

Dixon County Trophy Buck 120
884.5 RD
Ponca, NE 68770

\$530,728
120.620± Acres
Dixon County



Dixon County Trophy Buck 120
Ponca, NE / Dixon County

SUMMARY

Address

884.5 RD

City, State Zip

Ponca, NE 68770

County

Dixon County

Type

Hunting Land, Recreational Land, Ranches

Latitude / Longitude

42.650216 / -96.797845

Acreage

120.620

Price

\$530,728

Property Website

<https://talitnesproperties.com/property/dixon-county-trophy-buck-120-dixon-nebraska/83085/>



Dixon County Trophy Buck 120 Ponca, NE / Dixon County

PROPERTY DESCRIPTION

Welcome to an exceptional opportunity for avid hunters, wildlife enthusiasts, and those seeking to own a truly special piece of land. Located in the heart of Dixon County, Nebraska, this 120+/-acre parcel is the ultimate hunting retreat, offering everything needed to raise and hunt trophy-class whitetail deer year-round. With a mix of dense oak draws, fertile creek bottom, and exceptional access, this property is a premier location for hunters and outdoor lovers alike.

The land features a variety of terrain and habitats that are perfectly suited for whitetail deer. The centerpiece of this property is a live creek that winds through the landscape, providing a year-round water source for wildlife. The creek not only attracts deer but also creates a natural corridor for wildlife to travel, thereby enhancing hunting opportunities and providing diverse terrain for hunters to navigate.

Mature oak draws are another highlight of this property. The oaks offer abundant acorn crops in the fall, which serve as a natural food source for deer, helping to attract and sustain large populations of whitetails. The combination of these mature oak groves, the creek, and open fields creates a balanced ecosystem where wildlife thrives.

The property is known for its exceptional road access, ensuring ease of entry and exit year-round. Located in an area renowned for producing trophy-class deer, the property's strategic positioning allows hunters to take full advantage of the natural deer patterns and migrations that occur in the region. Whether you are looking to hunt from tree stands, ground blinds, or simply enjoy the unparalleled natural beauty of the area, this land offers diverse hunting possibilities.

This is an area recognized for its rich wildlife habitat and consistent production of high-quality deer. Over the years, this region has built a reputation for being a haven for trophy hunters, with many hunters successfully harvesting mature bucks. With proper management, this 120 +/- acre parcel has the potential to produce some of the finest whitetail deer in the area, making it an excellent investment for those serious about hunting or land management.

Beyond hunting, this property offers an ideal location for recreational activities. Its natural beauty and solitude provide the perfect environment for camping, hiking, or simply enjoying the outdoors in peace. The diversity of the land ensures that there is always something to explore, whether you're watching wildlife or simply soaking in the tranquility of the Nebraska countryside.

In conclusion, this 120-acre parcel in Dixon County, Nebraska, is an exceptional offering for anyone serious about whitetail deer hunting. With its perfect blend of mature oak draws, live creek, and excellent access, this property provides the complete package for raising and hunting trophy-class whitetail deer. Its strategic location in a known hunting hotspot, combined with its diverse ecosystem and wildlife-rich terrain, makes this land an extraordinary find. Whether you're a seasoned hunter looking to expand your portfolio or someone seeking the ultimate hunting getaway, this property is a must-see. Don't miss your chance to own a piece of premier hunting land in one of Nebraska's top deer-producing regions. Shown by appointment only, so call Nick Stout to schedule your private tour.

FEATURES

- Premier Whitetail Deer Hunting
- Live Creek
- Numerous Locations For Food Plot Locations
- County Road Access
- Exceptional Turkey Hunting

AREA INFORMATION

[Nebraska Game and Parks](#)

[Dixon County](#)

[Ponca State Park](#)

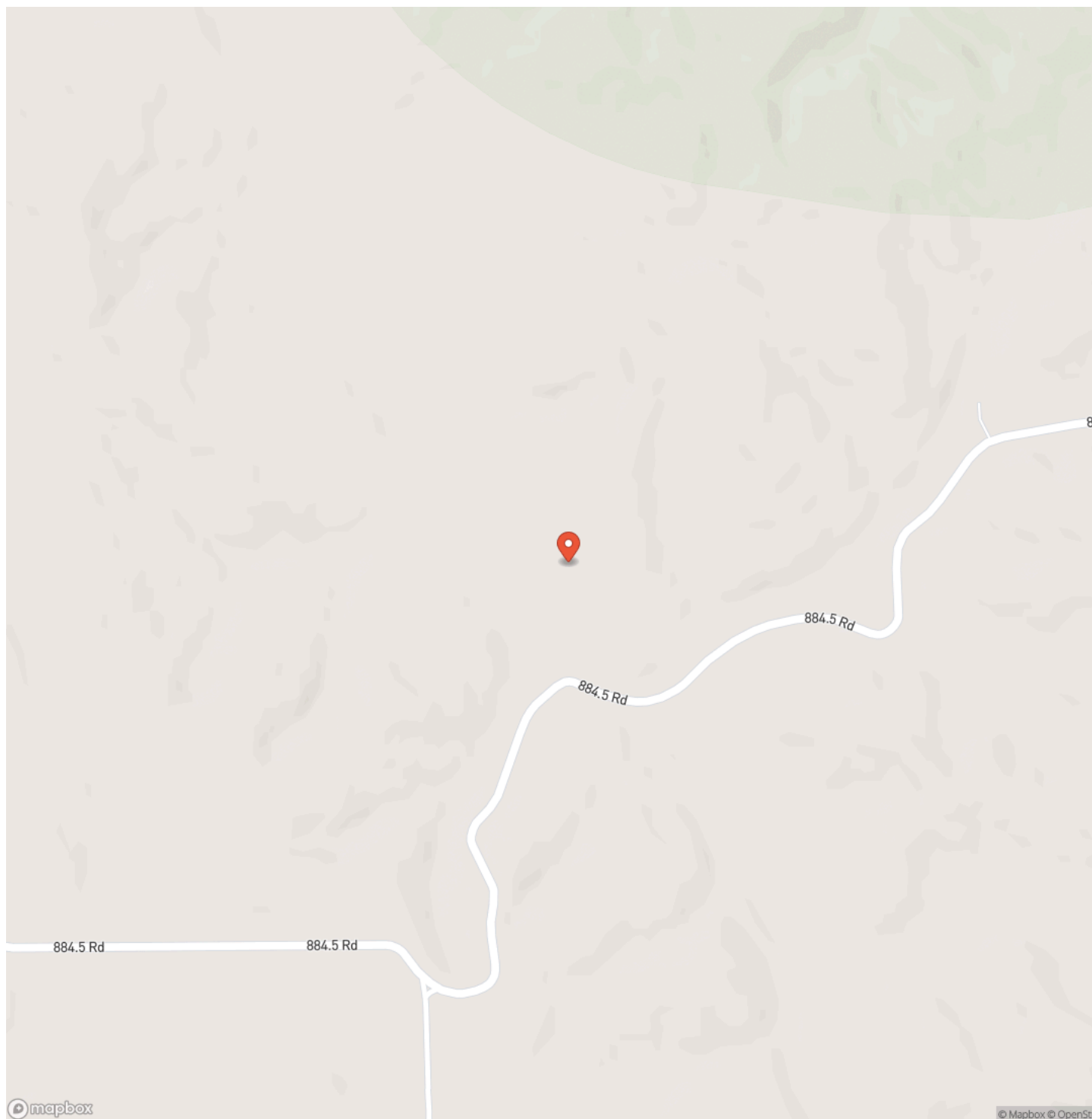
[Ponca Public School](#)



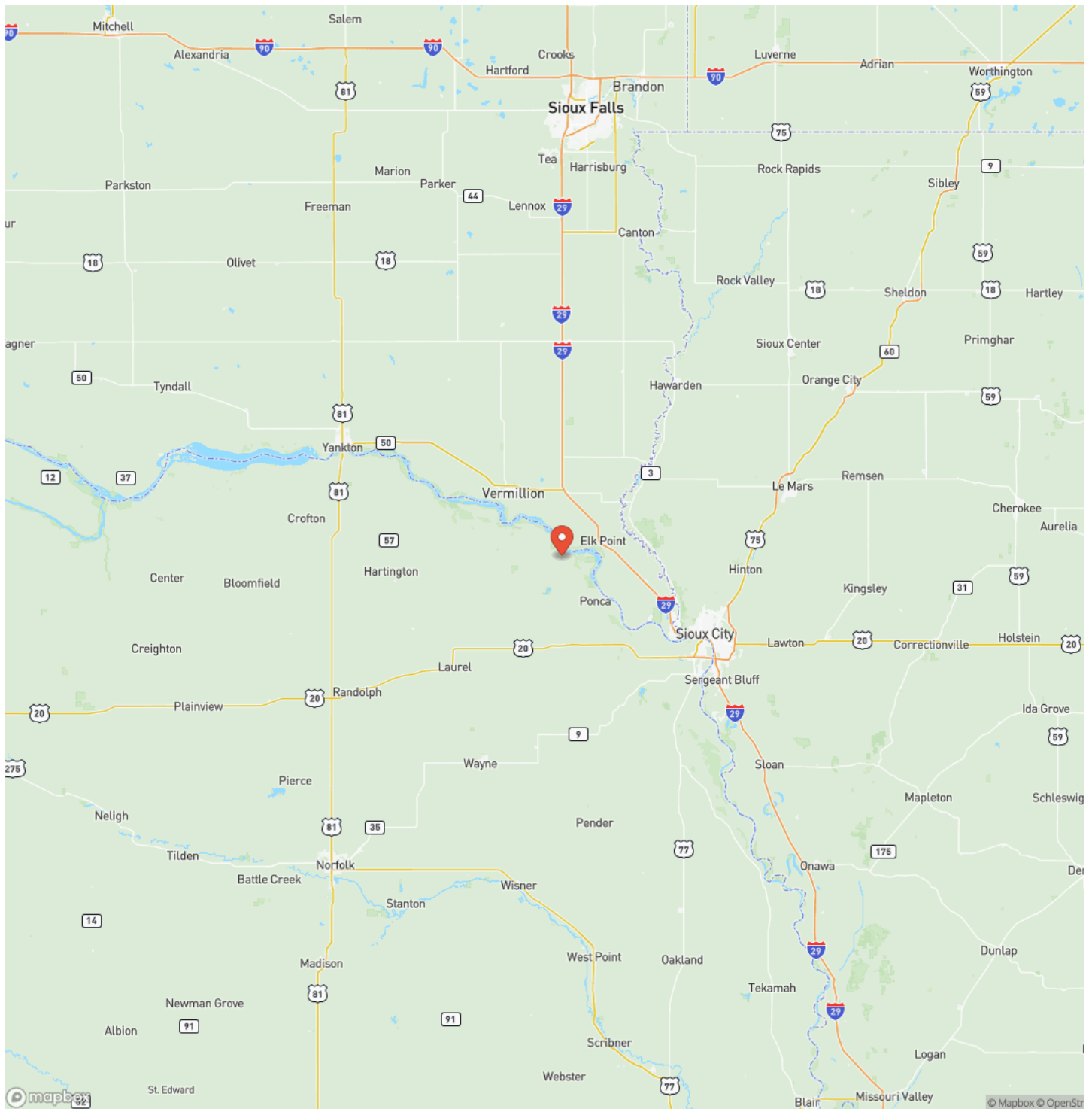
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Ponca, NE / Dixon County



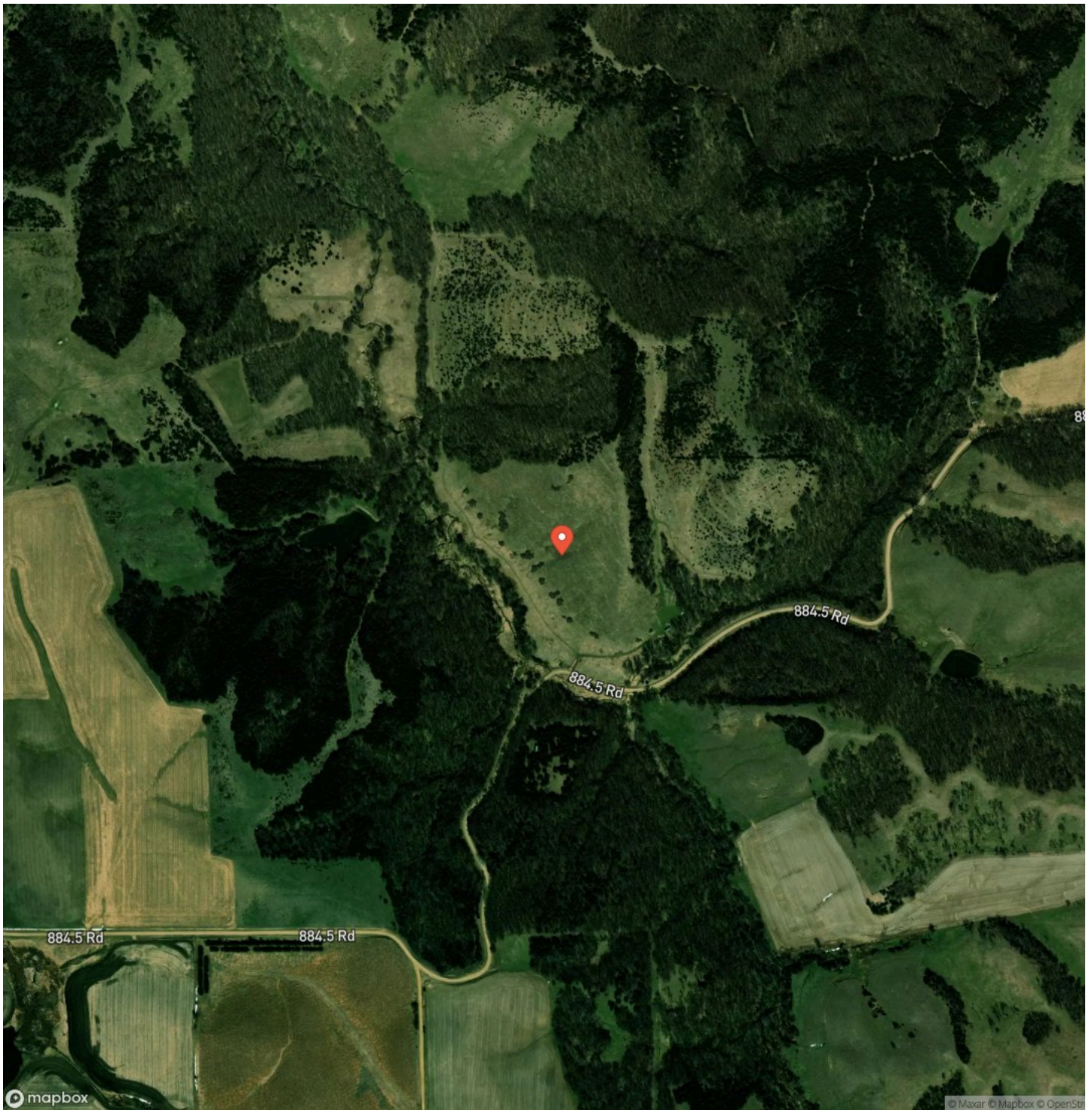
Locator Map



Locator Map



Satellite Map



Dixon County Trophy Buck 120
Ponca, NE / Dixon County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Stout

Mobile

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Email

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Address

55082 897 Road

City / State / Zip

NOTES



This image shows a blank 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.



MORE INFO ONLINE:
<https://talitnesproperties.com/>

DISCLAIMERS

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, its Agents, or the Seller. Access to property, access to utilities, or any measurements including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurements, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

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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