

20±
Acres

The Gem

50729 CR 19

Mitchell, NE 69357

\$990,000



A Highly Prized
Sanctuary



CASEY ESSERT
land broker

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KNOWN-LIKED-TRUSTED
307-532-1750 Call/Text
Torrington, WY Scottsdale, AZ



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Price & Terms

- Asking Price.....\$990,000
- Minimum Earnest Money Deposit.....\$50,000
- Provide Proof of Available Funds

Location

The Gem Ranch enjoys a convenient location, just four and a half miles northwest of Scottsbluff, NE.

Driving directions: From Scottsbluff, NE, take US Highway 26 northwest for two miles. Then north onto County Road 19 and proceed two and a half miles to the property.

Size

20± Acres



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Real Estate Taxes

2025 Scottsbluff County Net Property Tax.....\$6,673



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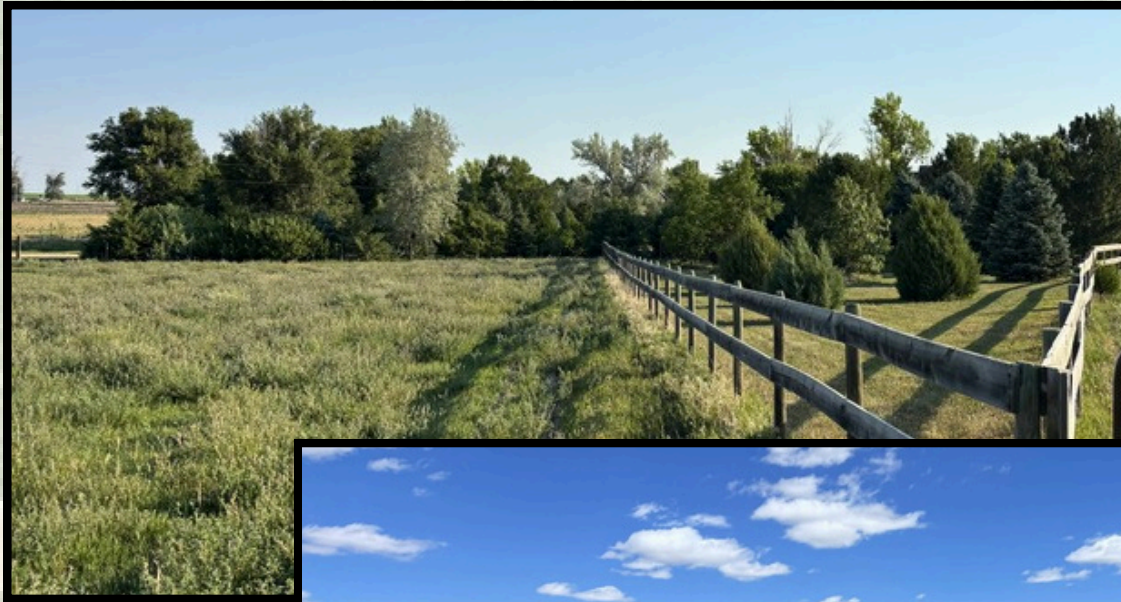
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Irrigated Meadows

The property features beautifully irrigated grass meadows, meticulously managed for both high-quality horse grazing and top-tier hay production. Valuable surface water rights are secured and sourced through the Farmers Irrigation District and Pathfinder Irrigation District. A proven network of gated pipes and open ditches ensures efficient water delivery to maximize pasture growth. There are 14.1 acres of water rights. The 2026 Irrigation Assessment was \$507.60.



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Morning
Coffee



Evening
Sunsets

Wildlife Right Outside Your Door

Start your morning with a cup of coffee, or unwind in the evening with a glass of wine on the front deck while enjoying the natural beauty of the property. The park-like setting attracts an abundance of wildlife, with frequent sightings of deer, pheasants, migratory birds, rabbits, and turkeys. As a special bonus, the resident eagle often puts on a breathtaking display above the ranch.

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A Home Designed for Living, Entertaining, & Enjoying Nature

Surrounded by mature trees and a peaceful country setting, this beautifully maintained home offers a warm and welcoming retreat where comfort meets timeless character. Featuring six spacious bedrooms and three well-appointed bathrooms, the layout is designed to accommodate both everyday living and hosting guests with ease. An abundance of natural light creates an inviting atmosphere throughout the home. Multiple living areas provide space to gather, entertain, or simply relax, while the open kitchen serves as the heart of the home with generous workspace and room for family and friends to connect.

Downstairs, a full-height basement expands the home's versatility with additional living space and endless possibilities for recreation or hosting guests.

Outside, the expansive deck overlooks beautifully landscaped grounds where mature trees provide privacy, shade, and a constant connection with wildlife. Exceptional living spaces and a serene country setting, this is a home designed to be enjoyed for years to come.

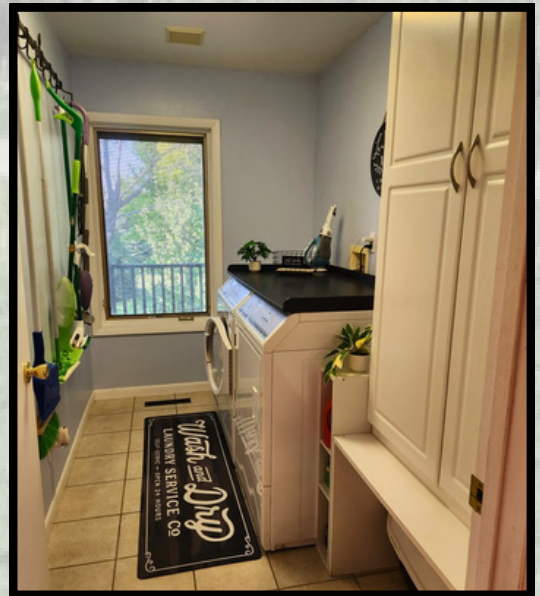


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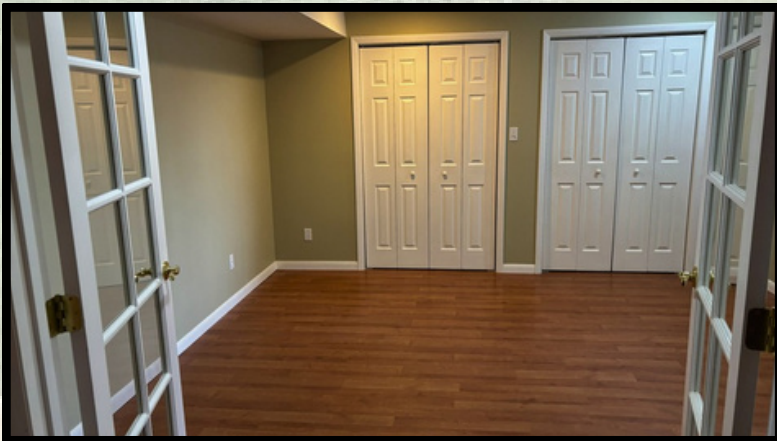
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The Barn of
Your Dreams



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Far More Than a Horse Barn, An Exceptional, Well-Designed Facility.

More than just a barn, this exceptional equestrian facility was thoughtfully designed and meticulously crafted by owners who clearly understand and care for horses. Every feature, from the oversized stalls and premium finishes to the comfortable center aisle and carefully planned amenities, reflects a commitment to equine comfort, safety, and everyday functionality.

- Custom Built B & C Steel Barn
- 4 Custom Oversized Stalls (15 x 16)
 - European Fronts with Block Walls
 - Corner Feeders
 - Nelson Drinkers with Water Consumption Monitors
 - Custom Mats with Gravel and Sand for Base for Drainage
 - Dutch Doors That Open to an Individual 19 x 32 Run with Lights
 - Pine Tongue and Groove Walls/Ceilings
 - Lights
 - Screened Ventilation Windows
- 2 - 10 Wide x 12 Tall Garage Doors with Openers
- 2 - Steel Walk-Through Doors
- 16' Alleyway with Rubber Pavers
 - Base - Gravel and Sand, for Drainage Under Pavers
- 2 - Ceiling Fans
- 2 - Heaters
- Double Insulated
- Alleyway Lights
- Numerous Electrical Plug Ends
- Heated Bathroom
- Hot/Cold Water in Alleyway and Bathroom
- Large Heated Tack Room with Saddle/ Bridle Racks
- Large Feed/Storage Room
- Patio Area

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Shop - Rustic by Design - Built for Serious Craftmanship

Designed to complement the timeless character of the estate, the impressive 42 x 72 shop embraces an intentionally rustic aesthetic with authentic pine board and batten siding that blends beautifully with the property's rural setting. Rather than competing with the landscape, the weathered wood exterior creates a sense of continuity, preserving the property's warm, western character while concealing a highly capable professional workspace within.

- Finished/Insulated
- 2x6 Stick Frame Built
- Steel Roof
- Large Bathroom
- Utility Sink in Work Area
- 3 - Garage Doors with Commercial Openers
 - 10 Tall x 12 Wide
 - 9 Tall x 18 Wide
 - 9 Tall x 12 Wide
- Floor Drains
- Wired for 220 Electrical
- Plumbed for Air Compressor (4 Drops Around Shop)
- 2 Propane Heaters
- Office/Hobby Room (23 x 14 x 12 Tall)
- Work Benches/Storage Shelves
- Concrete Pad Outside

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Hay/Equipment Storage Barn - Built for Capacity & Convenience

Purposely designed for efficient ranch operations, this impressive 40 x 60 steel-framed hay and storage barn features 16' sidewalls, providing the vertical clearance needed to accommodate large equipment, stacked hay, and seasonal storage with ease. The expansive open-front design allows for quick access when loading and unloading, while the generous height makes it possible to safely store substantial quantities of hay, helping protect valuable feed from the elements.



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The "He" Shed

With its timeless appearance and versatile design, this building could easily continue as a hobby workshop, be converted into a blacksmith shop, an artist's studio, a chicken coop, a tack room, a garden shed, or a practical storage building. Whether used for recreation or utility, this unique outbuilding adds both personality and function, preserving the heritage and inviting atmosphere.



The Garden Shed

Conveniently located near the home, this attractive 16 x 16 insulated garden shed combines practicality with quality construction. Finished with brick that complements the residence, it blends seamlessly into the property's overall design while offering a clean, polished appearance. A new Class 4 impact-resistant roof installed in 2024 provides long-term durability and peace of mind. The building features a 7 x 8 garage door for easy access, a durable concrete floor, and is wired for heat, making it suitable for year-round use. Exterior lighting and electrical outlets add everyday convenience, while the generous concrete apron in front of the building creates a clean, functional workspace with plenty of room for loading and unloading equipment, potting plants, or additional outdoor storage.



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Professional Round Pen | Arena

Together, the arena and round pen create a thoughtfully designed training complex. The 60' round pen is enclosed with a solid wood fence, creating an ideal environment for groundwork, colt starting, and focused training sessions. Its thoughtful design promotes safe horse handling while providing a dedicated space to build confidence and communication between horse and rider. The 147' x 210' arena was designed for horse and rider in mind. The impressive arena features quality sand footing and is fully enclosed with attractive wood fencing and convenient pipe gates.



Outdoor Horse Pens

Conveniently located adjacent to the barn, the outdoor pens are thoughtfully designed for efficient horse management. Three run-in sheds provide shelter from the elements, while hydrants offer convenient access to water for daily care. Wood fencing and pipe gates create secure, easy-to-manage enclosures that are well-suited for turnout, feeding, or separating horses as needed.



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Alleyway to the Hay Fields

A well-planned alleyway provides direct access from the barn and outdoor pens to the front hay fields, allowing horses and equipment to move efficiently throughout the property. Featuring attractive board fencing, smooth wire fencing, and durable pipe gates, this thoughtfully designed corridor enhances both safety and convenience while supporting the property's highly functional equestrian layout.



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Water Wells

G-124025 153383	Domestic Active Registered Well	Scotts Bluff North Platte 23N 55W 28 NWSW 1332S 367W 41° 55' 56.000" -103° 42' 55.000"	09/29/2003 10/22/2003 — 39202	— 24 gpm 19.1 ft 23.4 ft Single Project	1 in 60 ft 75 ft	Paul Ragome 74302 190624 Highway 26 Scottsbluf NE 69361
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Domestic/Stock
Well

Windmill

G-189851 262088	Domestic Active Registered Well	Scotts Bluff North Platte 23 N 55W 28 NWSW 1854S 554W 41° 56' 1.240" -103° 42' 52.580"	5/20/2020 7/1/2020 159131120713758 39606	— 2 gpm 15 ft 15 ft Single Project —	1.25 in 36 ft 75 ft
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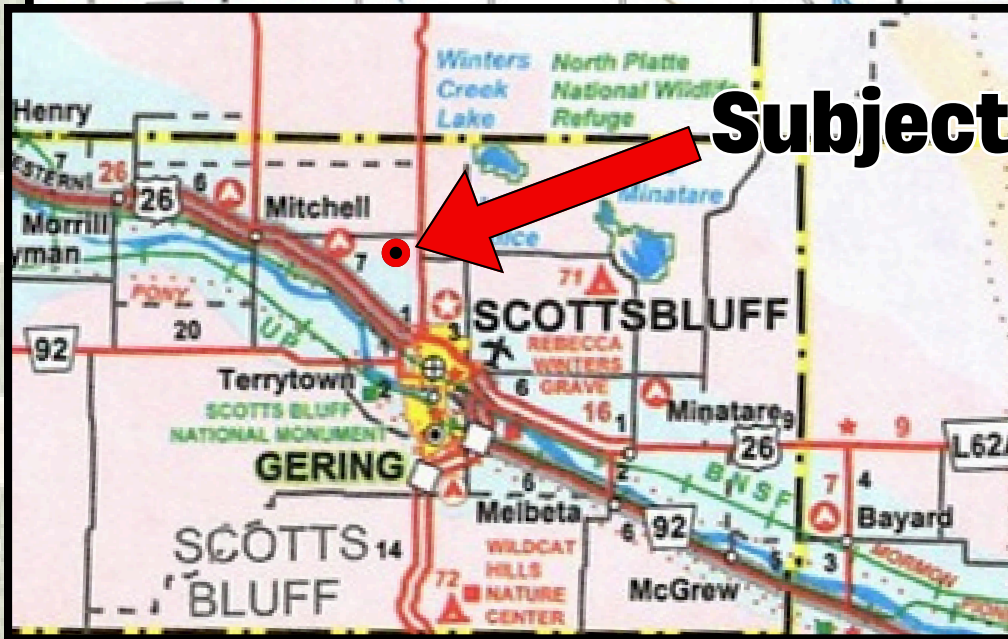
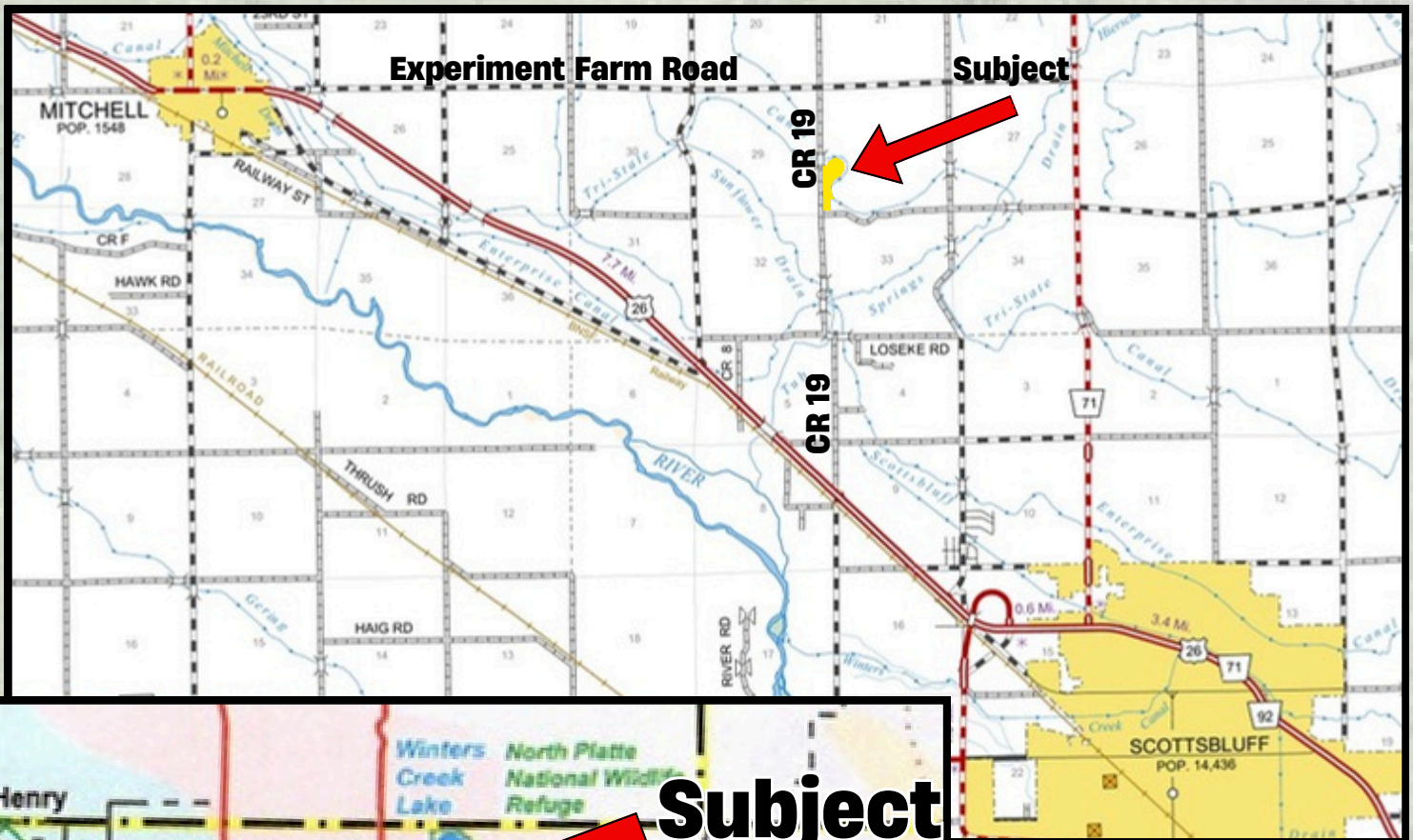
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Location Maps



All maps & other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with the boundaries. The buyer is responsible for verifying all facts to their satisfaction.

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