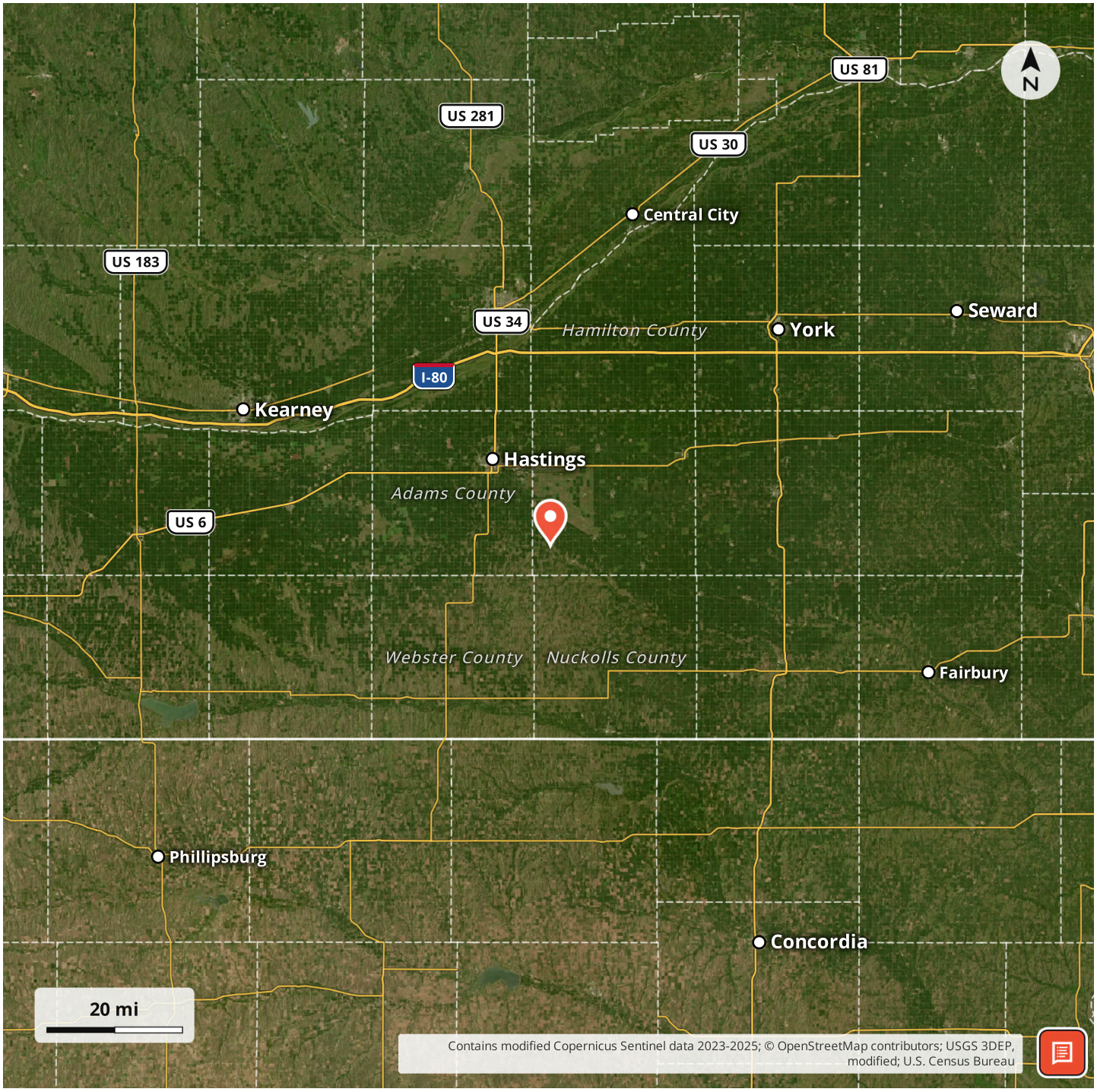








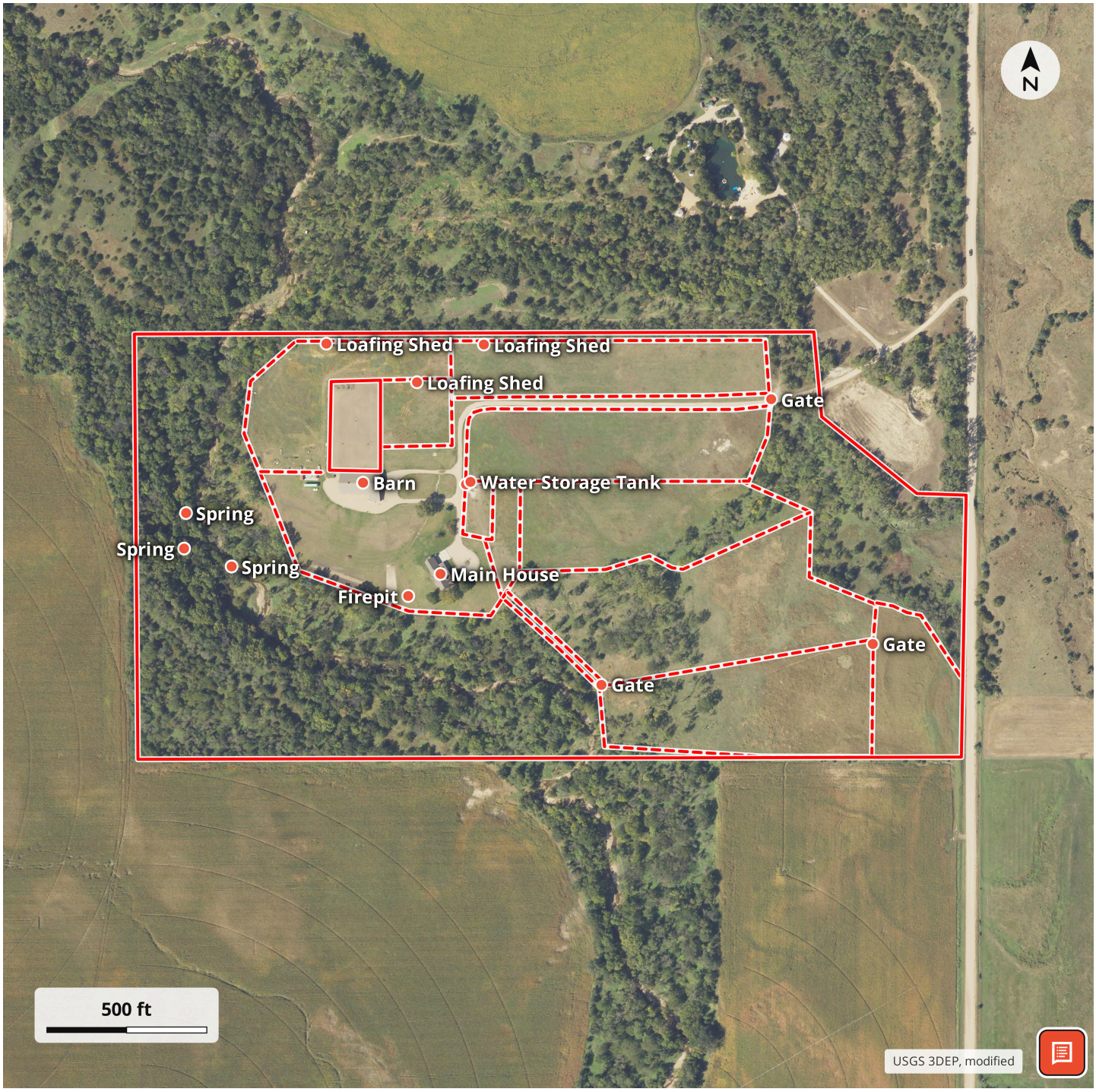
Regional Map



Locator Map


Rd D
N
Loafing Shed
Loafing Shed
Gate
Barn
Water Storage Tank
Spring
Spring
Main House
Gate
Gate
Birch Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Loafing Shed
Loafing Shed
Loafing Shed
Gate
Barn
Water Storage Tank
Spring
Spring
Spring
Main House
Firepit
Gate
Gate
500 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Craig Lundstrom

Mobile
(402) 366-8569

Email
craig.lundstrom@arrowheadlandcompany.com

City / State / Zip
Clarks, NE 68628

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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