

Indian Creek 40
72 INDIAN CREEK RD
Whitney, NE 69367

\$795,000
40.810± Acres
Dawes County



Indian Creek 40
Whitney, NE / Dawes County

SUMMARY

Address

72 INDIAN CREEK RD

City, State Zip

Whitney, NE 69367

County

Dawes County

Type

Hunting Land, Horse Property, Residential Property, Recreational Land, Ranches, Single Family

Latitude / Longitude

42.742507 / -103.199234

Taxes (Annually)

4578

Dwelling Square Feet

4618

Bedrooms / Bathrooms

5 / 3

Acreage

40.810

Price

\$795,000

Property Website

<https://www.ranchandrecreation.com/property/indian-creek-40-dawes-nebraska/87269/>



Indian Creek 40

Whitney, NE / Dawes County

PROPERTY DESCRIPTION

40± Acre Country Home on Indian Creek
72 Indian Creek Rd | South of Whitney, Nebraska

Nestled along Indian Creek, this beautifully maintained 5-bedroom, 3-bath, ranchette property spans 40± acres and offers a unique blend of comfort, style, and rural charm. With Indian Creek running through the land, sweeping sunrise views to the east, and golden Nebraska sunsets to the west, this property is an extraordinary opportunity for anyone seeking peace, beauty, and practicality.

Home Highlights

Built in 2008 and thoughtfully updated, the spacious home is a perfect blend of cozy and modern. Key features include:

- **3 Bedrooms + Office on the main floor**
- **Master suite** with walk-in closet, stand-up shower, and Jacuzzi tub
- **2 Additional bedrooms in the fully finished basement**
- **2 Bonus rooms**, 1 with tile floor and laundry hookups, **plus a utility room**
- **3 full bathrooms** total (2 up, 1 down)
- **All new luxury vinyl tile (LVT) flooring** throughout the main floor
- **New carpet, doors, and trim in the basement**
- **Radiant in-floor heat** throughout the whole home for comfort in all seasons
- **Mini-split A/C system** upstairs
- **New roof (2024) and new gutters (2025)**
- **New siding** and a **repainted deck** overlooking the hills and creek

Enjoy your morning coffee with the sunrise from the front deck, and wind down with glowing evening skies over the rolling western horizon — this home is perfectly positioned to take in every moment.

Personal Property Included:

The following items stay with the home:

- **Washer & Dryer**
- **Refrigerator, Microwave, Dishwasher, Gas Stove top oven**
- **Pool Table**
- **Trampoline**

Finished Basement Features:

- Large rec room/lounge area with plenty of natural light
- Utility room
- Full bathroom
- Clean, updated finishes throughout

Exterior, Fencing & Land Features:

- **40± acres** of productive grassland and creek bottom
- **Indian Creek** flows through the property, adding water, wildlife, and serenity
- **Good perimeter and cross fencing**, ready for livestock or horses
- **Horse Runs**-Five individual pipe-fenced horse pens with continuous pipe corrals and three covered shelters and water drinkers, ideal for equine use.
- **2-car attached garage** (676 sq ft)
- **Farm utility building (2,560 sq ft)**

- Well-groomed landscaping, trees, and **sprinkler system**
- **Well**-The property has its own well and is also tied into a rural water system on the Whitney pipeline.
- Private and quiet with **excellent access and rural charm**

Parcel & Legal Info:

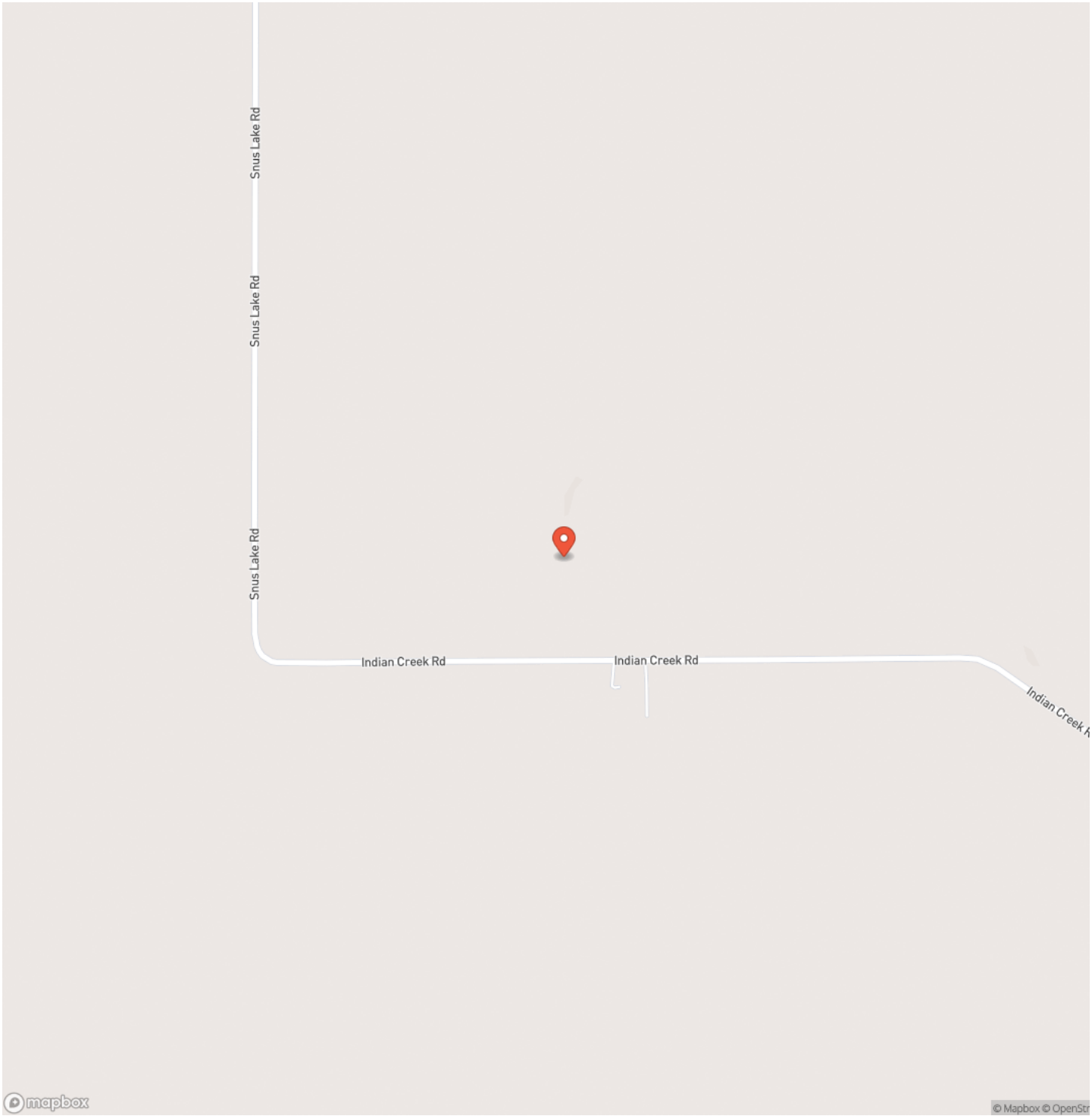
- **Dawes County Parcel ID:** 230002602 + 230002600
- **Zoned:** Agricultural
- **School District:** Chadron Public Schools
- **Legal:** 16 32 50 NW1/4 SE1/4 SW1/4, W1/2 SE1/4 SE1/4 SW1/4, SW1/4 SE1/4 SW1/4 (25.53 Acres) 16 32 50 NE1/4 SE1/4 SW1/4, E1/2 SE1/4 SE1/4 SW1/4 (15.28 Acres) Total Acres=40.81

This property has been loved, upgraded, and cared for. Whether you're seeking peaceful rural living, a family retreat, or a hobby acreage with elbow room, this Indian Creek gem offers it all — beauty, function, and unforgettable views.

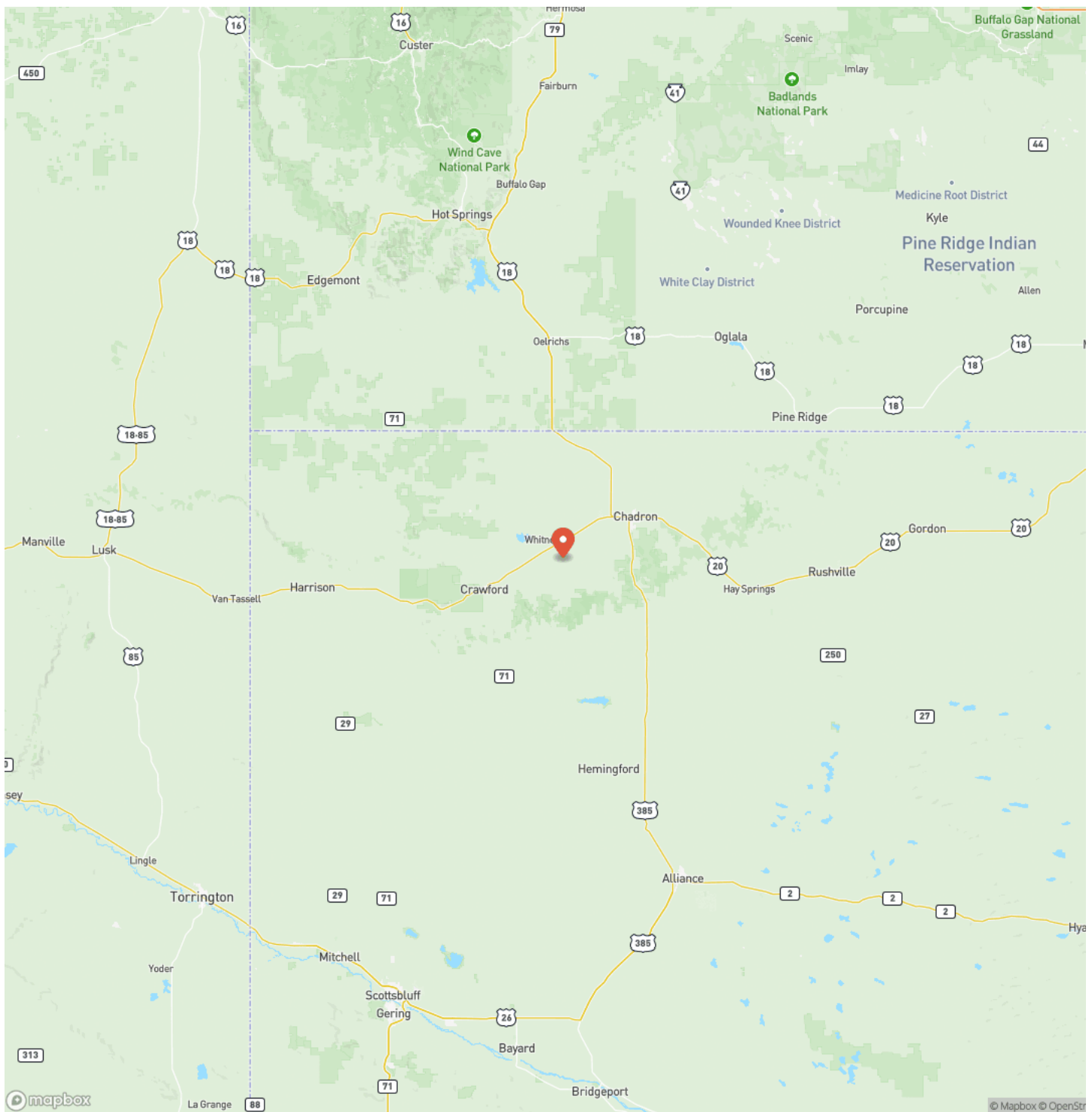
Indian Creek 40
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Locator Map



Locator Map



Satellite Map



Indian Creek 40
Whitney, NE / Dawes County

LISTING REPRESENTATIVE
For more information contact:



Representative
Tommy Wiles
Mobile
(308) 360-2030
Email
tommy@ranchandrecreation.com
Address
915 east 8th st
City / State / Zip

NOTES

Notes section with horizontal lines for text entry.

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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