



Farmers  
National  
Company™

[www.FarmersNational.com](http://www.FarmersNational.com)

L-2400282



SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

5,298.54± Acres, Dundy County, Nebraska

OFFERED AT  
**\$7,950,000**

## Highlights:

- Ranch house, barn, and log cabin in a picturesque and quiet location
- Includes private ponds
- Existing corrals are included

For additional information, please contact:

Kaleb Huxoll, Agent | (308) 350-0039  
[KHuxoll@FarmersNational.com](mailto:KHuxoll@FarmersNational.com)

Lori Harding, Agent | (308) 660-1861  
[LHarding@FarmersNational.com](mailto:LHarding@FarmersNational.com)

## Property Information

**Directions to Property:** From Highway 34, turn right onto Avenue 328 toward Parks Via County Road and continue for 0.9 miles. Next, turn left onto Ewing Street and proceed for 0.3 miles. Then, make a right turn onto Main Street and go for 525 feet. Turn left onto Phelan Street and continue for 0.2 miles. Following this, turn right onto Avenue 327 and travel for 2.6 miles. Finally, turn left onto Rock Creek Road and continue for approximately 3.5 miles.

**Legal Description:** Please see our website for full legal and parcel ID's.

**Property Description:** Discover your own piece of paradise with this stunning and rare offering: part of the Rock Creek Ranch. Spanning an impressive 5,298.54+/- acres of rolling valent and loamy sand, this property is a sanctuary for both wildlife and cattle. It provides excellent hunting opportunities and high-quality ranch land, featuring mostly four to five barbed wire fencing. A submersible well and an extensive underground pipe system ensures water availability to more than 25 tanks throughout the property.

Situated near the Rock Creek State Recreational Area north of Parks, Nebraska, the property includes a 1,205 square foot, brick, ranch-style home. While in need of repairs, this home is brimming with potential. A large barn and durable corrals are also in place for livestock, creating a picturesque setting for your ranch headquarters.

In addition, just north of the main ranch house, you'll find a charming 1,624 square foot log cabin. This cabin

offers two bedrooms, two lofts, and one full bathroom. Step outside to enjoy a tranquil pond perfect for private fishing.

The expansive pastureland offers ample space for livestock and a scenic environment for outdoor enthusiasts, complete with limestone cliffs and a second pond featuring a quality dock. The property is teeming with white-tailed deer, mule deer, wild turkeys, and antelope, making it a hunter's dream. Nebraska Game and Parks ensures the trout stream is consistently stocked with rainbow trout. Additionally, Rock Creek Reservoir is home to bass, crappie, bluegill, perch, and catfish.

This exceptional property can be purchased as a whole, or buyers may submit offers on portions of their choosing for review. All mineral rights convey with the property.

Don't miss this unique opportunity to own a remarkable piece of Nebraska's natural beauty and abundant resources!

**Residential Description:** Log Cabin features two bedrooms, two lofts, one full Bath and a fireplace. Ranch house includes 2 bedrooms, full bathroom, and a nice-sized kitchen. Ranch house experienced interior flooding and requires repairs. Selling as-is.

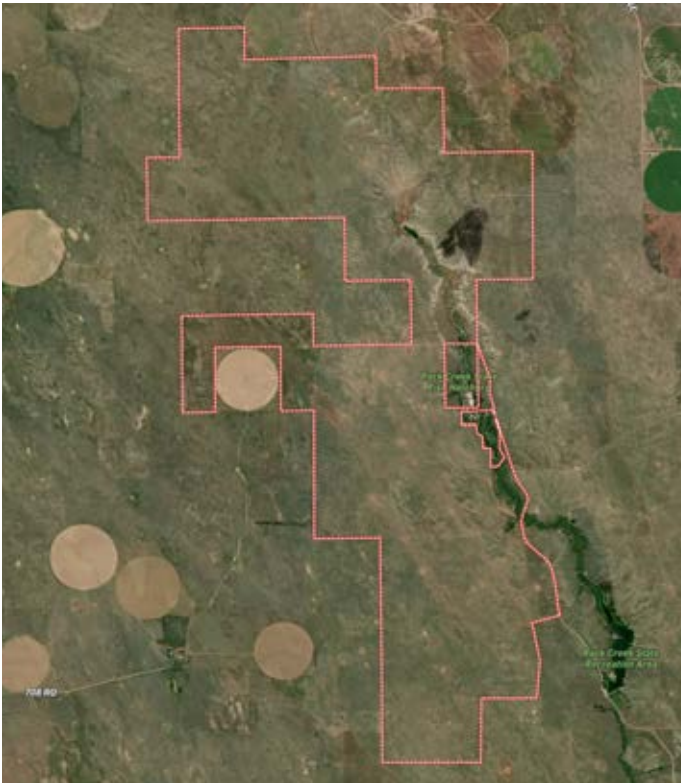
**Improvements:** Ranch house, log cabin, livestock barn and corrals, livestock tanks

**Additional Comments:** Mineral rights convey with property.

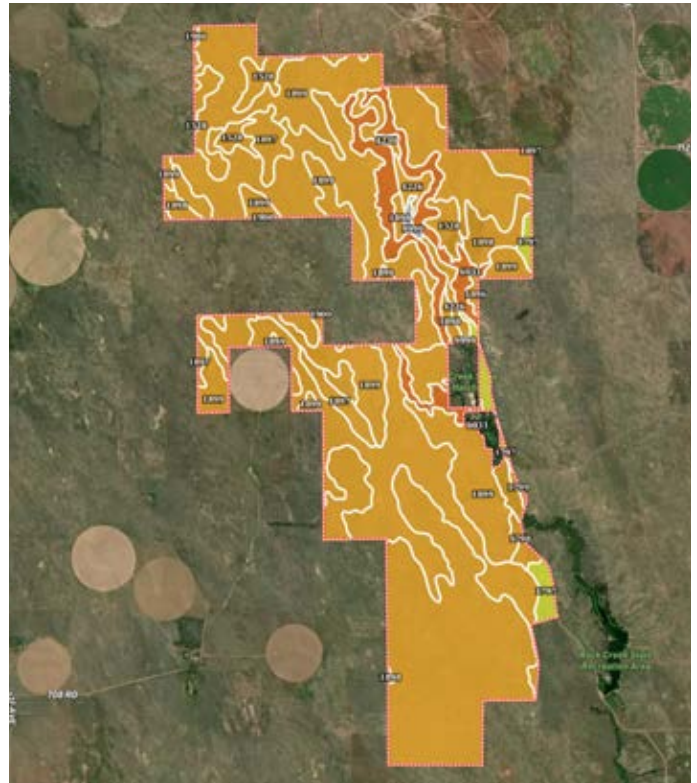




## Aerial Map



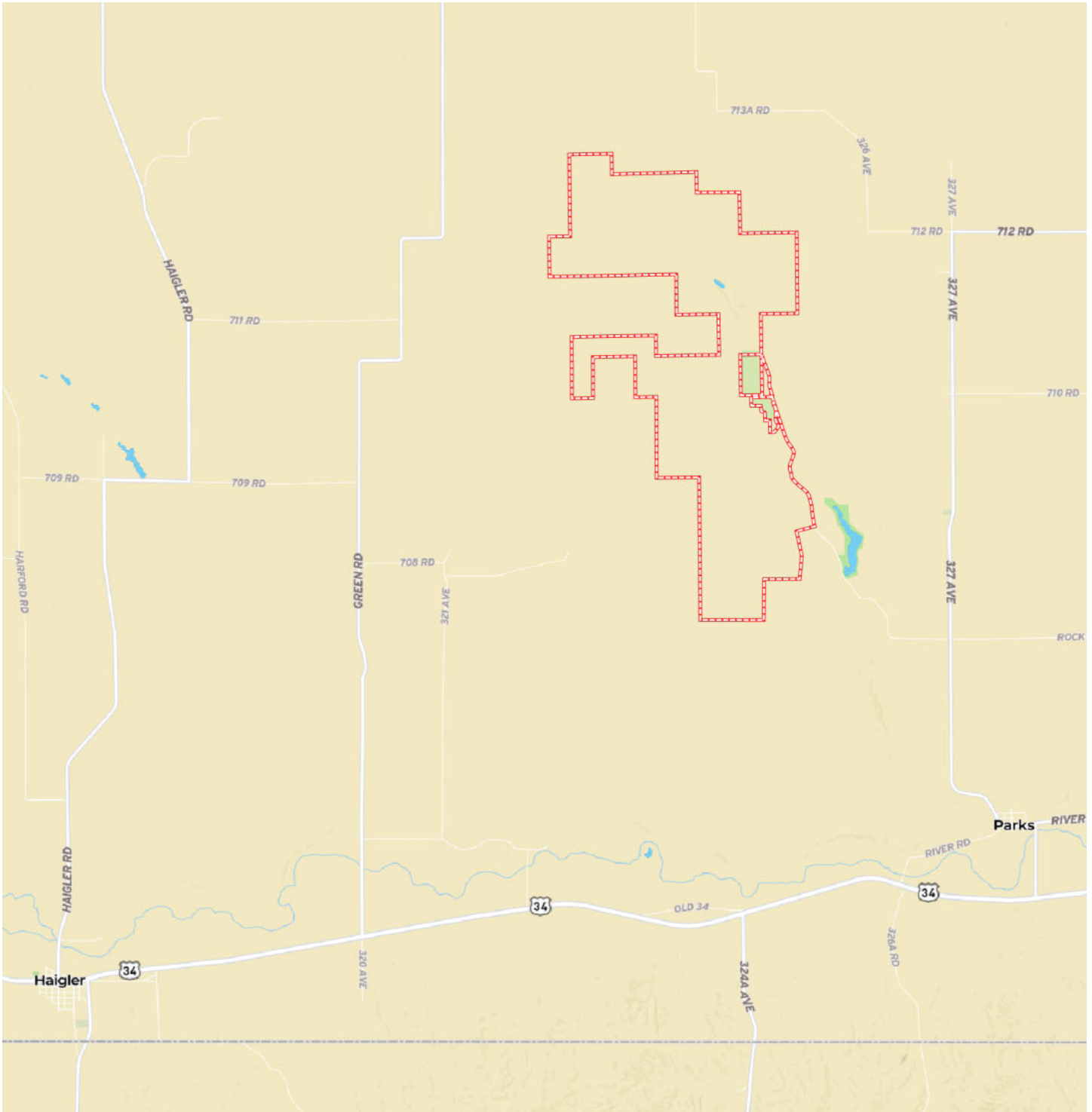
## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	2669.95	49.61	0	10	6e
1898	Valent sand, 3 to 9 percent slopes	1630.66	30.3	0	10	6e
6031	Tassel-Ashollow-Rock outcrop complex, 9 to 60 percent slopes	351.63	6.53	0	6	7s
1897	Valent sand, 0 to 3 percent slopes	233.26	4.33	0	10	6e
1528	Blanche loamy sand, 3 to 6 percent slopes	142.69	2.65	0	30	6e
4226	Bolent-Almeria complex, channeled, frequently flooded	107.55	2.0	0	11	6w
1797	Sarben loamy sand, 3 to 6 percent slopes	103.61	1.93	0	32	4e
4230	Calamus coarse sand, rarely flooded	43.19	0.8	0	28	6s
1900	Valent sand, rolling and hilly	34.27	0.64	0	7	6e
1798	Sarben loamy sand, 6 to 9 percent slopes	29.44	0.55	0	32	6e
9999	Water	15.04	0.28	0	-	-
1896	Valent loamy sand, 3 to 9 percent slopes	13.24	0.25	0	19	6e
1799	Sarben loamy sand, 9 to 30 percent slopes	7.7	0.14	0	23	6e
TOTALS		5382.23(*)	100%	-	10.97	6.03

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

# Property Location



[www.FarmersNational.com](http://www.FarmersNational.com)

Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock