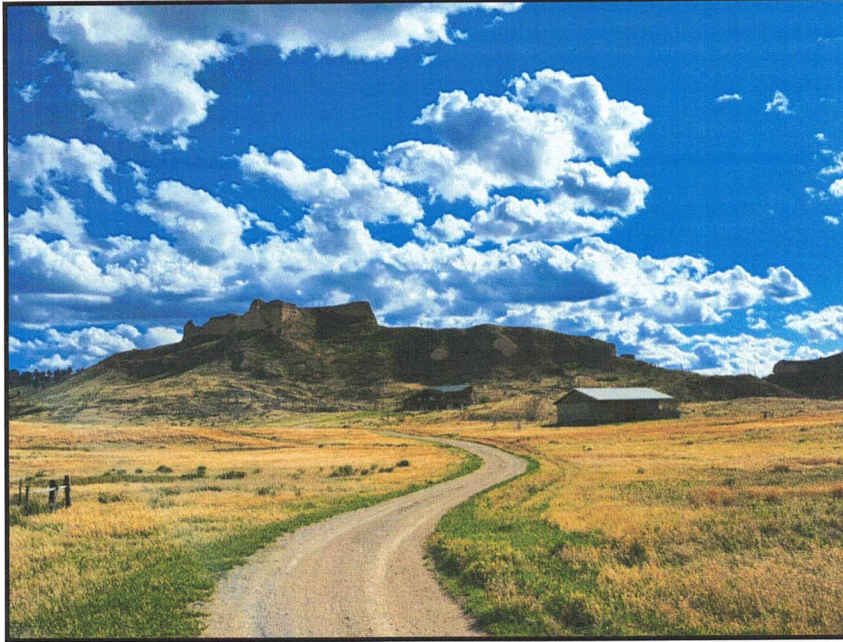


Western View Real Estate



101 Little Wolf Ridge Rd * Whitney, NE **80.38 Acres +/-**

We are honored to offer for sale for the first time the home and artist studio of Reynold Brown and Mary Louise Tejada Brown. This iconic residence is hidden in plain sight at the end of a private drive. Eighty plus acres of peace and quiet. Bounded by lands purchased for conservation and with private access to the Nebraska National Forest. The home is sited at 4,000 ft above sea level with a backdrop of butte rock hills that the Pine Ridge Escarpment is known for, near riparian areas along the full length of Cunningham Creek, and unfettered views of the shortgrass prairie region of Western Nebraska all the way to the southern Black Hills of South Dakota. 101 Little Wolf Ridge Road is all you expect in a property as simple and complex as the eye of a painter can comprehend. The home itself is weathered and timeworn as it should be, invoking the heritage of the area as well as the memories and spirit of the property.

List Price \$750,000

Philip J Rosfeld * Broker * Western View Real Estate
308-432-6828 Day or Night 308-430-5151

www.WesternViewRealEstate.com

All information has been provided by sources deemed reliable; however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction, or withdrawal without notice.



Western View Real Estate

Dawes County - Butte Country

Perhaps no spot in Nebraska is so surrounded by historical and geographical landmarks as this one. Numerous landmarks of the period of the Indian Wars are visible from here. **Crow Butte** is the site of a legendary battle between the Sioux and Crow Indians. It was also a pioneer landmark for Indians, Soldiers, and Cattlemen. To the west are the Red Cloud Buttes. From these well-known buttes, one may see the town of Crawford to the east, Fort Robinson to the south, and the site of the Red Cloud Agency to the southeast. The escarpment stretching north from the buttes was also a prominent early landmark. - Nebraska Historical Marker - Historical Land Mark Council

Centrally located between the
Black Hills of South Dakota and the Colorado Rocky Mountains

Local Communities

Crawford, Nebraska is an old-time railroad town now known as "The Garden Beyond the Sandhills" and "The Big Game Capital of Nebraska"

Chadron, Nebraska is the location of Chadron State College offering educational opportunities, cultural and athletic events. Chadron's amenities include shopping, restaurants, coffee shops and a community hospital providing health care services to the region.

Local Area

Historic Fort Robinson State Park located west of Crawford, NE along Highway 20 is a nice regional attraction and vacation destination. The convenient Legend Buttes Golf Course has been rated as one of the most scenic in the United States. The region itself is centrally located between the Colorado Front Range and the South Dakota Black Hills. The nearby Nebraska National Forest and Oglala National Grasslands are both widely known for prime wildlife habitats. Large game species include elk, bighorn sheep, antelope, whitetail and mule deer. Smaller species vary from bobcat, coyotes, prairie dogs and Merriam Turkey. The vast number of acres accessible to the public encompass terrain varied enough to entertain any outdoor fan. Trailheads throughout the Pine Ridge National Recreation Area connect to a nearly endless combination of trails available for hiking, trail riding, biking and camping. There are also trails for ATV and motorcycle use in limited areas. The area is also acknowledged for its cache of prehistoric fossils, rare rocks and beautiful wildflowers. Nearby State Wildlife Management Areas are the Peterson WMA, the Soldier Creek WMA, the Ponderosa WMA and the Bighorn WMA each offering additional opportunities for outdoor activities.



Western View Real Estate

Airports

The Chadron Municipal Airport (CDR) is located 5 miles west of Chadron, NE, or 20 miles east of Crawford, NE, on State Hwy 20. Commercial flights with services to Denver International Airport (DIA).

The Rapid City Regional Airport (RAP) is located 8 miles southeast of Rapid City, SD offers commercial flights as well.

Property Boundary

There may be variations between the property boundary and the location of existing fences. There may also be variations as to the specific acreage within the boundary of the property. The seller makes no warranties in this regard. Maps are based upon legal description and are not to scale.

The location of the property boundary and existing fences is approximate. Maps are for visual aid with accuracy not guaranteed.

Real Estate Taxes

2024 - \$5,008.36 Less Exemption \$3,661.18

Mineral Rights

All mineral interests owned by the Seller, will be conveyed to the Buyer.

Surface Water Rights

There are no surface water rights permitted to the property.

List Price

\$750,000

Conditions of Sale

1. The seller shall require an all-cash sale at closing.
2. The seller reserves the right to a 1031 tax deferred real estate exchange with no liability or expense to the buyer.
3. All offers shall be submitted in writing.
4. Earnest money shall be no less than 5% of the agreed upon sale price.
5. Earnest money deposits shall be held in the listing broker's trust account until the date of closing. (Western View Real Estate Trust Account)
6. The cost of title insurance issued and title company closing fees for this sale shall be split equally between buyer and seller.
7. Buyer and seller shall be responsible for their own attorney's fees if any.

Inquiries to Philip J Rosfeld, Broker, Western View Real Estate

308-432-6828 Day or Night 308-430-5151

Shown by appointment only

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.

