



Historic Hydropower Hideaway

2.64 Acres | Howard County, NE | \$605,000



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Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Deep Water Access
Fishing
Hotel/B&B/Resort
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Mineral Rights
Stream/River
Water Access
Waterfront
Beach Access
Canal
Development Potential
Geothermal Water
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Timber
Water View
Wooded

Land Details

Total Acres: 2.64
Deeded Acres: 2.64
Zoning: Agricultural
Elevation: 1900
Topography: Flat, Gently Rolling
Vegetation: Wooded, Natural
Riverbottom Acres: 0.50
Water Rights: Yes
To be verified.
Mineral Rights: Yes
To be verified.
Estimated Taxes: \$2,500 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Brick/Concrete
Style of Home(s): Two Story
Finished Sq. Ft.: 6139
Unfinished Sq. Ft.: 0
Bedrooms: 3
Full Bathrooms: 3
Parking Types: Detached Garage, Attached
Garage, Driveway
Total # of Spaces: 10
Outbuildings: 3
Types of Outbuildings: Brick Shed w/ Wood
Stove. Detached Garage/Workshop, Attached
Garage/Canal



You come upon a dead-end gravel road, you almost miss the winding, tree-lined driveway...you follow its narrow path and it leads you to a historic, hidden brick building that was once the hydroelectric power plant not too long ago. It has now been converted into a beautiful, spacious home with marble countertops and travertine tile. You look out at the river, take a deep breath and instantly find your soul reaching its inner peace...welcome home.

Land

According to the plat map, the property is approx. 2.64 acres with approx. 570 feet of riverfront to the South Loup River. The entire property is wooded and secluded. There is a narrow, winding-wooded driveway into the property from 2nd Avenue. Just East of the property, 2nd Avenue Dead-Ends. There is a well and septic on the property.

Improvements

Wow... you will never find something more unique than this property in your life. This historic hydroelectric power plant was converted into a beautiful, spacious home in 2000. It offers the perfect hideaway for those looking to enjoy nature and seclusion. On 2.64+/- acres, you are completely surrounded by timber. The South Loup River is a beautiful site outside your kitchen window! The aesthetics of this home fit perfectly with its surroundings! The beautiful orange-red brick of the building, combined with the hunter green doors and brass hardware is simply perfect. Then





add to it the luxury features of the green marble countertops and window ledges with the large travertine tile all the way from California... it all feels very special.

...highlights worth noting:

- Marble countertops and window ledges throughout (from Marbolis in Anaheim, CA)
- Travertine floor tile throughout (from Marbolis in Anaheim, CA)
- Fireplace (wood) in main living space
- Brass fixtures
- Shed with potbelly stove
- Fresh paint (2023)
- Composite decking and railing (2023)
- Brick walkway (2023)
- Various construction improvements (2023)
- Open-Loop Geothermal Unit installed (2018)
- Flat roof re-filled and concrete added (approx. 2016)
- Metal roof (approx. 2013)
- Addition 1279 sq ft completed (2010)

This 2430 sq ft home offers 3 bedrooms (potentially 4) and 3 bathrooms (potentially 2 more if desired) in total. On the upper level (2430 sq ft), you will find a large master bedroom with serene views. Attached to the master bedroom is an en-suite bathroom with large walk-in closet. There is an additional bedroom with en-suite bath and large walk-in closet as well. Also located on the upper level is a third bedroom. The main level of the original building consists of a large open-concept living and kitchen with views to the outdoors all around. A bath with corner shower and laundry, utility room, pantry storage, wood fireplace and access to the garage is also located on the main level.

The addition to the building features a large open room with a small deck, great for an additional living space or mas-



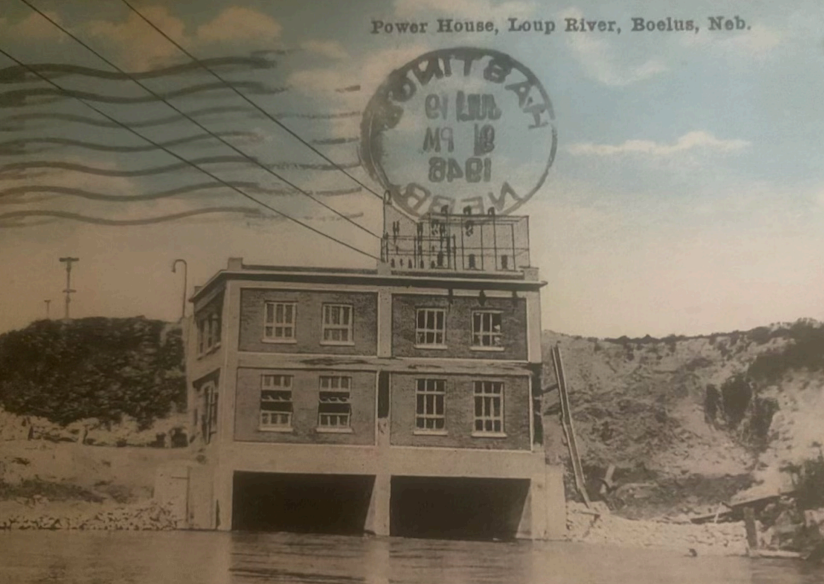


ter bedroom. There are also two full bathrooms located in the addition with large walk-in closets attached to them. The current owner did remove the sewer lines however to the bath fixtures as they had issues with lines freezing in the winter. If you desire for the bathrooms to be functional again, more insulation will be required underneath the structure.

Property runs on a geothermal heat and air system. The detached garage has room for two stalls or it could function as a workshop. It has a concrete floor and electrical. There is attached parking to the home located in the old canal on the West side of the property. One of the water turbines was removed, and that is where you access the inside of the home from the canal/garage. There is one turbine still intact on the South side! It's a feature point of conversation for sure!

Located on the South side of the home, off of the kitchen, is the new composite deck patio area. Attached to it is the old power plant office, which would function great as a she shed, art studio, workshop, etc. It even has a potbelly stove! It also has an aesthetically pleasing spot to store all your wood for your stove and fireplace!





Recreation

Enjoying walking right off your property into the South Loup River! Fishing, swimming, kayaking, tanking, air boating are all options to be enjoyed right from your property! Bird watching is spectacular on this property as well. With approx. 2.64 wooded acres, hunting is also present especially with the property being located at the fork of the Middle Loup and South Loup River.

The popular Sherman Reservoir is approx. 24 miles to the North if you're looking to take a boat out and enjoy more water sports. The destination golf course located in the Sandhills of Nebraska, The Prairie Club in Valentine, NE is approx. a 3 hour drive from this property. You can also fly into Valentine, NE as many golfers do.

History

Boelus was founded in 1885, near the fork of the South Loup and Middle Loup Rivers in Howard County, NE. The original name for the town was "Howard City", but because of its similarity to another Nebraska town "Harvard City" a large amount of mail was mis-sent. Therefore it was decided that a new name should be chosen for the town. Two of the families at the time were "Boesen" and "Larson". Taking "Boe" from the family name of "Boesen" and the "L" from "Larson" and then the letters "US" for the United States, a composite name "Boelus" was created. Funny though that the legal papers for the town are still Howard City, and you may find that your map shows "Howard City" instead of Boelus.

This Hydroelectric Power Plant began operation in 1914. It first generated power for the Central Power Company, then for Consumers Public Power and still later for Nebraska Public Power District before being phased out around 1972. One of the turbines is still calling this powerplant home!

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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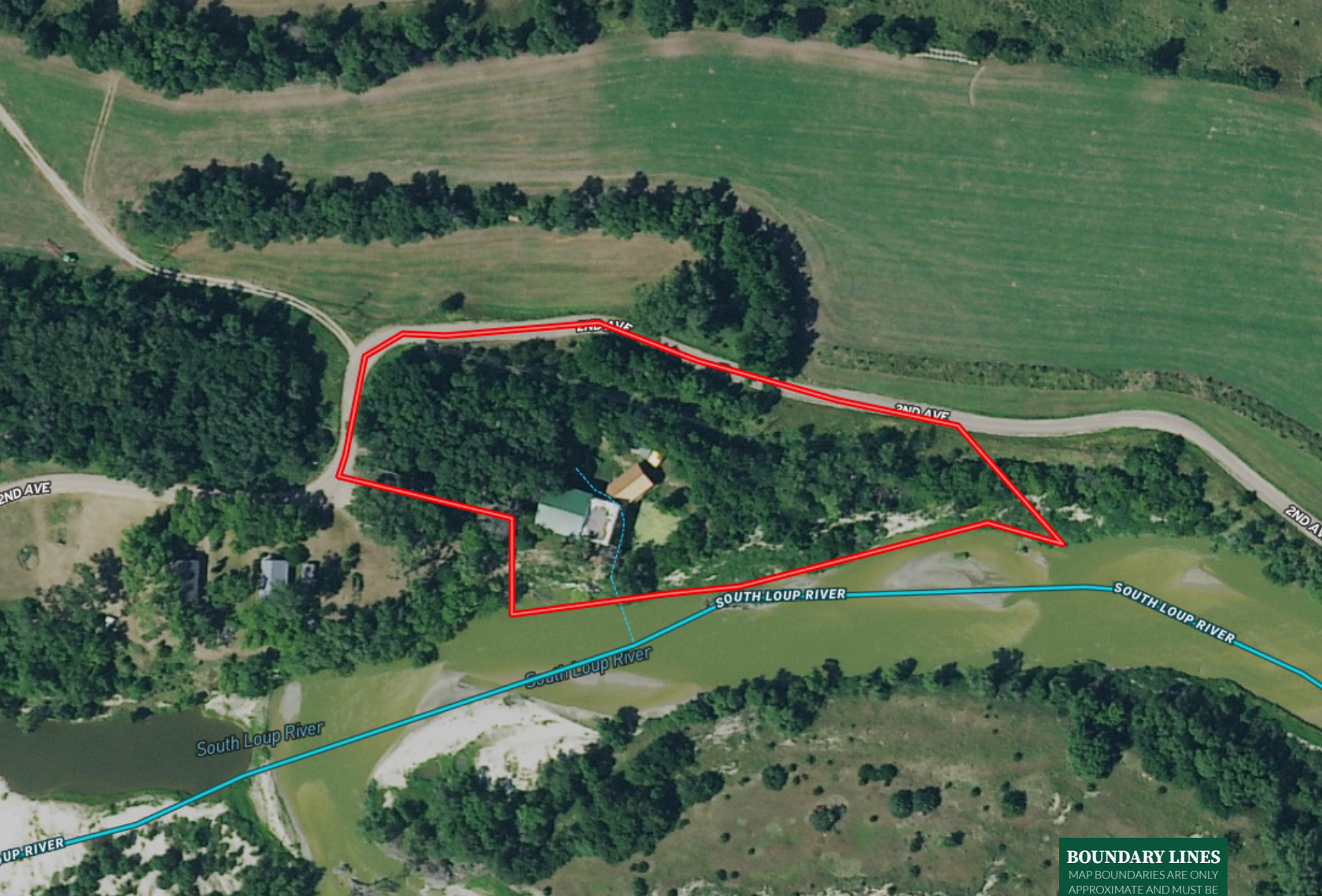


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

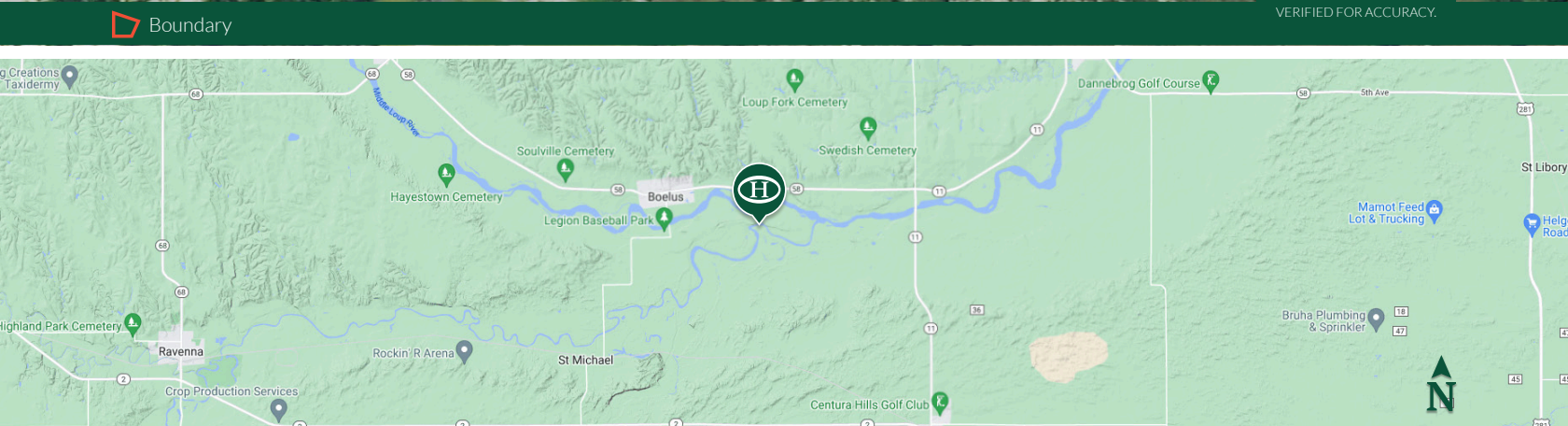
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
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VERIFIED FOR ACCURACY.



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