

LAND FOR SALE



40± ACRES | KNOX COUNTY, NE

89301 516th Avenue, Niobrara, Nebraska

**OFFERED AT
\$425,000**



PROPERTY HIGHLIGHTS:

- 40± Acres of Recreation
- Excellent Deer & Turkey Hunting
- Rustic Hunting Lodge Cabin
- Spacious Attached Garage/Shop
- Mature Timber & Scenic Pond



PROPERTY DESCRIPTION:

Escape to this 40± acre recreational retreat nestled between the Missouri and Niobrara Rivers near Verdel. Featuring mature oak and mulberry timber, a pond, established trails, and excellent deer and turkey hunting, this property is a haven for outdoor enthusiasts. The rustic cabin offers a sleeping loft, bunk room, bathroom with stand-up shower, well, and Wi-Fi. Outside, enjoy a covered gathering area and expansive concrete patio overlooking the property, plus an attached garage/shop with a 14' x 12' overhead door for equipment and recreational gear. Located just 3 miles south of Verdel, this is an ideal private getaway for hunting season or weekend escapes.

PROPERTY LOCATION:

From Verdel, Nebraska – Head south on 516th Avenue approximately 3 miles to the northeast corner of the property. From Niobrara, Nebraska – Head northwest on Highway 12 approximately 10.5 miles to 516th Avenue, then south approximately 3 miles to the northeast corner of the property.

PARTIAL LEGAL DESCRIPTION:
12-32-8 NENE

PROPERTY TAXES (2026):
\$1,137.56



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