Organic Irrigated Farm, 900-Head Feedlot & Premier Verdigre Creek Hunting Property.
88236 514 Ave.
Verdigre, NE 68783

$5,600,000
871.89± Acres
Knox County







SUMMARY

Address
88236 514 Ave.

City, State Zip
Verdigre, NE 68783

County
Knox County

Type
Farms, Residential Property, Recreational Land

Latitude / Longitude
42.616664 / -98.226985

Dwelling Square Feet
1,984

Bedrooms / Bathrooms
3 / 1

Acreage
871.89

Price
$5,600,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Organic Irrigated Farm, 900-Head Feedlot & Premier Verdigre Creek Hunting Property.

871.89 Acres +/-, Knox County, Nebraska

88236 514 Ave., Verdigre, NE 68783

Contact Dan Rohrer 402-841-1360

A Diversified Nebraska Farm, Livestock & Recreational Property

Located in the heart of Nebraska cattle country and surrounded by some of the finest hunting opportunities found throughout the Verdigre Creek and Niobrara/Missouri River Valley corridors, this 871.89-acre diversified property offers an exceptional combination of productive irrigated cropland, pasture, livestock facilities, live water, timber, hunting and extensive improvements.

The property consists of approximately 500 acres of irrigated cropland and 300 acres of pasture and recreational land, along with a well-established livestock operation featuring feedlot facilities capable of accommodating approximately 900 head of cattle.

The owners have made substantial recent investments in the feedlot, including steel continuous fencing and concrete aprons and fenceline feed bunks, enhancing both the functionality and long-term utility of the livestock facilities.

Organic Irrigated Cropland

Approximately 500 acres of the cropland are certified organic, providing an opportunity for continued organic production and the potential for premium markets.

The irrigated acreage is serviced by 10 center-pivot irrigation systems, including Valley and Reinke systems. Water is supplied from the Verdigre Creek through three surface-water pumping stations, each equipped with diesel power units, river screens and related pumping equipment.

Livestock & Feedlot Facilities

The property offers a versatile livestock headquarters with facilities suitable for a variety of cattle operations, including cow/calf, purebred operation, backgrounding and finishing enterprises.

The wooded pastures currently support approximately 20 cow/calf pairs for five months, while the feedlot facilities provide capacity for approximately 900 head.

Recent improvements to the livestock facilities include updated steel continuous fencing and concrete fenceline feed bunks. The property also features multiple livestock pens, water systems and complete working and load-out facilities.

Hunting & Recreation

One of the property's most distinctive features is the north branch of the beautiful Verdigre Creek, which flows through the center of the property.

The creek corridor is surrounded by mature burr oak, cottonwood and other hardwood timber, providing excellent wildlife habitat. The combination of live water, abundant food sources, timber and cover creates a premier hunting and recreational setting.

The property offers excellent potential for a private hunting retreat, recreational headquarters or additional income through a hunting lease. There is also considerable opportunity for a new owner to further enhance the wildlife habitat and hunting potential by adding strategically placed food plots and access trails throughout.

Improvements Include:

- 1½-story farmhouse with 3 bedrooms and approximately 1,984 sq. ft.
- Large Behlen Quonset machine shed/shop
- Two large grain storage bins
- Feed storage facilities
- 10 center-pivot irrigation systems — Valley and Reinke
- Three diesel power units — John Deere and Isuzu
- River screens and related irrigation pumping equipment
- 10 large livestock pens
- Johnson concrete and Ritchie poly waterers
- Three stock wells
- Updated steel continuous livestock fencing
- Divine Concrete fenceline feed bunks
- Steel loading chute
- Load-out pens
- Hospital pens
- Livestock working facilities
- Feedlot facilities for approximately 900 head

Investment & Tax Considerations

This property offers a rare combination of agricultural production, livestock infrastructure, organic certification, recreational value and investment potential.

The property may also provide significant tax-planning opportunities associated with qualifying agricultural expenses and improvements, including potential Section 180 soil-fertility deductions and depreciation associated with qualifying irrigation and feedlot improvements. Buyers should consult with their tax advisors regarding their individual circumstances and eligibility.

This is a truly unique and diversified Nebraska property, offering the rare combination of organic irrigated cropland, a substantial livestock/feedlot operation, live water, mature timber, excellent hunting and extensive improvements — all in one offering.

PHOTOGRAPHY, VIDEO & AERIAL IMAGERY: *Photographs, videos, drone/aerial imagery, maps, and other visual materials appearing in this listing may have been captured at an earlier date and may not accurately depict the property's current condition, appearance, boundaries, improvements, crops, livestock, vegetation, water conditions, land use, fencing, roads, buildings, or other features. No representation or warranty is made that such visual materials are current or that conditions shown remain unchanged. All prospective purchasers are responsible for independently inspecting the property and verifying all information and conditions to their own satisfaction prior to purchase. Aerial imagery captured in 2022. Photos taken in 2022 and 2026.*

Directions

From Verdigre, take 881 Road west approximately 10 miles to 514 Ave., then travel 1 mile north.

Price: $5,600,000

Taxes: 2026 Taxes: $21,740.98 ($24.63 per acre)




CAUTION
ORGANIC

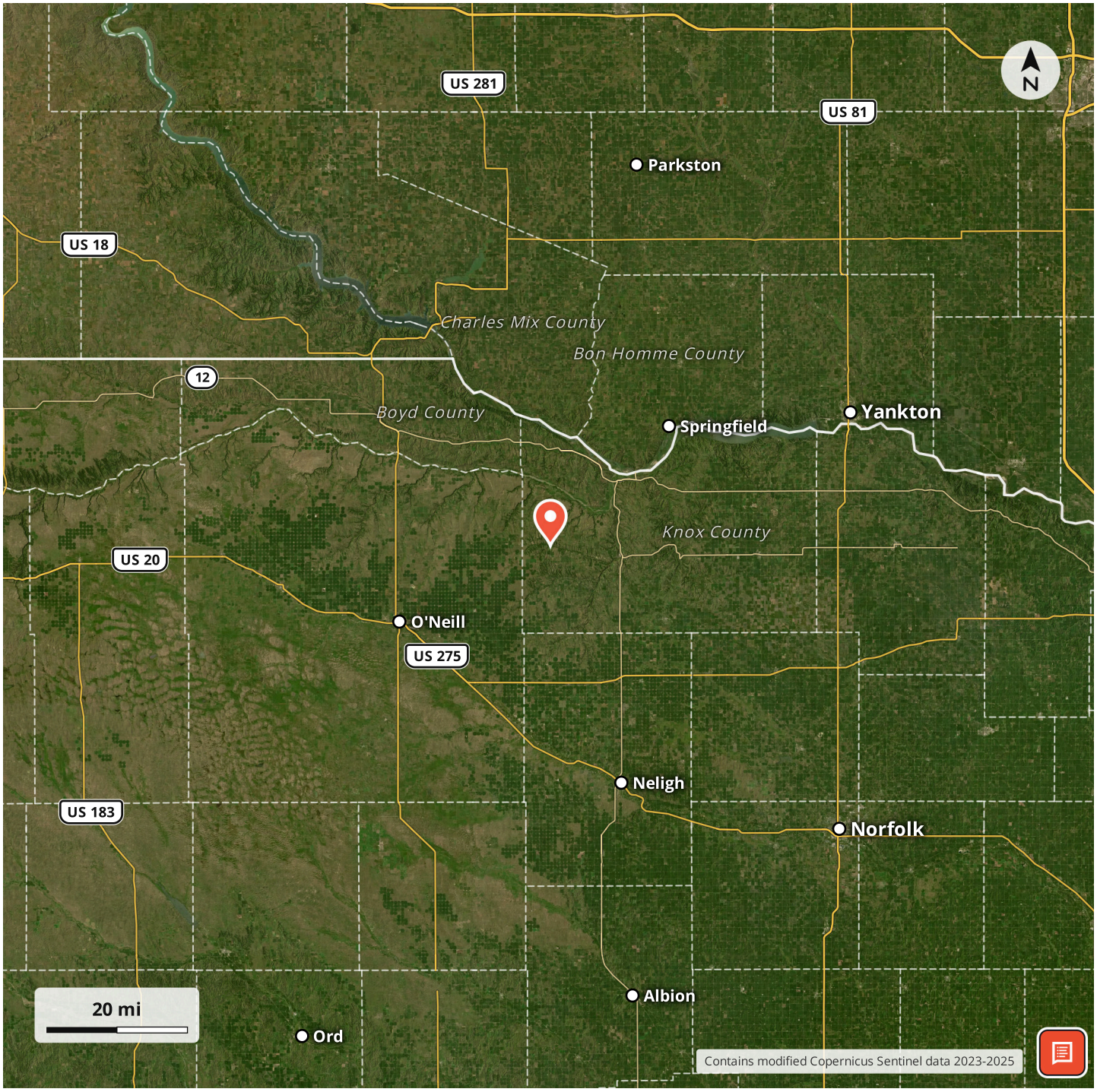




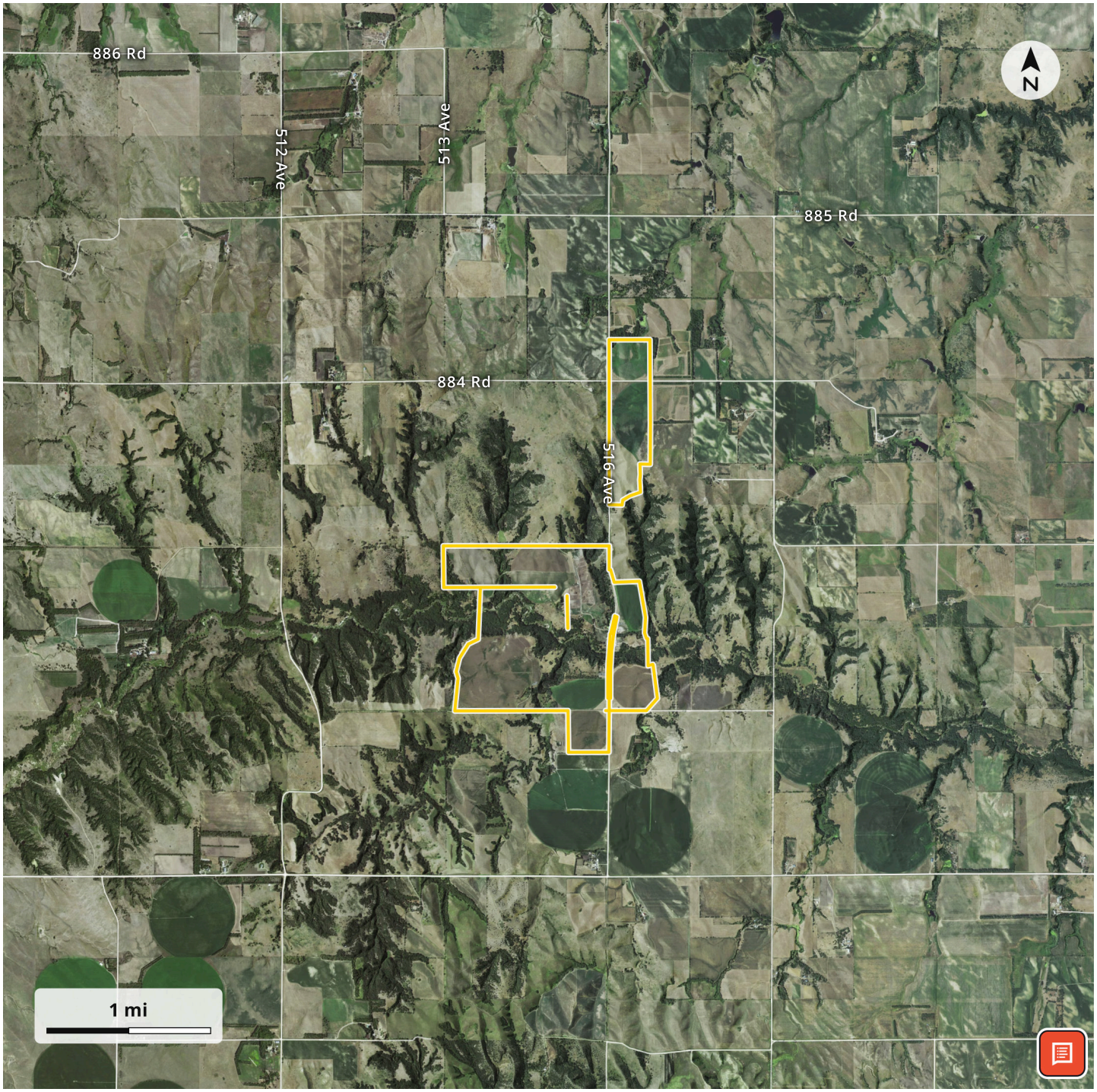




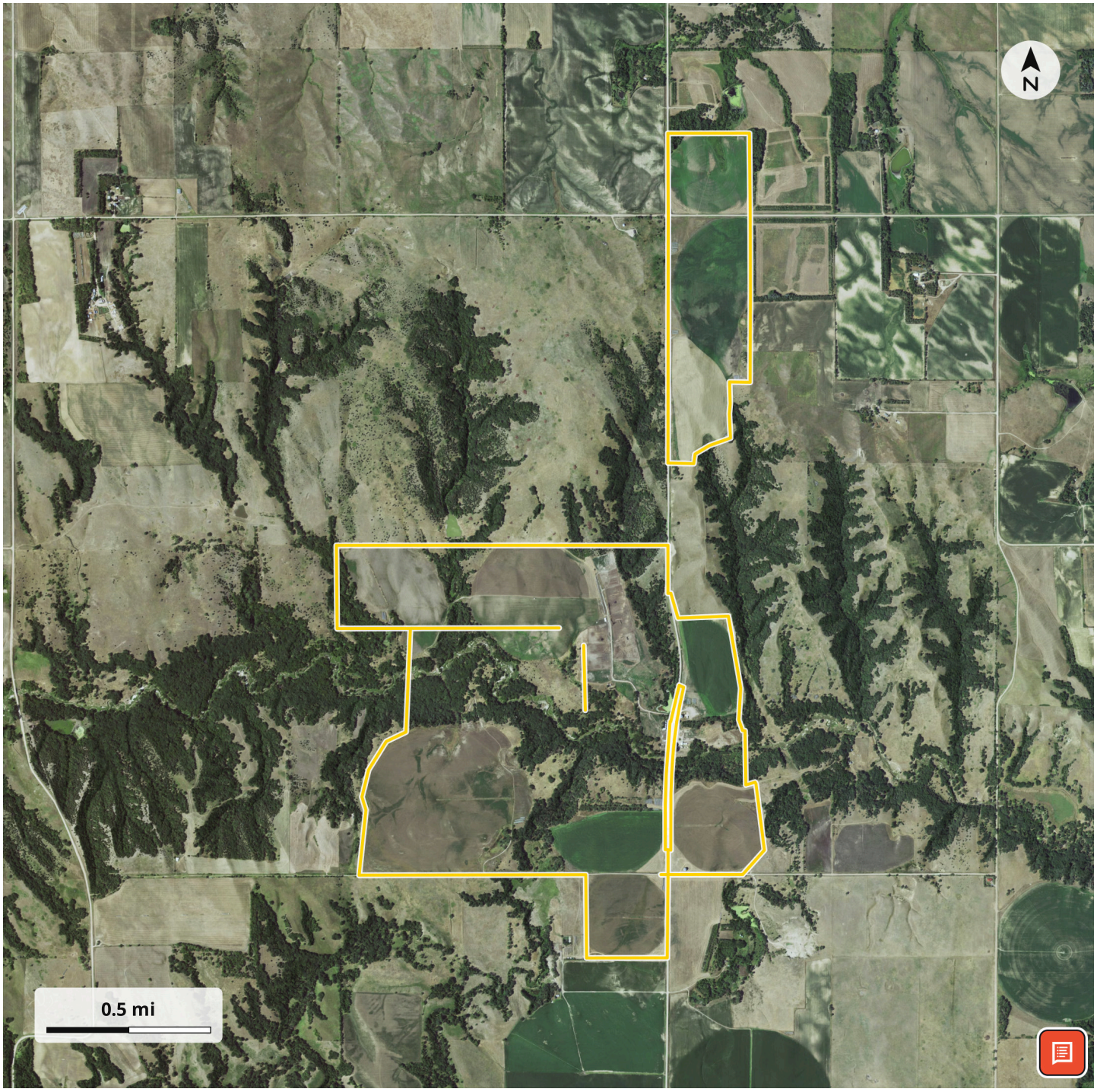
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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