



CANYON SPRINGS RANCH

Crawford, Nebraska (Sioux County)

Canyon Springs Ranch is a rare and scenic 280 acre property that consists of 200 acres of grass and Ponderosa timber and 80 acres of a fisherman’s dream riparian habitat. This very private ranch has a modern, beautiful and spacious home with four bedrooms, sun room, two story living room, country kitchen and a cozy, south facing patio area with a hot tub. The home site has a park like setting and the entire property is immaculate. The acreage has one-half mile of Charcoal Creek and three quarter mile of the White River running through the property. There are numerous springs, four wells, two ponds and 15 acres of Alfalfa. There is a heated detached garage with concrete floor. The quaint original ranch house has been remodeled as a guest house.

German Brown Trout abound in the White River and there are rainbows in the cold water ponds. There is plenty of deer and turkey and several blinds on the

property. The property borders the Peterson Wildlife Management Area with over 2,600 acres of prime hunting and recreational area that can only be accessed by foot or horseback.



Offered for \$889,000

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