

WESTERN NEBRASKA

Bushnell Country Estate



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 156.03± | OFFERED AT \$1,150,000
RANCHANDRECREATION.COM

1864 ROAD 13 W BUSHNELL, NEBRASKA

Nestled among mature trees and rolling grasslands in western Nebraska, this beautifully maintained property offers a rare combination of privacy, recreation, and functionality. Located near Bushnell, Nebraska, the property features a beautiful home, quality outbuildings, stocked fishing pond, established landscaping, and fenced pasture. Whether you are seeking a permanent residence, equestrian property, recreational retreat, or rural lifestyle investment, this property provides the improvements and infrastructure already in place to enjoy from day one.

The owners have invested heavily in the property over the years through extensive tree plantings, underground utilities, quality fencing, and continual maintenance of the improvements. The result is a property that offers both functionality and a welcoming country setting.



take a 3D tour



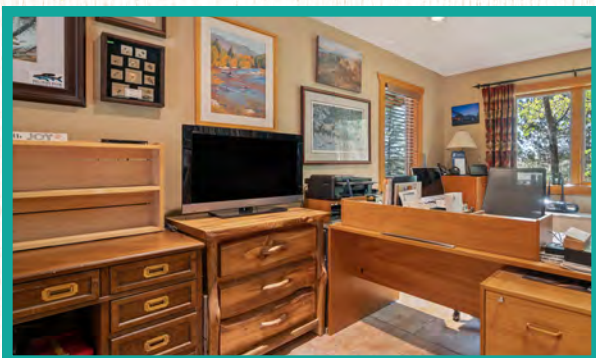
RANCHANDRECREATION.COM



RESIDENCE

- Built in 2002
- 1,828 square feet
- 3 bedrooms
- 2 bathrooms
- Attached two-car garage
- Granite countertops
- Forced air heat and central air conditioning
- Wood-burning insert
- Smart thermostat
- New electric water heater (2025)
- New A/C condenser
- Impact-resistant roof approximately five years old
- 2x6 construction with full batt insulation

The residence is positioned among mature trees and landscaping that have been developed over the years, creating an attractive and private setting.





SHOP & EQUESTRIAN IMPROVEMENTS

SHOP

- 36' x 48'
- Radiant propane heat
- Air conditioning
- 220 volt service
- 200 amp panel
- Dog kennel area
- 10' overhead door
- 12' overhead door
- Multiple storage areas and loft

HORSE BARN

- 40' x 50'
- Three horse stalls 10' x 14'
- Nelson automatic waterers
- 15' x 9' tack room
- Attached hay storage
- Partial insulation

ADDITIONAL IMPROVEMENTS

- Riding arena
- Horse lean-to
- Pipe and cable corrals
- Multiple hydrants
- Starlink internet
- 20kw Generac backup generator



THE LAND

Total Acres: 156.03

The property consists of fenced pasture surrounding the improvements and pond.

Land improvements include:

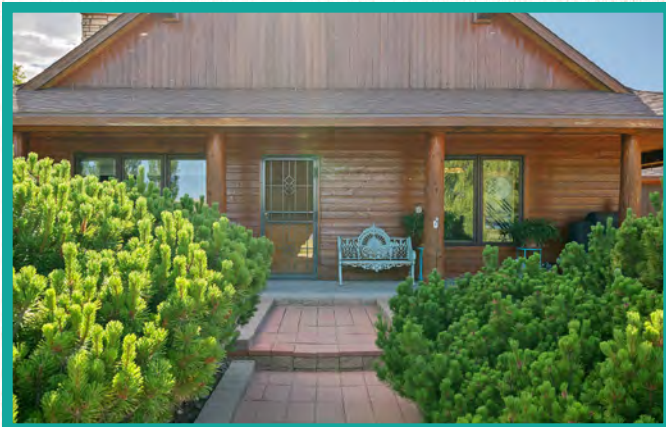
- Established tree plantings
- Perimeter fencing
- Interior cross fencing
- Horse facilities
- Riding arena
- Pipe and cable corrals
- Irrigation for landscape trees
- Permitted Irrigation well with 130 acres of water rights
 - o Currently used to fill the pond as needed.

The mature trees surrounding the improvements create a setting that is rarely found on acreage properties in this region and provide both privacy and protection from prevailing winds.

Acreage counts are believed to be accurate but have not been verified by a professional survey. The property is being sold by legal description. Buyers are encouraged to conduct their own due diligence regarding acreage and boundaries.



RANCHANDRECREATION.COM

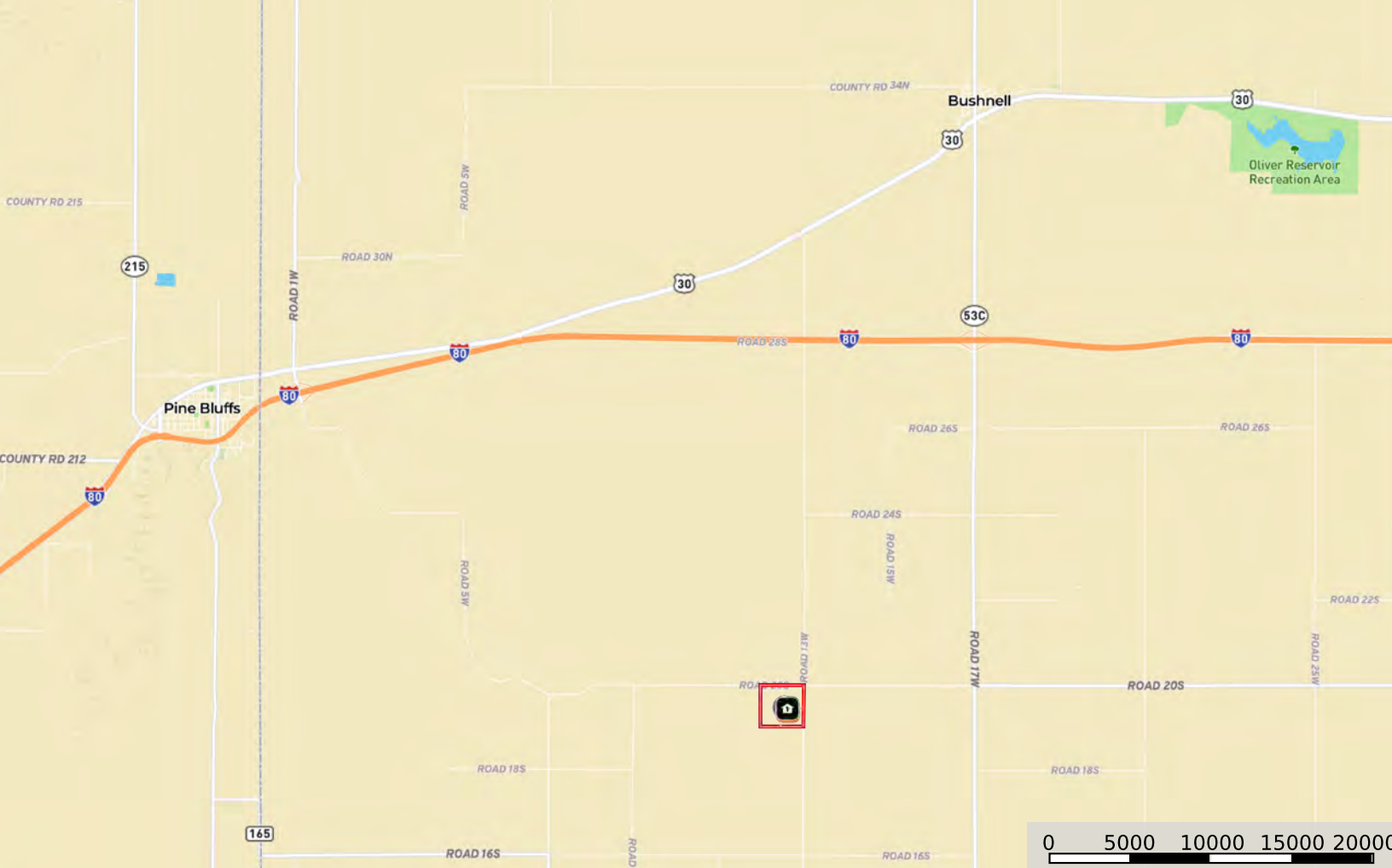


RECREATION

One of the most attractive features of Bushnell Country Estate is the stocked fishing pond located on the property. The pond is currently stocked with largemouth bass, bluegill, crappie, and grass carp and provides a year-round recreational amenity for owners and guests.

Less than 30 minutes away, owners can also enjoy Lake Oliver Recreation Area near Bushnell. Lake Oliver offers boating, fishing, bird watching, hiking, picnicking, and additional outdoor recreation opportunities. This combination of on-site recreation and nearby public amenities enhances the overall enjoyment of the property.





LOCATION

Bushnell Country Estate is located in Kimball County, Nebraska, an area known for its ranching heritage, productive grasslands, and easy access to both Nebraska and Wyoming markets. Access is provided by maintained county roads and Interstate 80 is only a short drive away.

Nearby communities include:

- Bushnell, NE
- Kimball, NE
- Sidney, NE
- Scottsbluff, NE
- Pine Bluffs, WY
- Cheyenne, WY

The property is also located within minutes of Lake Oliver, one of western Nebraska's most popular recreation destinations. This convenient location allows owners to enjoy a private rural setting while maintaining access to shopping, healthcare, schools, and regional transportation corridors.

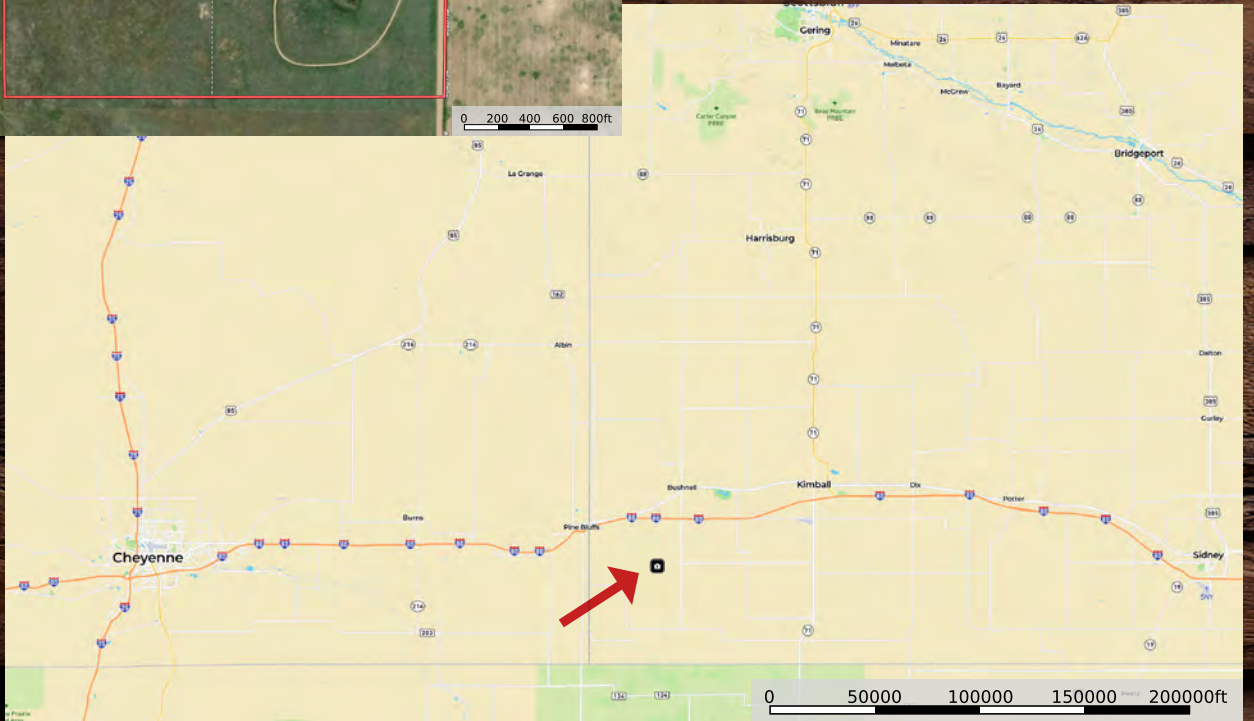
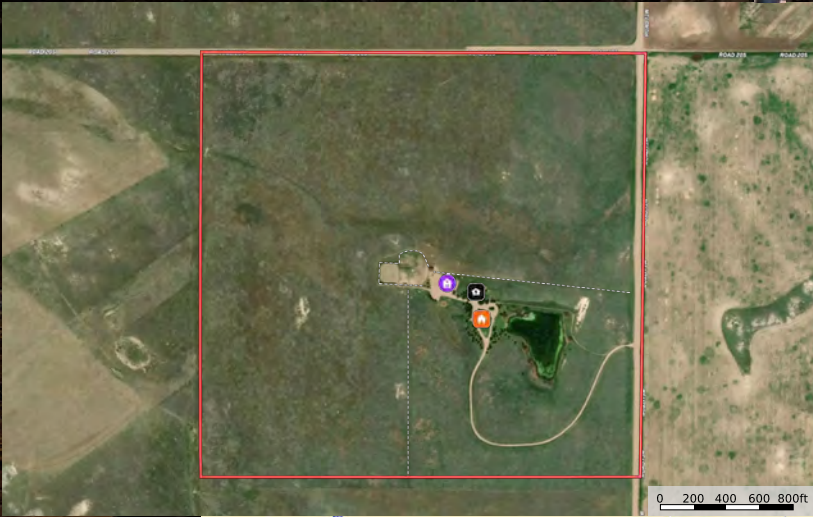
THE OFFERING

Bushnell Country Estate is offered at \$1,150,000.

Real Estate taxes for 2025: \$5,076.64

Any owned mineral rights shall transfer to Buyer at a funded closing.

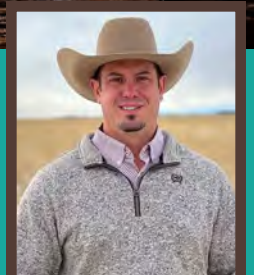
RANCHANDRECREATION.COM



JEFF GARRETT 308.672.6334
 ranchandrecreation.com | [f /jeffgarrettranchandrecreation](https://www.facebook.com/jeffgarrettranchandrecreation)
 6020 YELLOWSTONE RD, CHEYENNE, WYOMING



CLIFF FERREE 307.286.5207
 ranchandrecreation.com | [f /CliffFerreeRealtor](https://www.facebook.com/CliffFerreeRealtor)
 6106 YELLOWSTONE RD, CHEYENNE, WYOMING



*Acreage counts are believed to be accurate but have not been verified by a professional survey.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.