

Real Estate

From its early beginnings Scottsbluff and Gering have been progressively looking to the future. Starting in 1828 when frontier trapper, Hiram Scott, died at the base of the bluff which was later to receive his name, the City of Scottsbluff has carried the name of the local monument.

Scottsbluff began in the early 1900's as a pioneer town with sod and log houses. One of the grand buildings in Scottsbluff was the Tri-State Land Co.



constructed in 1907. This company was instrumental in the development of Scottsbluff by bringing industry and people to the area.

Just to the south of the North Platte River lies the City of Gering which was founded in 1887. Gering was named the County Seat of Scotts Bluff County in 1888.

Scottsbluff is a business hub as well as a regional medical center for the outlying areas from Torrington, Wyoming to Alliance and from Kimball to Chadron.

We are the "Best Kept Secret" of the real estate market - a quiet rural community located within a 4-hour drive from Denver's big city culture and mountains, close to Rapid City's Mt. Rushmore and Black Hills and Cheyenne's Frontier Days. We are also within a 1½ hour drive from Lake McConaughy, Ft. Laramie and Ft. Robinson. We enjoy small town living with friendly courteous mer-

chants and neighbors.

Our community offers a wide variety of housing options in a wide price range. There are new custom homes, townhouses, mixed-use communities as well as apartments and rental homes. Stately older homes with charm and beauty are located near the downtown areas.

The 2015 **POPULATION** estimate of 36,970 for Scotts Bluff County per US Census Bureau. This ranks sixth in Nebraska in population. We believe we rank first in beauty, quality of life and resources for the future.

The area has grown slow and steady from its combined population of almost 11,000 in 1930 to over 24,737 in 2015.



Our community has more to offer now than at any time in its history. The housing market offers a large variety of types and styles of homes in our immediate area and in several surrounding areas and towns.

Towns included in our real estate marketing area include Bayard, Minatare, Gering, Mitchell, Morrill, Lyman, Henry, & Scottsbluff - all

towns offer a variety of sizes and prices. The **AVERAGE SELLING PRICE** varies from community to community.

The 2015 median list price in the county was \$163,743. The average sale price for 2015 was \$156,075. Average days





home is on the market is 159 days. (Statistical information courtesy of Black Knight MLS Software.)

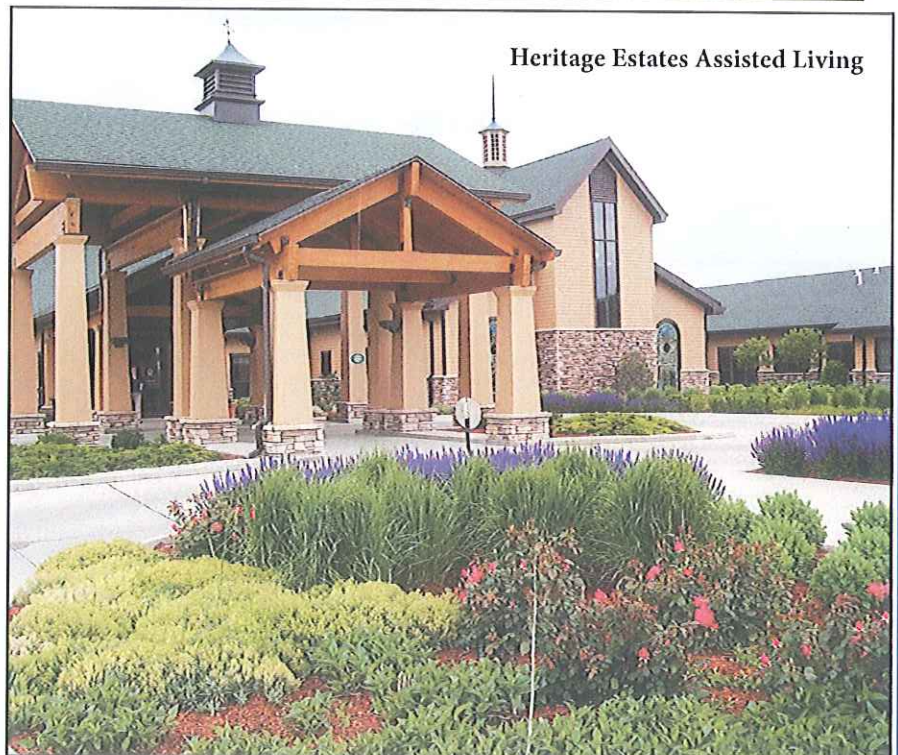
In 2014, 69.1% of homes were owner occupied while 30.9 were tenant occupied in Scotts Bluff County. The 2014 median monthly housing rental was \$678 .

We have a large, diverse **FAITH COMMUNITY**. Religious needs are met with approximately 52 churches representing many of the major denominations. Several of the churches have day-care centers, active youth organizations and outreach programs. See page 50 for a list of Chamber member churches.



The **SENIOR LIVING** needs of our senior citizens are met through abundant services and many senior housing options. There are several retirement communities that provide independent or assisted living plus full-care nursing homes. See page 45 (Assisted Living), 59 (Nursing Homes) and 63 (Retirement Homes).

For those who prefer **COUNTRY LIVING** we have several subdivisions outside of the city limits as well as acreages with farmhouses. In addition, the Wildcat Hills area offers wonderful homes overlooking the Valley with beautiful scenery and wildlife.



Heritage Estates Assisted Living