

Your Self-Sustaining Nebraska Estate

The Campus:

A Turnkey, Multi-Building Compound



Extensive Residential Capacity



4
Single-Family
Homes



2
Dormitory
Buildings



Communal & Recreational Facilities



Oym



Recreation Center



Commercial Kitchen/
Cafeteria



Recreation
Center
9,600 sq. ft.



Dormitory
& Cafeteria
8,542 sq. ft.



Multi-Purpose
Building
7,504 sq. ft.

Fully Equipped & Ready to Go



Furniture



Major
Appliances



Tools



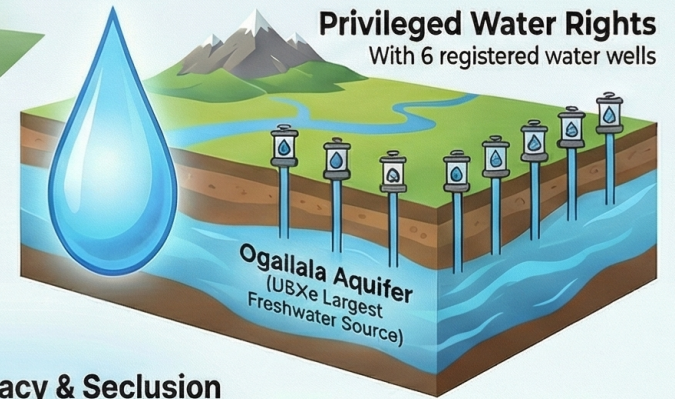
School Bus



Ranch Truck

Sale includes all furniture, appliances, equipment, tools, and vehicles.

Strategic Location & Unique Resources



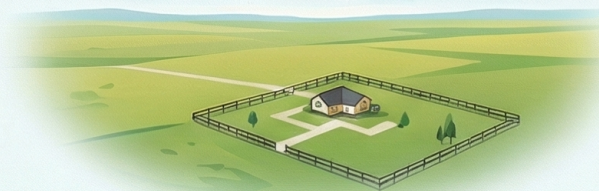
Privileged Water Rights

With 6 registered water wells

Ogallala Aquifer
(UBXe Largest
Freshwater Source)

Unmatched Privacy & Seclusion

The 35-acre property is bordered by a 20,000-acre ranch, ensuring priceless privacy and views.



Daily 1-hour flights to
Denver from a nearby airport.

Remote, Yet Accessible



Only a 3-4 hour
drive to Colorado.

Details, Descriptions & FAQ's

LEGAL DESCRIPTION: 7 22 47 PT 4 & 6. For further clarification a survey is available upon request. Note; the driveway provides an easement to the neighbor to access their property.

TAXES: This property enjoyed non-profit status from the 1960's until 2019 and was exempt from taxes. In 2017, the Morrill County Assessor's office had the property approximately valued at \$1,441,200. After purchasing the property in 2019, the current owners negotiated with the County Assessor to reduce the taxable property value to approximately \$391,305 and paid \$6,403.70 for the year 2023.

CITY/COUNTY/ROADS: The property address is considered Alliance, Nebraska but the property is located approximately 18 miles south of Alliance along county roads that are maintained mostly by Morrill County (which is the property's county). The town of Alliance has a population of approximately 8,000 people and has all the modern necessities including a modern hospital, banks, grocery stores, hardware stores, restaurants, hotels, a movie theater, and a regional airport with daily flights to Denver International Airport.

There is also a large Regional Medical Center just an hour away in Scottsbluff, Nebraska.

UTILITIES: The property is fully powered by propane gas tanks, electric service providers and a commercial grade backup diesel generator. To get an accurate estimate on utility costs we recommend contacting the current service providers.

- **Westco** is the gas service provider (propane tanks are leased) 308-762-3112.
- **Prema** is the electric service provider 308-762-1311.

WATER/WELLS: There are a total of 6 wells on the property, but only 3 wells are being used. All of the Wells are controlled by the digital control system located in the Steel Building nicknamed the "Firehouse" and shut off valves are located in a well-pit located outside the cafeteria. The previous owners hired Girard's Well Service and stated that they installed the digital well control system and updated the whole well system. The previous owners also state they had passed the Water Specialist's inspection, and they received their license to live & operate a rehabilitation facility at the property.

SEPTIC: The current septic system is a lagoon (See document entitled Lagoon Sewer System for more details). One would want to check with the State of Nebraska to see what is required to keep this system up.

Details, Descriptions & FAQ's

INTERNET/CELLULAR: The satellite internet service provider to the Eagle Dormitory is Hughsnet which costs approximately \$96/month. Another internet option to consider is Starlink which is rumored to provide faster internet speeds. The Eagle Dormitory also has a cell phone booster installed on the building to help with increasing cell phone service coverage.

GENERATOR: The commercial grade diesel generator is a high dollar item, fully operational and located in its own 150 sq' utility building where all the power to the entire campus is controlled. It comes with at least a ¼ Tank of Gas and a visual instruction manual on how to operate. (See document entitled Generator Instructions).

RECREATION CENTER– 9,600 sq' *(labeled “Gym/Classrooms” on County Assessor).* The Recreation Center features a **Gymnasium** with ceiling mounted basketball stanchions, two sports **locker rooms** with showers, and **2 weight rooms**. There is a suite of very nice **administrative offices**, as well as a **Chapel** and large space for **classrooms**. This building has a new central air conditioning system. The building is heated by a boiler that has never been used by the current owners and is believed to need service/repair. The current owners invested almost \$30,000 to reseal the roof with an Elastomeric Roof Coating July 2024.

DORMITORY & CAFETERIA– 8,542 sq' *(labeled “East Dorm/Caff” on County Assessor).* This building was completely remodeled by the previous owner in 2016, and it has hardly been lived in since the remodel. Updates include a new roof, new windows, new carpet/flooring, fresh paint, bathroom remodels, new light fixtures, new ceiling insulation, new central A/C, new furnaces, and new hot water heaters, updated sump pumps and much more.

This building features a **large cafeteria** with a fully outfitted **commercial kitchen**. It also features **4 large dormitory rooms** (that will house four people in each dorm) **4 bedrooms**, 6 Residential Bathrooms, 2 Residential Kitchens, 3 Cafeteria Bathrooms and 2 Offices. The basement is massive and has several large open rooms that could be used for a variety of purposes. This is the lowest building on the property and requires sump pumps in the basement.

MULTI-PURPOSE BUILDING 7,504 sq' *(labeled “West Dorm” on County Assessor).* The multi-purpose building is technically a second dormitory, but it could be used for many other things including a training facility, an activity center, an office building and much more. There are two standard kitchens in this facility, and the basement features several very large rooms that could have a variety of purposes. The current owners never turned-on water or utilized this building so they are unaware of its fitness. However, The building appears structurally sound, electricity is on/operational, the

Details, Descriptions & FAQ's

building has a brand-new roof (installed (July 2024), freshly painted exterior of building and the interior is a blank canvas ready for customization.

STEEL BUILDING 1,200 sq' – *(labeled “Fire Station” on County Assessor)*. This Steel framed building features 2 oversized garage doors, a heating system and the **digital control system for the water works** to the property. The building also has newer **dog kennels** on concrete slab on the east side, each with access into the heated building. (There are no dog pens inside yet, just the exterior pens).

STEEL BUILDING 2,450 sq'– *(labeled “VOC BLDG” on County Assessor)*. This Steel framed building features 2 oversized garage doors on the Eastside of the building, and 3 standard garage doors on the Westside of the building. It is very solid with solid concrete and radiant heating on one side. In the middle of the building is a workshop, a bathroom, and an overhead loft for extra storage. (This is where the School Bus & Ranch Truck are located).

4 MANUFACTURED HOMES:

All homes are located on permanent foundations, include kitchen appliances and have brand new roofs installed as of July 2024.

1980 House #1– 1792 sq', 3 bed 2 baths.

1980 House #2– 1604 sq', 4 bed 1 bath.

1980 House #3–1617 sq', 4 bed 2 baths.

1980 House #4–1262 sq', 4 bed 2 baths.

There are discrepancies between the county assessor's information and the actual sqft/bed/bath information. Buyers are advised to confirm actual square footage and bed/bath information for themselves.

2 DETACHED GARAGES

Both Garages are located on cement foundations.

Garage #1– **676 sq'**, 2 Electric Garage Doors, 2 Car Parking, 1 Back Door Entrance

Garage #2– **676 sq'**, 2 Electric Garage Doors, 2 Car Parking, 1 Back Door Entrance

PAVILLION 1,800 sq'- *(labeled “CNPY” on County Assessor)*. The outdoor grounds feature a **large, covered pavilion on a concrete slab** that would be perfect for picnics

Details, Descriptions & FAQ's

and gathering. The pavilion also has electricity and water conveniently available on site.

TACK HOUSE BARN 576 sq' - *(labeled "Farm Utility Storage Shed" on County Assessor).* Located behind a secluded grove of trees on the north side of the property, there is a nice tack house barn and small corral which can be used for a variety of purposes.

NON-FIXTURE ITEMS THAT STAY: All non-fixture items are staying including the School Bus, Ranch Truck, Lawn Mower, Tools, Supplies, Materials, Sporting Goods, Work Out Equipment, Desks, Tables, Chairs, Beds, Couches, Appliances, Televisions, Monitors, Décor, Cookware and much more!

VEHICLES: The current owners will provide keys and title to all vehicles. The current owners have never operated the School Bus or Ranch Truck. The previous owners stated that the School Bus runs and only needs a charge, but the current owners cannot confirm. The Lawn Mower is fully functional and has a visual operation manual included.

PREVIOUS OWNER IMPROVEMENTS: Between 2011-2019 the previous owners estimated that they put about \$1 million in upgrades to the property installing multiple new water heaters, multiple new furnaces, multiple new central A/C units, multiple new windows, along with flooring, painting, and many other updates such as a digital well control system. (The Current Owner Has Records from Previous Owner Improvements) NOTE: The property was mostly vacant during this time, so the new updates are still in exceptional condition with minimal use.

CURRENT OWNER IMPROVEMENTS: Between 2019-2024 the current owners installed brand new roofs on all four manufactured houses, repaired roof on the dormitory/cafeteria building, installed new roof on the multi-purpose building and sealed the entire roof on the recreation facility. In addition, the current owners replaced the Heater in the Steel Building with Wells, Updated Garage Doors, Repaired the Backup Generator, Replaced Well Pressure Tank, installed sump pumps in dormitory/cafeteria basement, added new carpet, fresh paint, ceiling tiles and much more.

ROOF DISCLOSURE: In 2021 the current owners filed insurance claim for hail damage to the roofs. The current owners replaced all the roofs except on the steel buildings and recreational center. The roofs on the steel buildings and recreational center were inspected by a licensed roofer and deemed to have no signs of leaking and no need to be replaced. Therefore, the current owners did nothing to the steel buildings and invested almost \$30,000 for Elastomeric Roof Coating to seal the roof on the recreation center.