

# Flying Bee Ranch

Banner County, Nebraska



COLORADO - NEBRASKA - KANSAS



The FLYING BEE RANCH is a highly desirable combination of a traditional working cattle ranch and is a high-end recreational property. This ranch is located in Western Nebraska in the scenic Horseshoe Bend of the Wildcat Hills.

The ranch has traditionally been a cow/calf operation utilizing the diverse topography which ranges from fairly level irrigated ground and gently rolling hills to steep pine-dotted bluffs and deep cedar lined canyons. These unique attributes also make this a prime sporting ranch with ideal habitat for a diverse population of game species including elk, mule deer, big horn sheep, wild turkey, dove, pheasant and a variety of birds, including golden eagles.

The FLYING BEE RANCH sits just southwest of the town of Bayard, NE



#### Features:

- 3310 deeded acres +/- all in one contiguous block
- Custom 3652 sq ft ranch house with all the amenities
- State of the art cattle facilities and corrals
- Excellent fencing throughout the ranch
- Water system utilizing windmills, solar pumps, pressure systems and a spring with a pipeline system
- 122.5 acres +/- pivot irrigated land
- Hunting cabin and RV hookups
- Great location w/good access, only 20 miles from Scottsbluff, Nebraska

**Improvements:** Custom ranch house built in 1999 w/1826 sq ft on the main floor boasting a great room and open kitchen with magnificent views of the Wildcat Hills and historic Chimney Rock. The master suite, 2<sup>nd</sup> bedroom (currently used as office), 2<sup>nd</sup> bath, laundry/ mudroom, pantry and additional storage all located on main floor. There is an attached, oversized 2-car garage and a wrap around redwood deck.

The walkout basement also has 1826 sq ft with 2 bedrooms, full bath, 2<sup>nd</sup> kitchen off the large patio, family room with wood burning stove, mechanical room w/4ton heat pump and dual water heaters .



**Cattle Working Facilities:** 36x108 Morton barn w/a complete Temple Grandin corral system design using Linn Enterprises Inc. equipment includes working tub, chute with palpating cage and TruTest scale, 9 calving stalls, 1 calf pulling stall, 2 – 12x12 horse stalls, heated tack/vet room with hot/cold water, toilet, etc... All connected to an excellent set of pipe corrals. Some pens with feeding aprons and all with water.

Many additional outbuildings including 1234 sqft cowboy house, 2 shops, small horse barn, grain bin, etc...

Excellent fence throughout the ranch.



**Water System:** The ranch has an excellent watering system utilizing a combination of windmills, 3 solar pumping systems, submersible pumps with pressure system, one generator powered submersible pump and a developed spring. There is an extensive pipeline system throughout the ranch and several large tanks providing an adequate water supply for the cattle year round.

The irrigation well, with 100 hp electric motor, is set at 425 gpm @ 45-50 psi providing water to the 7-tower Lockwood pivot currently planted to an improved grass/alfalfa mixture and used as a high rotation grazing pasture.

The ranch also has several earthen dams for great utilization of natural runoff water.

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**History:** The historic Platte River Valley is where the Oregon Trail, Mormon Trail and Pony Express routes were located, The ranch is just 4 ½ miles south

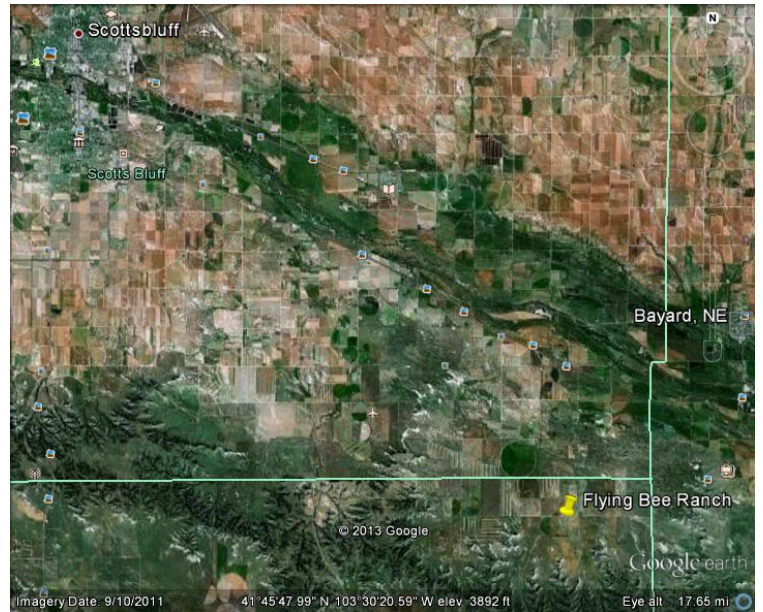


**History:** The historic Platter River Valley is where the Oregon Trail, Mormon Trail and Pony Express routes were located. The ranch is just 4 ½ miles south of the Old Oregon Trail with views of Chimney Rock National Monument.

Most of the ranch was originally settled under the old Homestead Acts of the late 1800's and early 1900's. One homestead site has been discovered and is now designated with a marker. The ranch was also the site of a Demolition Car Show held on September 2, 1956. 25 Old cars were driven off the top of one of the bluffs creating Wrecked Car Canyon where at least 18 car bodies remain as witness to the event.

In addition, because of the magnificent trail rides, hunting, cabin and RV hookups, the TV show "Best of America by Horseback" was filmed on the ranch in September of 2006 and again in July of 2009.

**Location:** The Flying Bee Ranch headquarters is within 1 ½ miles of a paved road on a well maintained county gravel road. Situated 20 miles southwest of the city of Scottsbluff, NE and the Western Nebraska Regional Airport providing access to both private and commercial flights. And only a short drive into the community of Bayard, NE.



Hunting Cabin

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