



LOCATION

Mitchell, Nebraska

ACRES

2,920

PRICE

\$3,800,000

CONTACT

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TOWER BLUFF RANCH

PROPERTY HIGHLIGHTS

- 2,920± acres in scenic western Nebraska
- Seller-rated for approximately 150 cow/calf pairs
- Productive native grass pastures
- Rolling meadows, chalk bluffs, and wooded canyons
- Multiple wells with submersible pumps
- Pipeline system with livestock watering points
- Natural springs and an artesian well
- Recently remodeled four-bedroom ranch home
- Additional residence, outbuildings, and livestock corrals
- Exceptional elk, mule deer, and whitetail hunting
- Near the North Platte River and waterfowl hunting
- Private end-of-road setting with county road access
- Just 10 minutes from Mitchell and 20 minutes from Scottsbluff





OVERVIEW

Tower Bluff Ranch presents a rare opportunity to own 2,920± acres of exceptional cattle ranching country and premier recreational land in the scenic bluffs of western Nebraska. Traditionally operated as a cow/calf ranch, the property combines productive native grass pastures, diverse terrain, abundant water resources, and outstanding hunting opportunities. It's remarkable landscape features rolling meadows, dramatic chalk bluffs, wooded canyons, and natural springs, creating excellent habitat for wildlife. With a seller-rated carrying capacity of approximately 150 cow/calf pairs, the ranch offers an appealing combination of agricultural productivity and recreational enjoyment. Privately situated at the end of a well-maintained county road, Tower Bluff Ranch is surrounded by expansive ranchland and farmland, providing exceptional seclusion while remaining just minutes from Mitchell, Scottsbluff, and Gering.

ACREAGE

Tower Bluff Ranch encompasses 2,920± acres of remarkably diverse terrain, featuring rolling grassland meadows, striking chalk bluffs, and deep, tree-lined canyons that create a scenic and varied landscape. The ranch is supported by extensive water resources, including multiple wells equipped with submersible pumps, a pipeline distribution system with strategically located watering points, several natural springs, and an artesian well. This combination of diverse topography and reliable water infrastructure enhances the property's agricultural functionality, wildlife habitat, and recreational appeal.





IMPROVEMENTS

The property features a recently remodeled four-bedroom residence with two full bathrooms and two half bathrooms, offering comfortable accommodations in a scenic ranch setting. The home includes central heating and air conditioning, a fireplace, a wood-burning stove, and a partially finished basement. Additional improvements near the main residence include a spacious carport and two utility sheds, providing convenient storage and functionality. A smaller set of livestock corrals, in average condition, supports gathering and handling operations. A secondary improvement site features an older residence and several outbuildings, offering additional utility and potential for future improvements.

AGRICULTURAL OPERATIONS

Tower Bluff Ranch offers an excellent opportunity for a productive cow/calf operation, with a seller-rated carrying capacity of approximately 150 cow/calf pairs, supplemented by additional winter feed as needed. The ranch's diverse native grass pastures, reliable water resources, and functional livestock infrastructure support efficient cattle grazing and management. Conveniently located near supplemental feed sources and established livestock markets, the property provides accessibility and operational flexibility for ranching operations.

WATER, MINERAL RIGHTS & NATURAL RESOURCES

Tower Bluff Ranch benefits from valuable natural water resources, including several natural springs that contribute to the property's agricultural productivity and wildlife habitat. All appurtenant water rights associated with the property will convey to the Buyer at Closing. Additionally, all mineral rights currently owned by the Seller will transfer to the Buyer at Closing, providing the opportunity to acquire the Seller's existing mineral interests along with the ranch's extensive land and natural resources.







RECREATION

Privately situated at the end of the road and nestled among the scenic bluffs just south of the North Platte River, Tower Bluff Ranch offers exceptional hunting, abundant wildlife, and outstanding recreational opportunities. The ranch's diverse topography, featuring rolling grasslands, rugged bluffs, and wooded canyons, creates ideal habitat for an impressive variety of wildlife, including elk, mule deer, White-tailed deer, bighorn sheep, pronghorn antelope, wild turkey, sharp-tailed grouse, and numerous small game species. Its proximity to the North Platte River Valley provides convenient access to excellent waterfowl hunting opportunities. Beyond hunting, the ranch offers endless possibilities for outdoor adventure, from horseback riding and exploring miles of scenic terrain by ATV or UTV to wildlife photography, stargazing, and simply enjoying the peace and solitude of the Nebraska countryside. With its remarkable natural beauty, privacy, and recreational diversity, Tower Bluff Ranch embodies the freedom and lifestyle of the American West.

LOCATION

Tower Bluff Ranch is ideally situated in the scenic North Platte River Valley of western Nebraska, just 10 minutes south of Mitchell and approximately 20 minutes west of the neighboring communities of Scottsbluff and Gering. This desirable location offers the privacy and wide-open landscapes of rural Nebraska while maintaining convenient access to shopping, dining, healthcare, agricultural services, and regional amenities. Scottsbluff is home to Western Nebraska Regional Airport, providing convenient air travel connections. The ranch is approximately three hours northeast of Denver, Colorado, 1.5 hours northeast of Cheyenne, Wyoming, three hours south of Rapid City, South Dakota, and seven hours west of Omaha, Nebraska. Its strategic location offers an appealing combination of rural tranquility, agricultural heritage, and accessibility to major regional destinations.

REGION & CLIMATE

Nestled in Nebraska's picturesque Panhandle, the Mitchell and Scottsbluff region is characterized by expansive grasslands, fertile agricultural valleys, dramatic sandstone bluffs, and sweeping views of the surrounding High Plains. The nearby North Platte River supports a rich agricultural landscape known for productive irrigated farmland, cattle ranching, and a longstanding western heritage. The region experiences a semi-arid continental climate, with abundant sunshine, warm summers, cold winters, and relatively low annual precipitation averaging approximately 15–17 inches. Summer temperatures commonly reach the upper 80s and 90s, while winter brings cooler conditions, occasional snowfall, and periods of mild weather. With four distinct seasons, wide-open skies, and a landscape shaped by generations of farming and ranching, western Nebraska offers an attractive setting for agricultural operations, outdoor recreation, and a peaceful rural lifestyle.



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