

Cedar Canyon Ranch

2,927.67 +/- Acres with Homes & Outbuildings



Cedar Canyon Ranch, located 12 miles southwest of Scottsbluff, Nebraska, borders the Cedar Canyon Wildlife Management Area along the entire west side of the ranch. Breathtaking views are found throughout the property and it's home to many wildlife including mule deer, whitetail deer, elk, wild turkey, bighorn sheep, pronghorn antelope, bobcats, and mountain lions. Take advantage of this hunter's paradise!

Total Property Acres (Per Assessor): 2,927.67 +/- Grassland Acres

Property Taxes - \$20,337.94

Price - \$4,500,000.00

Directions: Heading south out of Gering on Highway 71, continue straight on NE-71 S for 1/2 mile. Turn right onto Carter Canyon Road/County Rd S for 4 miles. Turn left onto County Road 117 and continue for 1.8 miles. Turn left and go 1/2 mile and you will come to the ranch entrance.

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Scotts Bluff 06

Property Information

Property Overview: Multiple springs run through the ranch and throughout the varied topography. Deep draws provide winter protection, along with multiple canyons that feature cedar and pine trees. Driving into the ranch from the north end, you will see open range for summer grazing that leads to higher elevation changes. Scenic canyons guide you to the backside of the ranch which features wide open pastures for grazing. There is over 600 ft. of elevation change from the ranch entrance.

Cedar Canyon Ranch has been in the same family for over 35 years and it has been well taken care of by the current tenants. Five electric wells are located throughout the property, along with great fencing. The current tenants are summer grazing 60-100 cow/calf pairs and 200-250 yearlings for 5-6 months through the summer. Two fenced-off fields are currently out of CRP, with the option to re-apply for CRP payment. Winter grazing opportunities, or year-round cattle, are options. The owners successfully ran a full cow/calf operation for many years on the ranch. With an average rainfall of 15"-17" a year, highly-productive native grasses on this ranch are known to put the pounds on your livestock. The property is currently leased for the 2022 grazing and hunting seasons. Opportunities like this don't come around every day!

Housing Overview: Two homes sit on the northeast end of the ranch, which serves as ranch headquarters. One was built in 1930, the other was built in 1960. Both homes have been vacant for several years.

Improvements: Various outbuildings, grain bins, and corrals are located at the ranch headquarters.

Please note: The continuous fence corrals, working chute, and load-out facilities were built by the current tenant and will need to be purchased with the sale of the property. One oil well does exist on the property (Parcel #10297944). Any and all mineral rights and artifacts are excluded from the sale, as this was a school lease purchased by the sellers. All other mineral rights on the property convey with the sale of the property.

Legal Descriptions

Parcel ID: 010033432

Legal: S1/2 SW, SW SE, E1/2 SE 4-20-56 (193.48)

Parcel ID: 010033483

Legal: S1/2 SE 5-20-56 (76.18)

Parcel ID: 010033513

Legal: PT E1/2 8-20-56 (310.44)

Parcel ID: 010033548

Legal: NE, W1/2, N1/2 SE 9-20-56 (564.24)

Parcel ID: 010033564

Legal: N1/2, N1/2 S1/2 10-20-56 (479.33)

Parcel ID: 010035710

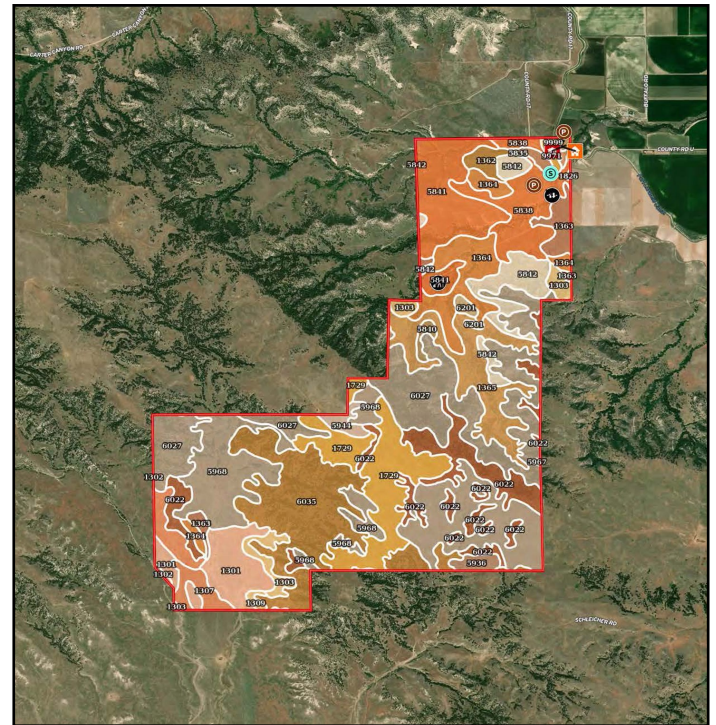
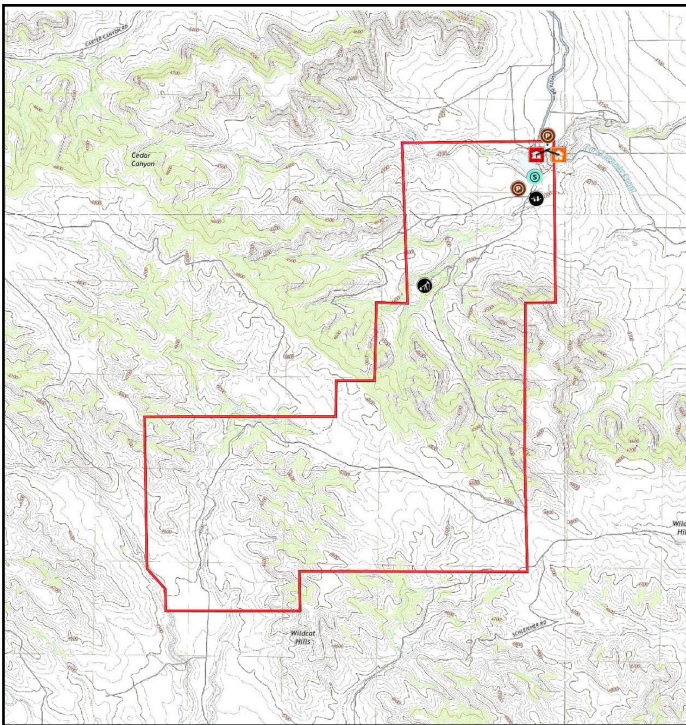
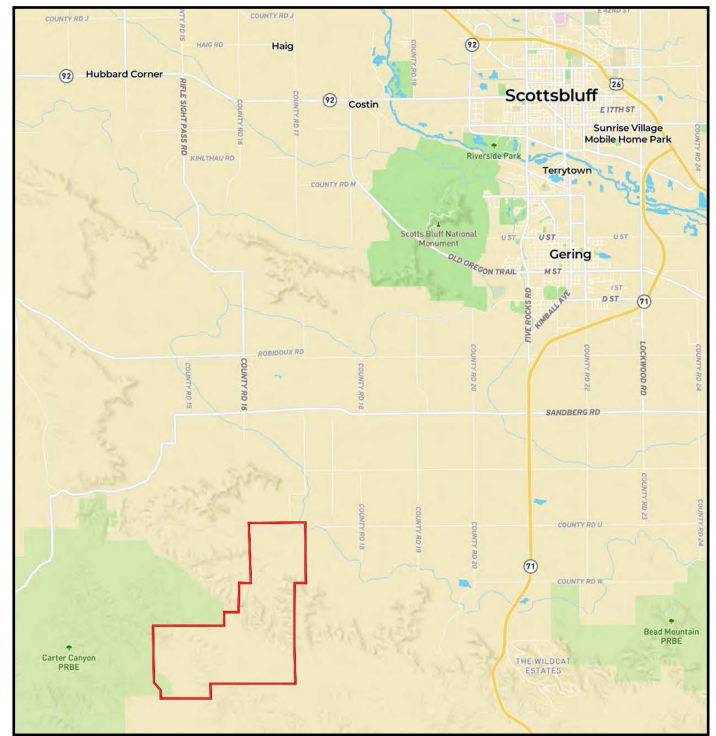
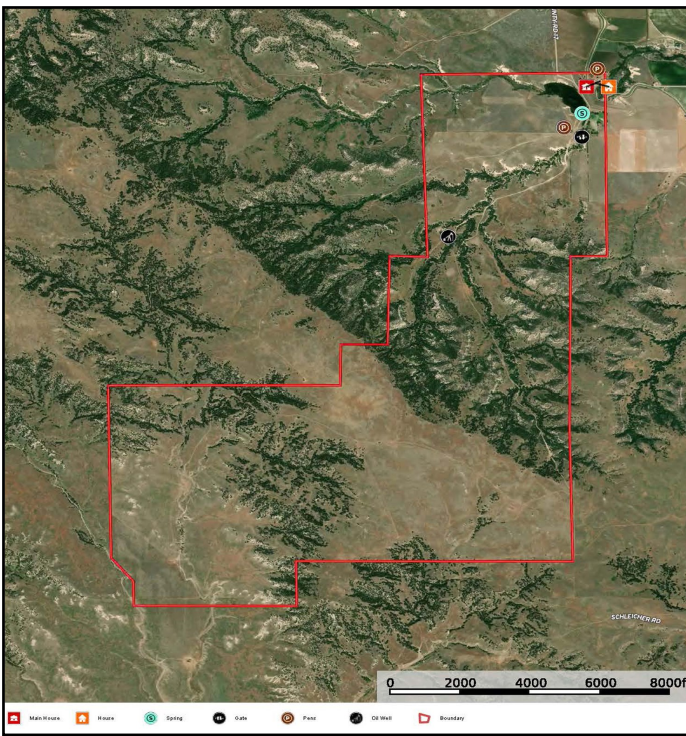
Legal: ALL 3-20-56 (629.75)

Parcel ID: 010297936

Legal: ALL 36-21-56 (674.25)







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