

Whitney 80
TBD Hwy 20
Whitney, NE 69367

\$960,000
80± Acres
Dawes County



Whitney 80
Whitney, NE / Dawes County

SUMMARY

Address

TBD Hwy 20

City, State Zip

Whitney, NE 69367

County

Dawes County

Type

Recreational Land, Horse Property, Undeveloped Land

Latitude / Longitude

42.779386 / -103.21241

Taxes (Annually)

\$700

Acreage

80

Price

\$960,000

Property Website

<https://www.ranchandrecreation.com/property/whitney-80-dawes-nebraska/118048/>



Whitney 80

Whitney, NE / Dawes County

PROPERTY DESCRIPTION

Whitney 80

\$960,000 | 80± Acres | \$12,000/Acre

TBD Hwy 20, Whitney, NE 69367 | Dawes County, Nebraska

The Property

The Whitney 80 is eighty acres of prime western Nebraska ground, offered as a blank canvas for the buyer who wants recreational land and a place to build, all in one. Being surveyed off a larger parcel along Highway 20, this tract sits on predominantly level to gently rolling terrain. Richfield and Keith silt loams make up the vast majority of the acreage, giving a buyer the option of building a home or cabin site without fighting steep grades or difficult access. The property is enclosed in quality 4-wire and 5-wire fencing, with cross-fencing dividing the crop ground from the hay ground, so it's already set up to put to work the day you close. Eighty acres of level, already-fenced ground like this would also make a great horse property, with plenty of room for a barn, arena, and pasture rotation. With no existing structures, this is a true clean slate: bring your house plans, your cabin, or simply enjoy it as a recreational retreat while you decide.

Location & Scenery

The Whitney 80 sits along Highway 20 between Chadron and Crawford, two of Dawes County's principal towns, putting the property within easy reach of full services, schools, and airports while still delivering the privacy and open country buyers come to this part of Nebraska for. Few spots in Nebraska carry the history and scenery of this stretch of country. To the south rises Crow Butte, the legendary site of a battle between the Sioux and Crow and a landmark used for generations by Native peoples, soldiers, and cattlemen alike. To the west stand the Red Cloud Buttes, from which Crawford, Fort Robinson, and the historic Red Cloud Agency site can all be seen. Pine-topped ridgelines and rock outcrops break the horizon against open grassland, making for a scenic, storied backdrop that's hard to find anywhere else in the state.

Nearby Towns:

- Whitney, NE — 4.9 miles
- Chadron, NE — 11.5 miles
- Crawford, NE — 12.9 miles
- Fort Robinson State Park — 15.9 miles

Recreation

This stretch of western Nebraska is well known for its hunting and outdoor recreation, with mule deer, whitetail, wild turkey, and upland birds common to the region. Whether you're chasing deer season, riding horses, or just want elbow room under big western Nebraska sky with a view, the Whitney 80 delivers. Fort Robinson State Park's 20 miles of dedicated horseback trails are just up the road for anyone bringing horses along.

Area Attractions

Living here puts two of Nebraska's premier state parks within a short drive. Chadron State Park, tucked among the buttes and canyons just south of Chadron, has been a favorite outdoor destination since 1921, offering trout fishing, hiking, and mountain biking across ten miles of park trails (with access to over 100 miles more in the adjacent National Forest), disc golf, a shooting complex, and cabins for year-round lodging.

Fort Robinson State Park, near Crawford, is one of the most storied places in the American West. Spanning more than 22,000 acres, the park preserves the original fort where Chief Crazy Horse died and the 1879 Cheyenne Outbreak took place, and today runs its own bison and longhorn herds alongside 60 miles of hiking trails, stocked ponds, jeep and stagecoach tours, and even a summer playhouse. Between the history, the herds, the buttes, and the riding, this is a part of Nebraska built for people who want more than just land — they want a lifestyle to go with it.

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

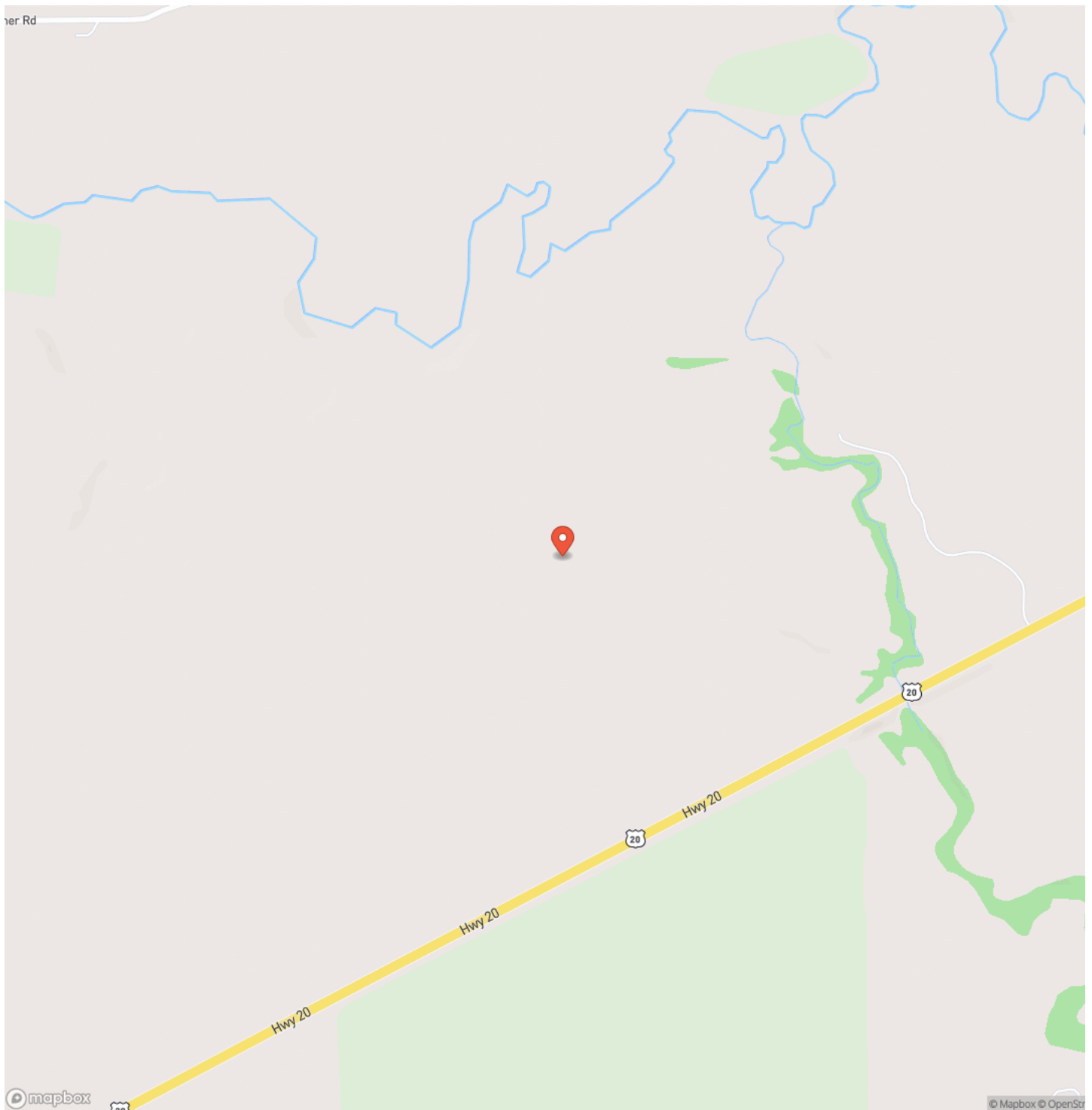
Additional Details

- Fencing: 4-wire and 5-wire fencing encloses the property, with cross-fencing separating the crop ground from the hay ground
- Land use: A mix of crop ground and hay/pasture ground
- Soils: Predominantly Richfield silt loam (1–3% slopes) and Keith silt loam (0–9% slopes) — excellent, easily buildable and workable ground
- Mineral rights: Included in the sale
- Legal description: Part of Section 5-32-50, Dawes County, NE; the tract is being split from a larger parcel, and the final legal description will be established by survey
- **Survey required prior to closing** — this tract is being carved from a larger parcel, and a professional survey will be completed to establish the final boundaries and legal description before closing

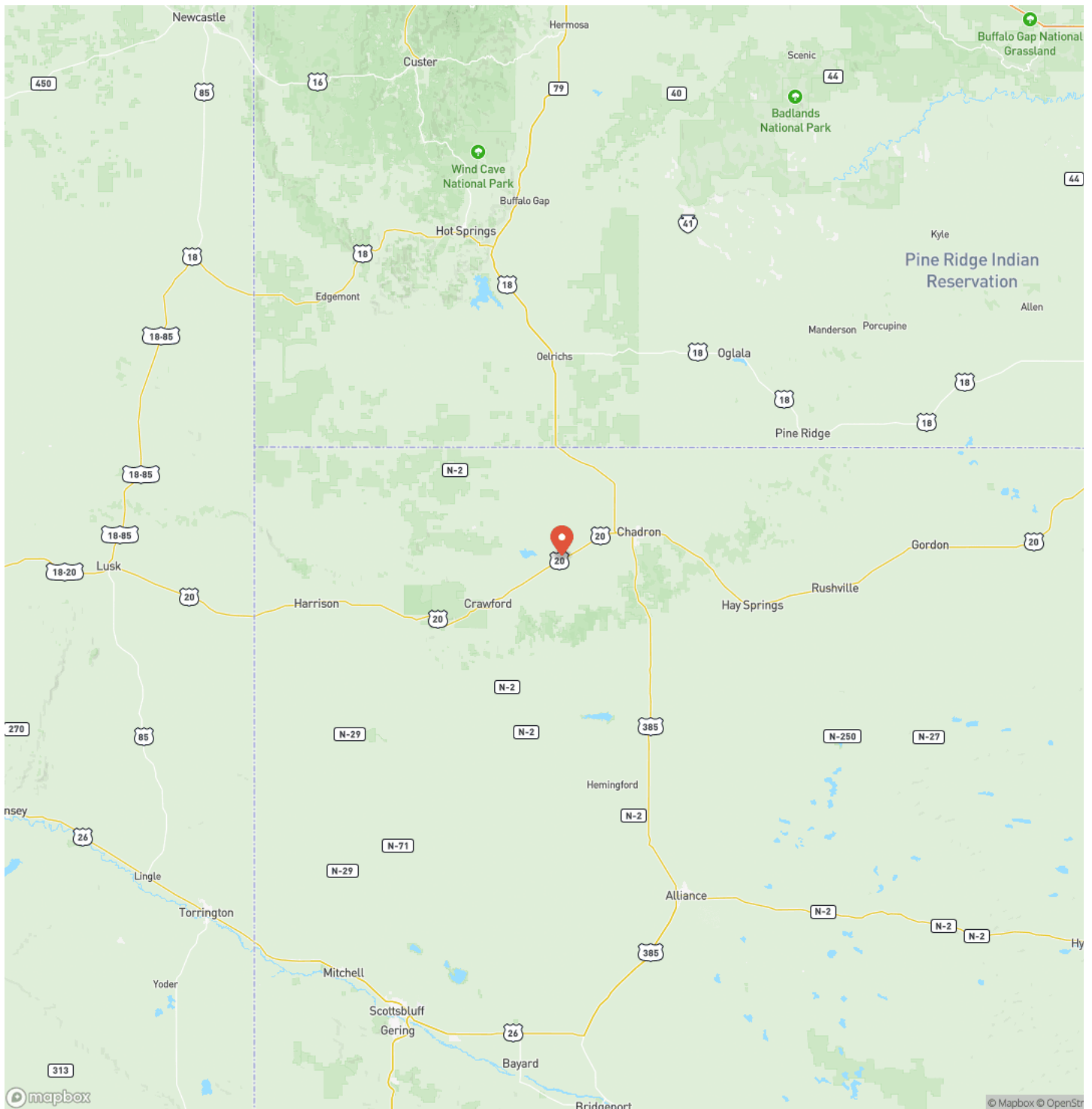
Contact Tommy Wiles, #1 Properties Ranch & Recreation — 308.360.2030 | tommy@RanchAndRecreation.com



Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

Satellite Map



Whitney 80
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

Chadron, NE 69337

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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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