



**NEBRASKA BLUE
RANCH**

Crawford, Nebraska

Nebraska Blue consists of 440 acres of grass and Ponderosa timber. It is located 14 miles southwest of Crawford, Nebraska just 12 miles south of Fort Robinson State Park in the scenic "Pine Ridge" area of Northwest Nebraska. The area boasts of an abundance of wildlife including fox, pheasant, deer, migratory elk, turkey and grouse to name a few. The property has strong soils and excellent sod cover on the grasslands. The timber and pastures have been well managed to encourage wildlife habitat and enhance the property's stunning natural beauty. The property would lend itself to both wildlife conservation/hunting pursuits and/or horse/cattle operations or just simply as a magical "get-away" repose.

The improvements include a brand new, custom built 2,450 square foot home on the most spectacular home-site location and is fully furnished with "high end" furniture and furnishings. In addition to its natural wildlife, the "Pine Ridge" area is fast becoming known for its variety of horse and horseman events ranging from world-class cutting and rodeos to trail rides and breed shows.



Offered for \$645,000

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