

Sheep Creek 80



A peaceful meadow like setting

Along Sheep Creek

Sioux County, Nebraska

80 Ac M/L of native grassland

Approx 1/4 mi. Sheep Creek

Premier Properties

1942 East D

Torrington, Wyoming

SHEEP CREEK 80

Location: The Sheep Creek 80 is located near the southeast corner of Sioux County, Nebraska approximately 7 miles northeast of Henry, Nebraska. Sioux County is one of the larger, by land size, counties in the State of Nebraska. Harrison a town of approximately 260 residents is located nearly 50 miles north of this well kept property. The total population of Sioux County, Nebraska is close to 1,300 occupants. The fewer residents are the key to Sioux County's lowest real estate tax rates in the State of Nebraska.

As you can see this sparsely populated area affords it's residents the quietness and serenity that many of us are seeking. The Sheep Creek 80 is located at the north end of the county within a short distance to the more populated Scotts Bluff County, Nebraska and Goshen County, Wyoming.

The combined cities of Scottsbluff and Gering, Nebraska, less than 25 miles away, have a combined population of 23,000. This is the shopping and cultural hub of the area with a regional hospital, junior college, regional airport with daily commercial flights, and all types of shopping and services which are found in the more urban centers.

Torrington, Wyoming is approximately 15 miles to the West with a population of approximately 6,000 inhabitants. A basically agricultural community supports a junior college, one of the nation's largest livestock auctions, medical services, and a local airport.

The property is located in a meadow like setting within a stones throw of Sheep Creek, an year round tree lined stream. The banks of this stream are not so steep as to not allow livestock to drink from the creek.



Improvements:



Home: The home is a 2,128 sq ft, 4 bedroom, 2 bath, Double wide home built in 1998. This is a well built, attractive home that has had the best of care.

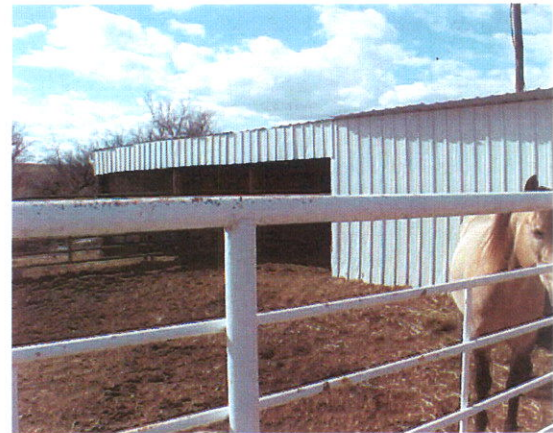
Second Home: This one was built in 1930 and contains 1,080 sq ft, having 2 bedrooms and one bath. The home is currently being used for storage but, with time and labor this could be a cute second home for another resident, tenant, or guests.



Detached Garage:

This is an oversized one car garage with a combined shop along with a large amount of storage space. This metal building was built in 1960.

Loafing Shed: A south facing open faced shed which provide livestock protection from winter's winds and provides shade in the summer. Part of this building is used for feed storage. Another metal building which was built in 1995.



In addition to the improvements there are a set of metal pipe corrals and a lawn storage shed. All of the improvements are in excellent condition.

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Properties such as this are very difficult to find and especially to find one that has well kept improvements in a somewhat isolated area yet close to two urban areas and with a year round stream. If you are looking for such a property you owe it to yourself to view this one of a kind property.

Legal Description:

TOWNSHIP 24 NORTH, RANGE 57 WEST, SIOUX COUNTY, NEBRASKA

Section 31: N2N2SE, S2N2SE

2015 Real Estate Taxes: \$1,484.10

Mineral Rights: A mineral search has not been performed. Seller to retain one half of available mineral rights.

Listing Price: \$250,000.00

Listing Agency:

Premier Properties

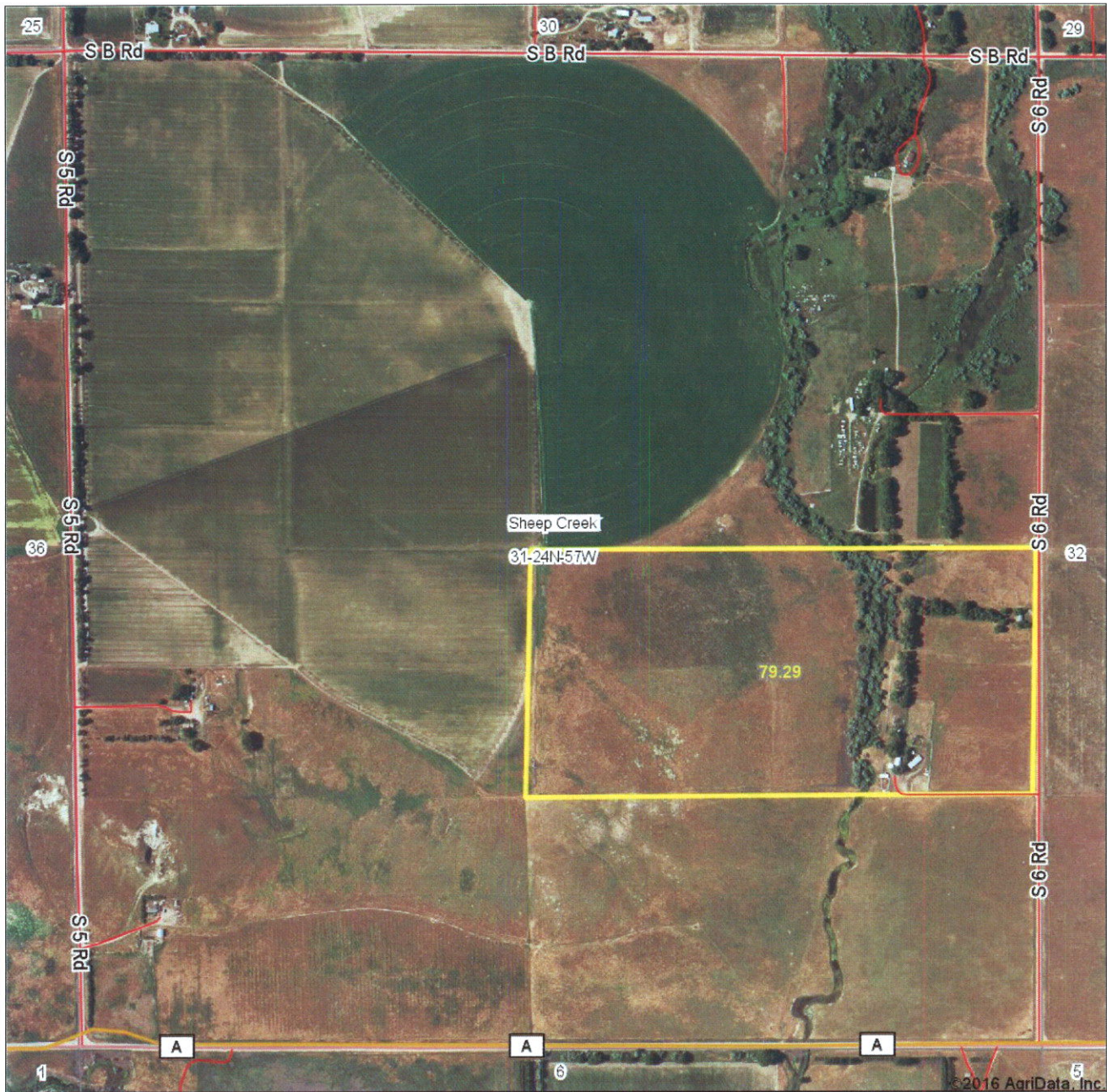
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Listing Agent: Bob Van Newkirk
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Aerial Map



Premier Properties

1942 East D Street
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31-24N-57W
Sioux County
Nebraska

map center: 42° 0' 31.53, 103° 58' 47.6

scale: 9481



5/6/2016