

WESTERN NEBRASKA

Nine Mile Creek Acreage



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 78.54± | OFFERED AT \$780,000
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330871 COUNTY ROAD G, MINATARE, NEBRASKA

The Nine Mile Acreage sits just east of Minatare, Nebraska, in Scotts Bluff County, offering a rare combination of productive grazing land, a beautifully renovated log home, and excellent access to regional amenities. The property lies only 3 miles east of Lake Minatare, a popular destination for boating, fishing, and recreation, and within short driving distance of Scottsbluff and the Chimney Rock National Historic Site, making it ideally positioned for both comfortable living and recreational enjoyment.

The property is bordered by the low-line irrigation canal along the north boundary. A gravel county road leads directly to the homeplace, offering ease of access without sacrificing privacy.



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RESIDENCE

The residence offers a 2-story home built in 1908 with substantial remodels and updates, with beautiful modern conveniences throughout.

- Living Space: 1,716 sq ft main level, 2,807 sq ft total finished area
- Bedrooms / Bathrooms: 3 bedrooms and 3 bathrooms
- Basement: 832 sq ft
- Exterior: Wood log siding with stone veneer accents
- Roof: Composition shingles
- Heating/Cooling: Forced air with dual-zone control (updated units)





INTERIOR FEATURES

- Flooring: A mix of wood and tile flooring adds character and function.
- Kitchen: Renovated with granite countertops, stainless steel appliances, and custom cabinetry.
- Living Areas: A gas fireplace with a full stone surround and an additional wood stove provide warmth and rustic charm.
- Ceilings: Wood-finished ceilings enhance the log-home character in select rooms.
- Master Suite: Oversized upstairs bedroom with walk-in closet, plus a bathroom featuring both a tiled shower and an antique-style soaking tub.
- Downstairs: A rustic retreat with reclaimed barnwood and tin wall finishes

EXTERIOR & YARD

- Stamped concrete patio with space for entertaining.
- Landscaped yard with mature shade trees, several fruit trees, and established windbreaks.
- Additional Structures: well house, chicken coop, storage shed, and utility building (423 sq ft, concrete/metal).



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OUTBUILDINGS & SITE IMPROVEMENTS

- Attached Insulated Garage (525 sq ft, built 2014) – convenient access directly into the home.
- Wood deck with roof (464 sq ft, 2014) – covered outdoor seating area.
- Stamped Concrete Patio (398 sq ft, 2017) – perfect for gatherings and outdoor living.
- Utility Building (423 sq ft, 2017) – concrete floor, metal structure, versatile for storage or livestock support.
- Additional Site Enhancements: paved areas, fencing, a chicken coop, and garden spaces.

These upgrades make the property well-suited for hobby ranching, equestrian uses, or simply comfortable country living.



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LAND & AGRICULTURAL USE

The property totals 78.54 acres of mixed grass, water, and homestead.

SOILS:

- Dailey & Valent loamy fine sands, 0-3% slopes - 49.82 acres (63.46%)
- Dailey & Valent loamy fine sands, 3-6% slopes - 22.55 acres (28.72%)
- Water / Canal / Roads - approx. 12 acres combined

Currently, the land comfortably supports 40 cow/calf pairs during summer grazing months, with excellent shelter provided by the established tree belts and access to water from the canal and domestic well





KEY HIGHLIGHTS

- 78.54± acres with home, outbuildings, and productive grassland.
- Renovated 3 bed, 3 bath log home with rustic features.
- Shelter belts, landscaped yard, fruit trees, and multiple site improvements.
- Supports 40 cow/calf pairs during summer.
- Located minutes from Lake Minatare, Scottsbluff, and Chimney Rock.



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Tommy Wiles grew up in Gordon, Nebraska on a farm/ranch, putting up hay for his father as a kid throughout the summers in western Nebraska. As time went on, he began working for a well drilling business and has seen a vast majority of the Sandhills and western Nebraska, bouncing through pastures working on windmills and drilling water wells. Before real estate, Tommy worked with farmers in western Nebraska where he ran his own Precision Ag Business working with farmers on water management. "Real estate was always something I wanted to get into, and now that I'm here, I love helping people purchase their dreams and guide them on one of the biggest decisions of their life. I enjoy meeting and talking to new people every day and finding exactly what they are looking for." Tommy currently lives in Chadron with his wife and three children. In his spare time, he loves to spend time with his family and friends, golfing, skiing, and camping at the lake.

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