

Knox County, NE 465 Acres
528 Ave
Niobrara, NE 68760

\$1,999,500
465.430± Acres
Knox County



Knox County, NE 465 Acres
Niobrara, NE / Knox County

SUMMARY

Address

528 Ave

City, State Zip

Niobrara, NE 68760

County

Knox County

Type

Recreational Land, Undeveloped Land, Farms, Ranches, Hunting Land

Latitude / Longitude

42.664349 / -97.948578

Taxes (Annually)

5169

Acreage

465.430

Price

\$1,999,500

Property Website

<https://talitinesproperties.com/property/knox-county-ne-465-acres-knox-nebraska/87644/>



PROPERTY DESCRIPTION

465± Acres | Knox County, Nebraska | Premier Hunting & Income-Producing Land

Here's a rare opportunity to own 465± acres of diverse, income-producing, and recreational paradise in the heart of Knox County, Nebraska. This property is loaded with potential and offers a combination of features that are hard to find all in one package.

A live creek winds through the land, framed by stunning oak-lined draws that create both beauty and natural cover for wildlife. The property is cross-fenced for rotational grazing and includes 126 acres enrolled in CRP, generating approximately \$25,000 annually through a contract that runs until September 30, 2029.

Whether you're looking to build a secluded home or a rustic hunting cabin, you'll find numerous prime build sites throughout the property with easy access. This region is renowned for its world-class turkey and deer hunting, and this tract is no exception, offering ideal locations for food plots, tree stands, and tower blinds.

Highlights:

- 465± acres of diverse terrain with rolling hills and mature oak draws
- Live creek provides year-round water source and wildlife habitat
- 126 acres in CRP paying \$25,000/year through 2029
- Cross-fenced for rotational grazing
- Multiple potential cabin/home sites
- Exceptional deer and turkey hunting and an outdoor enthusiast's dream
- Numerous setup options for blinds, stands, and food plots

Properties with this combination of strong income, natural beauty, and premium hunting opportunities rarely hit the market in this area. Whether you're an investor, rancher, or outdoorsman, this is a chance you don't want to miss.

Opportunities like this don't come around often. Call Nick Stout and schedule your private tour today.

FEATURES

- Premier Hunting
- Creek
- 126 acres of CRP
- Numerous locations for future food plot locations
- County Road access

AREA INFORMATION

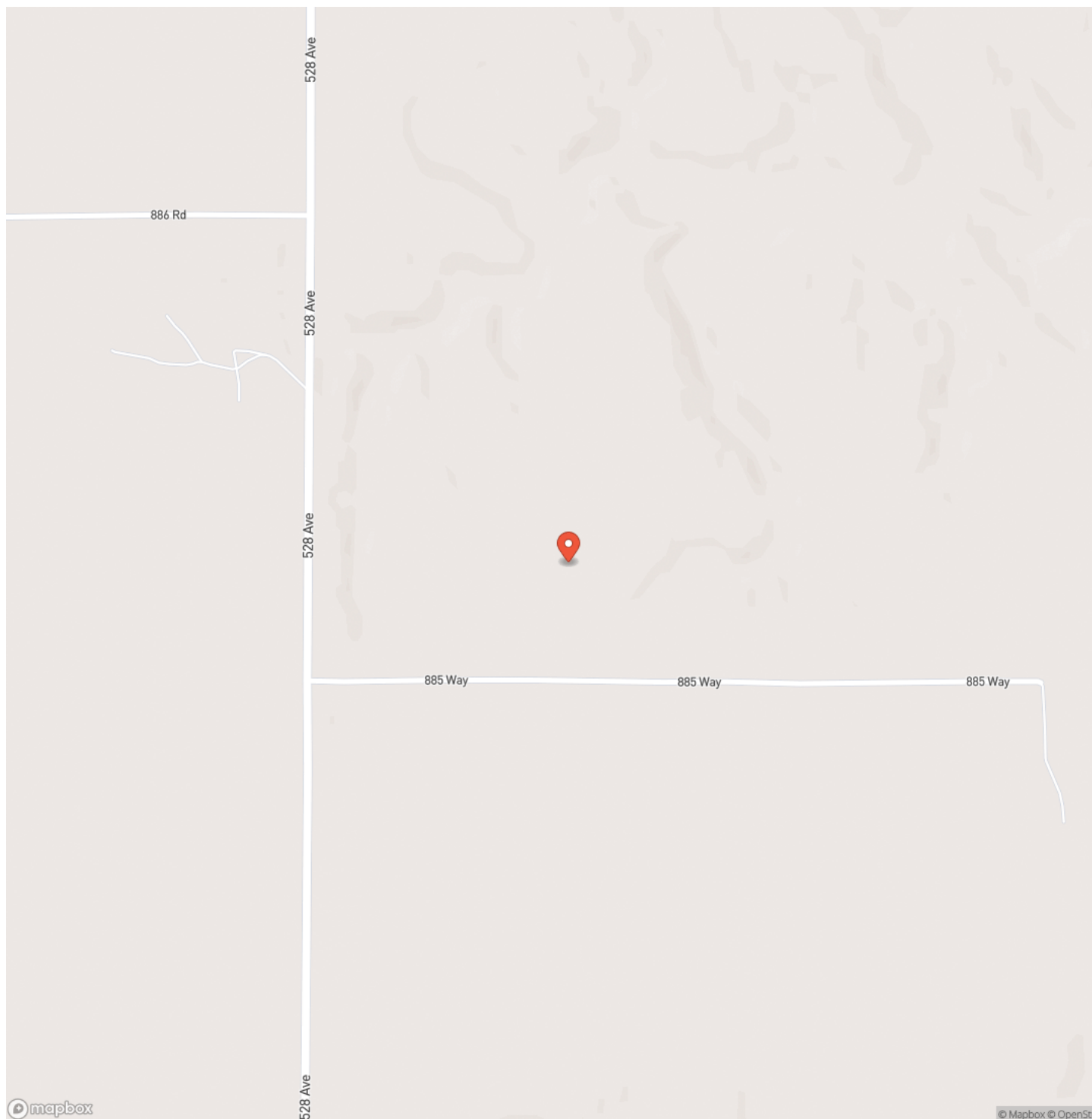
- [Knox County, Nebraska](#)
- [Nebraska Game and Parks](#)
- [Niobarara State Park](#)
- [Tatanka Golf Club](#)



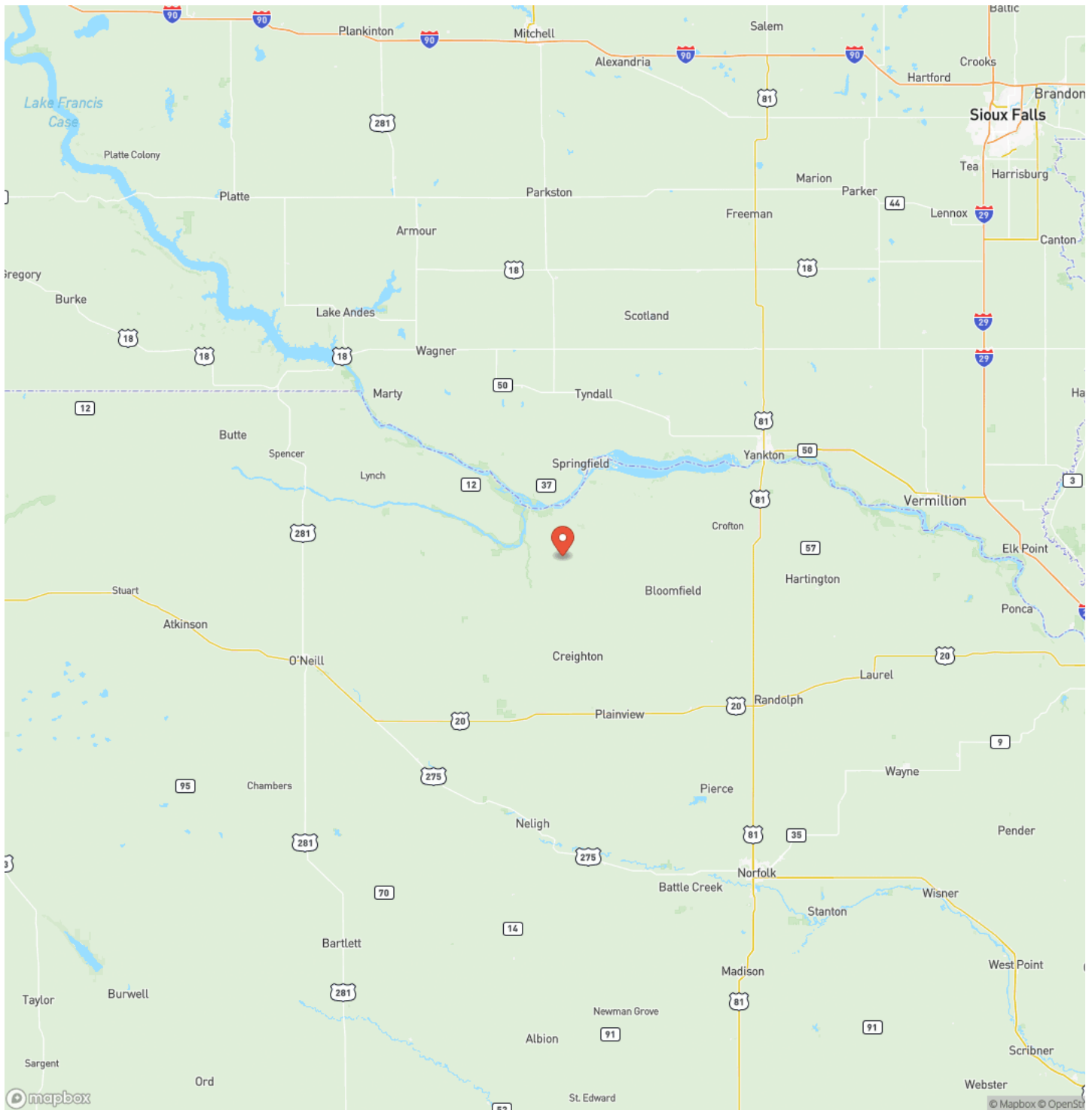
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Locator Map



Locator Map



Satellite Map



Knox County, NE 465 Acres
Niobrara, NE / Knox County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Stout

Mobile

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Email

nick.stout@talltinesproperties.com

Address

55082 897 Road

City / State / Zip

NOTES



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<https://talitinesproperties.com/>

DISCLAIMERS

COOPERATING BROKER COMPENSATION:

When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at the initial showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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