



SOLD! Upper 84 Ranch - Brady, Nebraska

Former Dallas Cowboys Pro Bowl tight end and owner Jay Novacek refers to the Upper 84 Ranch as a little slice of heaven in Nebraska. Consisting of 3,268 deeded acres, this property looks like it could be in Colorado. This beautiful, but rugged, cedar-covered hill country is located 30 minutes from North Platte Regional Airport. This is a tremendous hunting property with abundant Mule and Whitetail deer, turkey, elk, geese, ducks, grouse and quail. The east side of the property borders a lease on Jeffrey Reservoir with Central Nebraska Public Power Company and includes exclusive use of 3 miles of lake shore. The reservoir is known for good walleye, crappie and bass fishing as well as other water sports. With approximately 1,200 acres in high fence, part of the ranch was formerly operated as a hunting preserve, which could be continued. The 7,875 sqft luxury custom home with high-end finishes could be utilized as the personal residence or converted to a high-end lodge. The property is also equipped to be a working cattle and/or horse ranch with corrals, a 20,000 sqft "barn" with heated stalls, an indoor riding arena and guest rooms upstairs for additional hunter lodging. Upscale improvements with turnkey hunting and ranching amenities make this ranch ideal for an individual, group or corporate retreat.



Offering Price was \$3,000,000

Prairie Swamp - Lewellen, Nebraska

Located along the North Platte River in Western Nebraska, Prairie Swamp is a world-class 502-acre hunter's paradise. Not only is the property situated in the heart of the Central Flyway, it is furthermore positioned along the Garden County Refuge section of this incredible river ecosystem. Such a sanctuary provides an 87-year wintering waterfowl tradition, abundant year-round wildlife and extremely good hunting. With its outstanding habitat, enhanced hunting developments and prime location for migratory waterfowl, Prairie Swamp is ideal for the pursuit of mallard ducks, Canada geese, trophy Whitetail deer and very large elk. Currently owned and developed by a waterfowl specialist, three waterfowl hunting sites have been meticulously brought to fruition along meandering warm-water sloughs. These waterways are spring-fed and have stayed open in temperatures as cold as 22-below-zero. Additionally, two sites



have been developed in the property's grain fields. Consisting of corn and alfalfa, these food sources are places that the abundant game hit hard throughout the season. All five sites are equipped with state-of-the-art customized fiberglass pit blinds, each heated, cook-ready and comfortable, but most of all effective in providing hunters with some of the best waterfowling in the country. Prairie Swamp is also one of the top deer hunting locations in the state of Nebraska, consistently taking trophy-quality Whitetails, several of Boone and Crocket (B & C) class. One elk unfortunately was found dead on Prairie Swamp, however it did score a giant 427" gross and 411" B & C by a state official. It would have become the new state record. Prairie Swamp is a turnkey hunter's dream.

Offering Price is \$3,200,000

Heartland Sportsman's Paradise - Valentine, Nebraska

"Discover the Nebraska you didn't know was here!" The 1,021-acre Heartland Sportsman's Paradise is located a short drive east of Valentine, Nebraska, with many recreational amenities to fit the name. Comprised of four beautiful log cabins, the ranch provides good income-producing opportunities year-round; fill the cabins in the spring and summer with vacationers visiting the scenic Niobrara and use the ranch as a hunting outfit in the fall and winter. The property boasts a tremendous trophy Whitetail deer habitat with further hunting for waterfowl, turkey and elk. The property is fully-equipped to raise elk or buffalo



in the high-fence portion of the ranch. The wildlife habitat is abundant with live water onsite, including a live creek that feeds three fishable trout ponds. Angling opportunities are rich along the Niobrara National Scenic River and its many tributaries. Rainbow and brown trout are present in several spring-branch canyon tributaries and can provide a challenge for any avid fly fisherman. The current owners have upgraded and developed the grounds offering food plots and hunting-stand placements that are effective in attracting game animals. Recreational opportunities abound with fishing, canoeing, kayaking, horseback riding, hiking and tubing. In addition to the log cabins, other improvements include a 2,648 sqft custom log home with tremendous views. It borders nearly 1 mile of the Niobrara National Scenic River. Additionally, there is a lodge, ranch manager's house, horse barn with an office and several other outbuildings used for operating the ranch. With its spectacular beauty and hunting opportunities all in close proximity to Valentine, Heartland Sportsman's Paradise is truly a rare find.

Offering Price is \$2,200,000



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