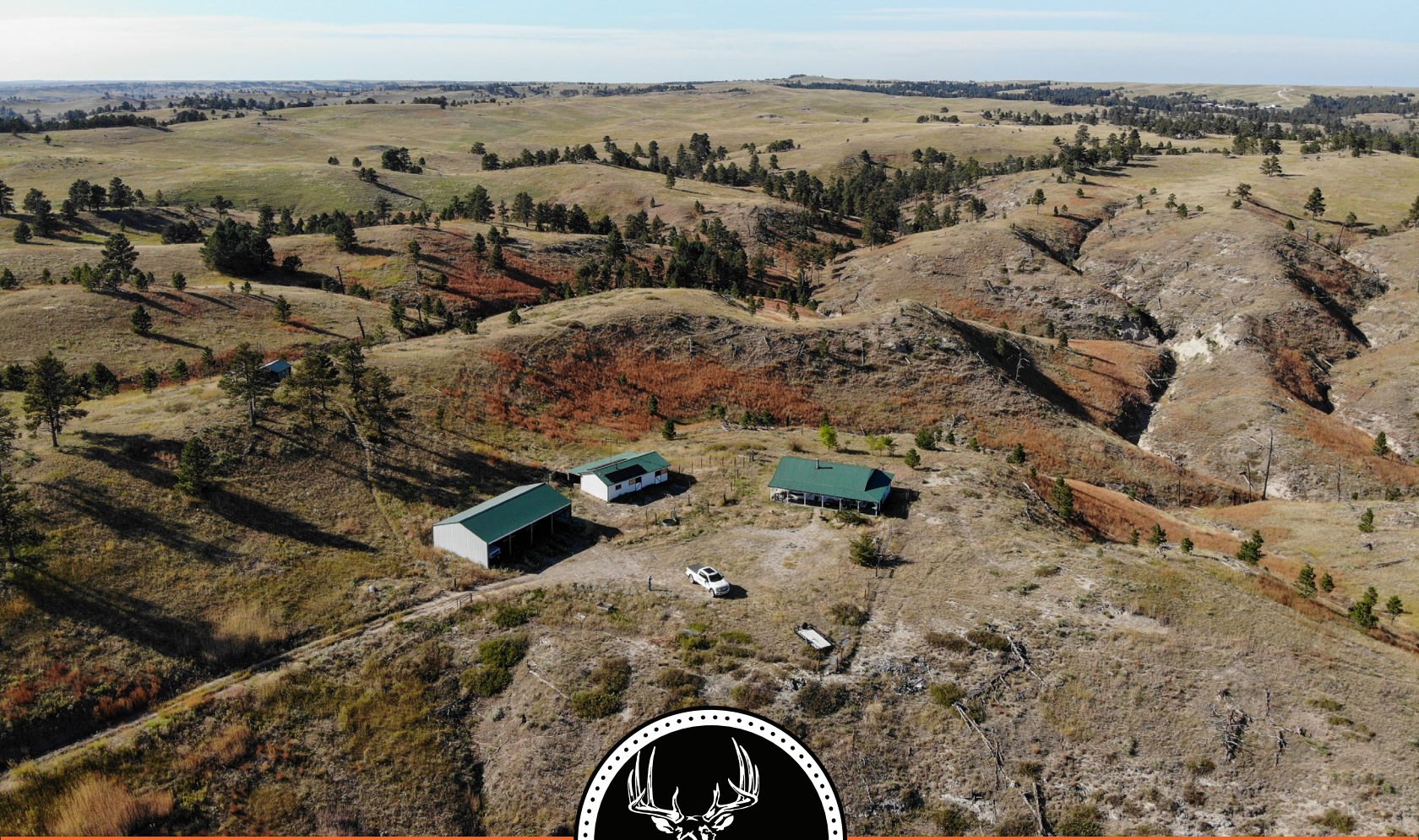


MIDWEST LAND GROUP PRESENTS

160 ACRES IN

SIoux COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OFF-GRID CABIN WITH A VIEW ON 160 ACRES

Off-grid living at its finest! If you are on the search for a nice and quiet place to spend time in the great outdoors, your search is over. Nestled in the hills of northwest Nebraska you will find a 1,120 square foot off-grid cabin with a breathtaking view. Picture yourself enjoying a hot cup of coffee while watching the sunrise over the canyons from the large, covered porch. Elk and mule deer freely roam these hills, along with the occasional bighorn sheep or mountain lion, which provide excellent wildlife viewing as well as hunting opportunities. The cabin is located nearly 2 miles from the nearest public road, on a deeded easement through the pastures where you are guaranteed to find the peace and quiet that you have been looking for. With no public utilities running to the property, power is provided by a Sol-Ark solar system that was professionally installed within the last year. 12 solar panels and two very large batteries provide

plenty of reliable power for all of the necessities. There is a solar powered well pump, along with a buried 1,500 gallon cistern located on a hill above the house, which provides plenty of water pressure and storage to get you by when the sun is not shining. Fort Robinson State Park is just a 15–20-minute drive down the road and is a very popular tourist destination in the summers. Along with the hunting on the property, there are abundant public hunting and fishing opportunities within a quick and easy drive. The White River is open to public fishing access and runs right along the road before you begin your drive through the pasture to the cabin.

Off-grid living is becoming more and more popular, and opportunities like this don't come up in this area often. For more information, or to schedule a private showing, contact Nate Key at (402) 795-1029.



PROPERTY FEATURES

PRICE: **\$500,000** | COUNTY: **SIoux** | STATE: **NEBRASKA** | ACRES: **160**

- 160 +/- acres
- Off-grid
- Solar power
- Solar well
- Propane
- 1,120 sq. ft. cabin
- New storage shed
- Elk, mule deer, and the occasional bighorn sheep
- Wide open spaces
- Nearly 2 miles from nearest road
- Fenced and cross-fenced
- 13 mile drive to Ft. Robinson State Park
- 16 mile drive to Crawford



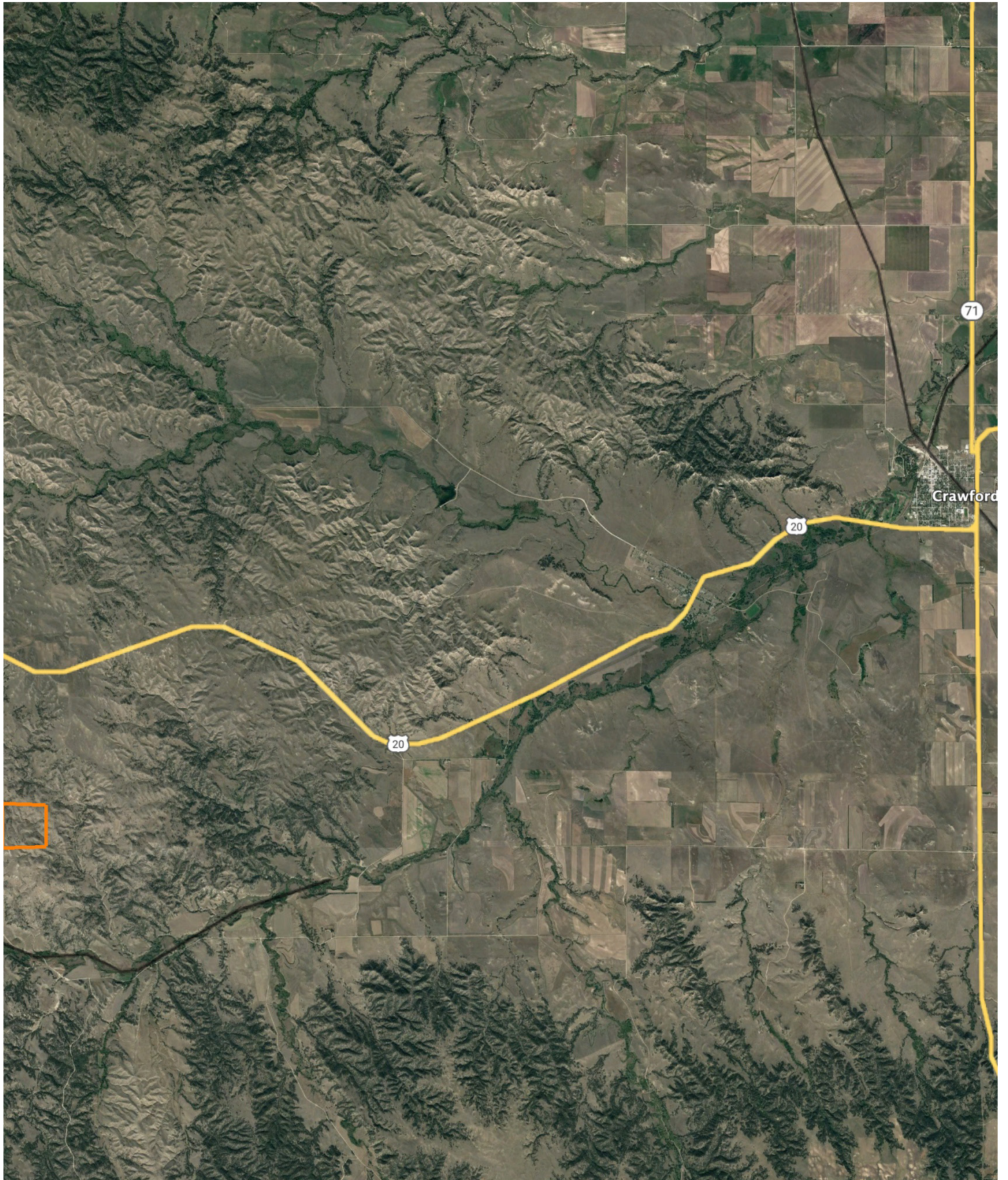
160 +/- ACRES



1,120 SQ. FT. CABIN WITH SOLAR POWER & WELL



OVERVIEW MAP



ARIEL MAP



Sloux, NE

Boundary Center:
42° 37' 45.47, -103° 36' 46.54



Maps Provided By:



Address:

Address:

Phone:

Owner/Operator:

Address:

Address:

Phone:

Field ID:

Crop:

Mapped Acres: 154.83

Actual Acres:

Airport:

Heading/Distance:

Field Notes:

Pest	Product (Supplier)	EPA Reg. #	A.I.	Rate	Unit	Carrier	Total	Unit

REI: 0 Hour(s) - Rainfast Time: Not Set - Protective Clothing Required:

Logs: Date of Application: Start Time: End Time: Acres Applied:

Applicator: Temperature: Clear Partly Cloudy Cloudy

Applicator's ID: Wind Speed: Wind Direction: Desired Wind:

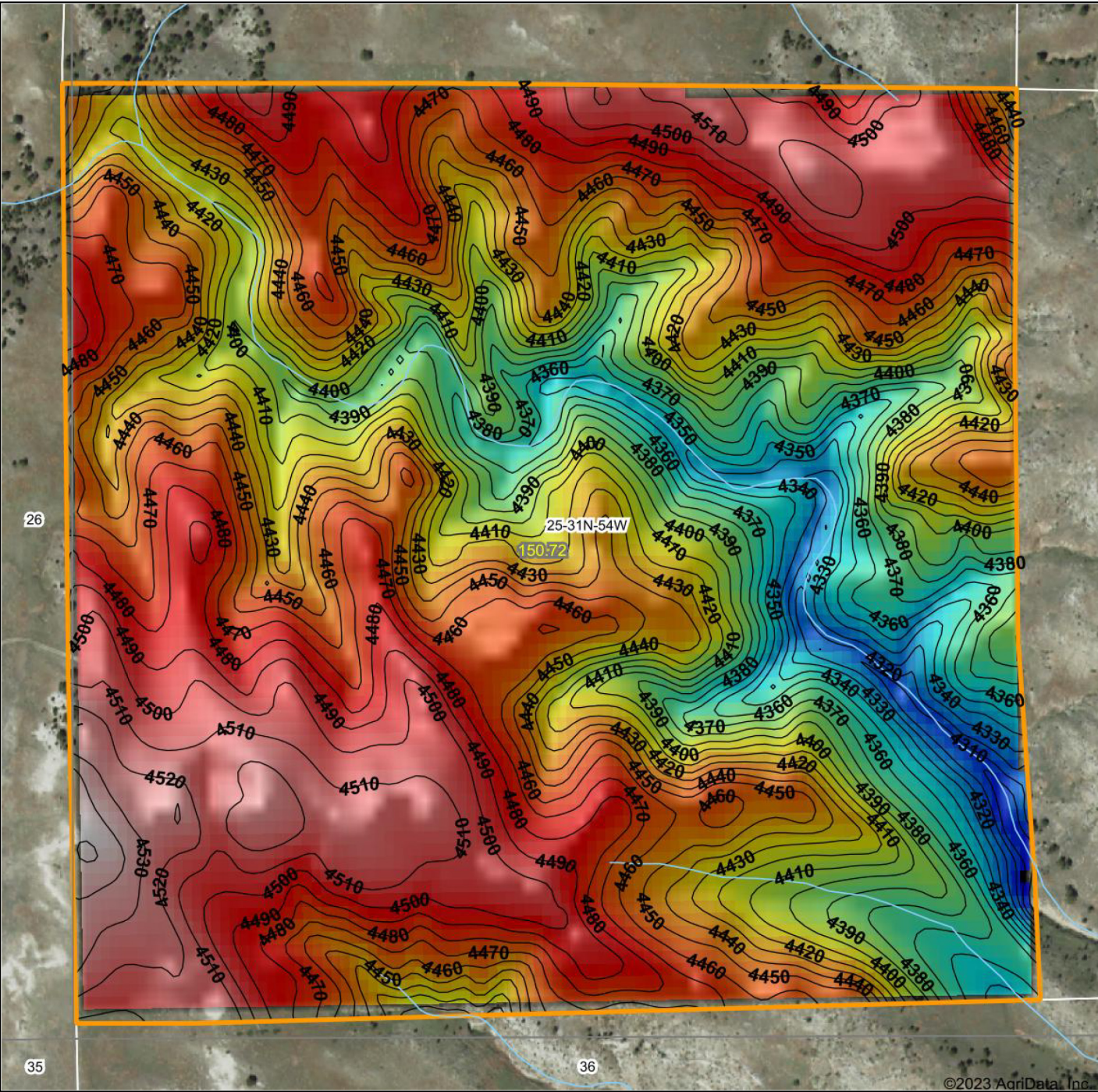
Logs: Date of Application: Start Time: End Time: Acres Applied:

Applicator: Temperature: Clear Partly Cloudy Cloudy

Applicator's ID: Wind Speed: Wind Direction: Desired Wind:

Field borders provided by Farm Service Agency as of 5/21/2008.

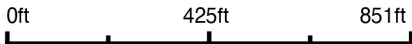
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 4,282.5
 Max: 4,552.1
 Range: 269.6
 Average: 4,440.6
 Standard Deviation: 53.44 ft



25-31N-54W
Sioux County
Nebraska

Boundary Center: 42° 37' 45.75, -103° 36' 46.54



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

AGENT CONTACT

Nate Key possesses a deep-seated passion for land and a keen understanding of the fundamentals that underpin the creation of high-quality wildlife habitats. His expertise extends to establishing and maintaining food plots, managing and developing versatile, family-oriented recreational properties, and advocating for land conservation. Nate pairs this knowledge with a strong work ethic and an affable personality, bringing a sense of enthusiasm and trustworthiness to the land buying and selling process.

Raised in Lincoln, Nebraska, Nate attended Lincoln East High School before earning an Associate's Degree in Energy Generation from Southeast Community College—Milford Campus. His subsequent ten-year tenure as a control room operator at a local public power plant instilled in him the importance of precision and minimizing errors. This meticulous attention to detail translates into smooth, hassle-free transactions for his real estate clients. A dedicated outdoorsman, Nate finds joy in a range of outdoor activities. His passions include bowhunting for a variety of game, from whitetails and turkey to elk and other western species, waterfowl hunting, and both traditional and bow fishing. He cherishes the time spent in the great outdoors with his wife, Katie, and son, Kayce, whether at their family cabin in Colorado, taking in the mountain vistas and trail riding, or at home on their acreage near Palmyra, NE.

When not at home, Nate can often be found in northwest Missouri or the sandhills, diligently planting food plots and managing family hunting farms alongside his father and father-in-law. Committed to conservation, he's a proud member of Ducks Unlimited, The Rocky Mountain Elk Foundation, Bowfishers of Nebraska, The National Deer Association, and The National Wild Turkey Federation. Nate's affable demeanor, land sales expertise, and dedication make him an approachable and trustworthy agent for your land sales needs.



NATE KEY,
LAND AGENT
402.795.1029

NKey@MidwestLandGroup.com



MidwestLandGroup.com

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