737.34 Acres+/- Knox County, Nebraska
88525 518 Ave
Verdigre, NE 68783

$2,750,000
737.34± Acres
Knox County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
88525 518 Ave

City, State Zip
Verdigre, NE 68783

County
Knox County

Type
Hunting Land, Farms, Ranches

Latitude / Longitude
42.658568 / -98.150491

Acreage
737.34

Price
$2,750,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

737.34 Acres, More or Less

Knox County, Nebraska

Contact Dan Rohrer, Broker (402)841-1360

Diversified Knox County Farm Featuring Cropland, Recreation, Hunting & Improvements

This exceptional 737.34-acre Knox County property offers a diverse combination of productive cropland, grassland, timber, water resources, recreational opportunities, and improvements. The property provides an outstanding mix of agricultural income, wildlife habitat, hunting, recreation, and potential long-term investment.

Land & Agriculture

The farm consists of approximately:

- **245 acres of irrigated cropland**
- **71 acres of dryland**
- **24.12 acres enrolled in the Conservation Reserve Program (CRP)**
- **396 acres of grassland and timber**

Irrigation improvements include three T-L center pivot irrigation systems, consisting of 4-tower, 6-tower, and 8-tower units, along with a diesel power unit, river screen, and booster pump.

The 24.12-acre CRP contract provides an annual payment of $2,679 ($111.07 per acre) through September 30, 2030. Copies of the FSA information are available upon request.

Improvements

The property includes an older farmhouse, a newer steel-frame machine shed, and numerous older barns, garages, grain bins, and storage sheds. The property is served by the **West Knox Rural Water system**.

Hunting & Recreation

Located just south of the Niobrara River Valley and adjacent to the Bohemian Prairie Wildlife Management Area, this property offers an exceptional recreational setting.

The farmstead is nestled among rolling hills and along a scenic valley. The property was once known as the pioneer settlement of Armstrong, which served as a rural post office and general store for early settlers.

Two live streams meander through the property, providing year-round water resources and opportunities to construct or improve fishing ponds. Elk sheds found on the property provide evidence of a small elk herd beginning to establish on the premises and in immediate surrounding area. Trophy whitetails have also been harvested on this property and neighboring ranches in recent years.

Additional wildlife and hunting opportunities include upland game, doves, turkeys, bobcats, mountain lions, and other native wildlife.

Diverse Terrain & Wildlife Habitat

The topography varies dramatically, from level upland plains to lower valleys featuring creeks, marshes, wetlands, and beaver dams. High ridges provide spectacular views of the surrounding countryside, while rugged, timber-lined canyons and hillsides provide excellent wildlife habitat.

The timber includes bur oak, cedar, locust, walnut, cottonwood, and other native tree species. Abundant bedding cover, food sources, water, and diverse terrain contribute to the property's exceptional wildlife habitat.

The open prairies contain a wide variety of native grasses and plant species, creating a remarkably diverse ecosystem. This is a property that truly needs to be explored in person to fully appreciate the combination of agricultural land, timber, water, wildlife habitat, scenic terrain, and recreational opportunities it offers.

Investment Opportunity

This unique property offers an attractive combination of **agricultural income, rental potential, potential tax benefits associated with depreciation, and exceptional hunting and recreational enjoyment**.

Properties offering this level of diversity, acreage, water resources, wildlife habitat, and agricultural production are increasingly difficult to find.

Schedule Your Private Tour

Call today to schedule a private tour of this exceptional Knox County property. Shown by appointment only.

PROPERTY DETAILS

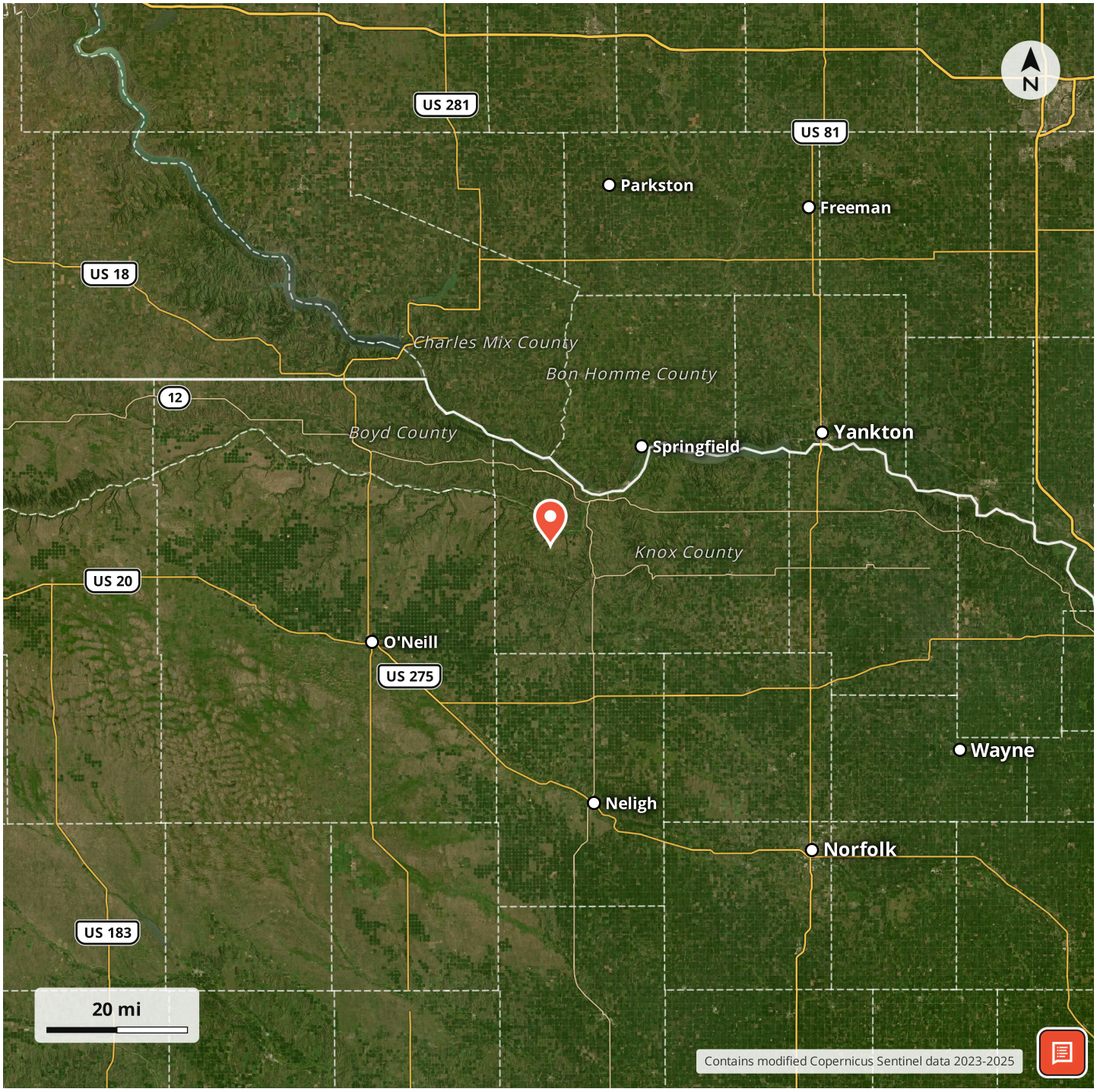
- **Acreage:** 737.34 acres, more or less
- 88525 518 Ave., Verdigre, NE 68783
- **County:** Knox County, Nebraska
- **Price:** $2,750,000 ($3,729/acre)
- **2025 Taxes:** $15,598.18 ($21.02/acre)
- **Legal Description:** Part of Sections 8, 9, 16, & 17, All in Township 31 North, Range 7 West, Knox County, Nebraska
- **Directions:** From Verdigre, Nebraska: Travel west on 881 Road 5 miles to 519 Ave, then 1 3/4 miles North to 882 Rd, proceed 1 mile West to 518 Ave., and 3 miles North .



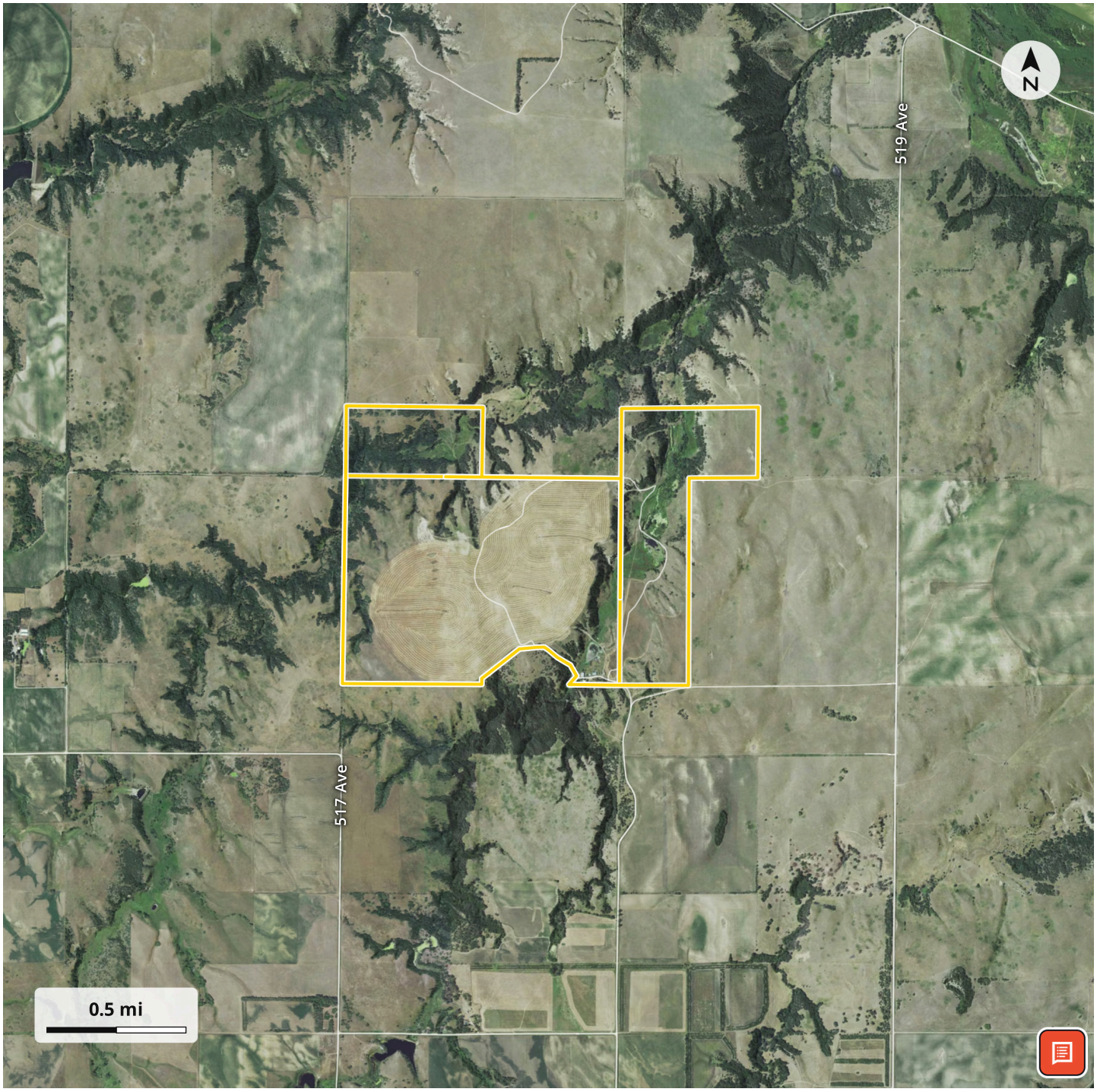




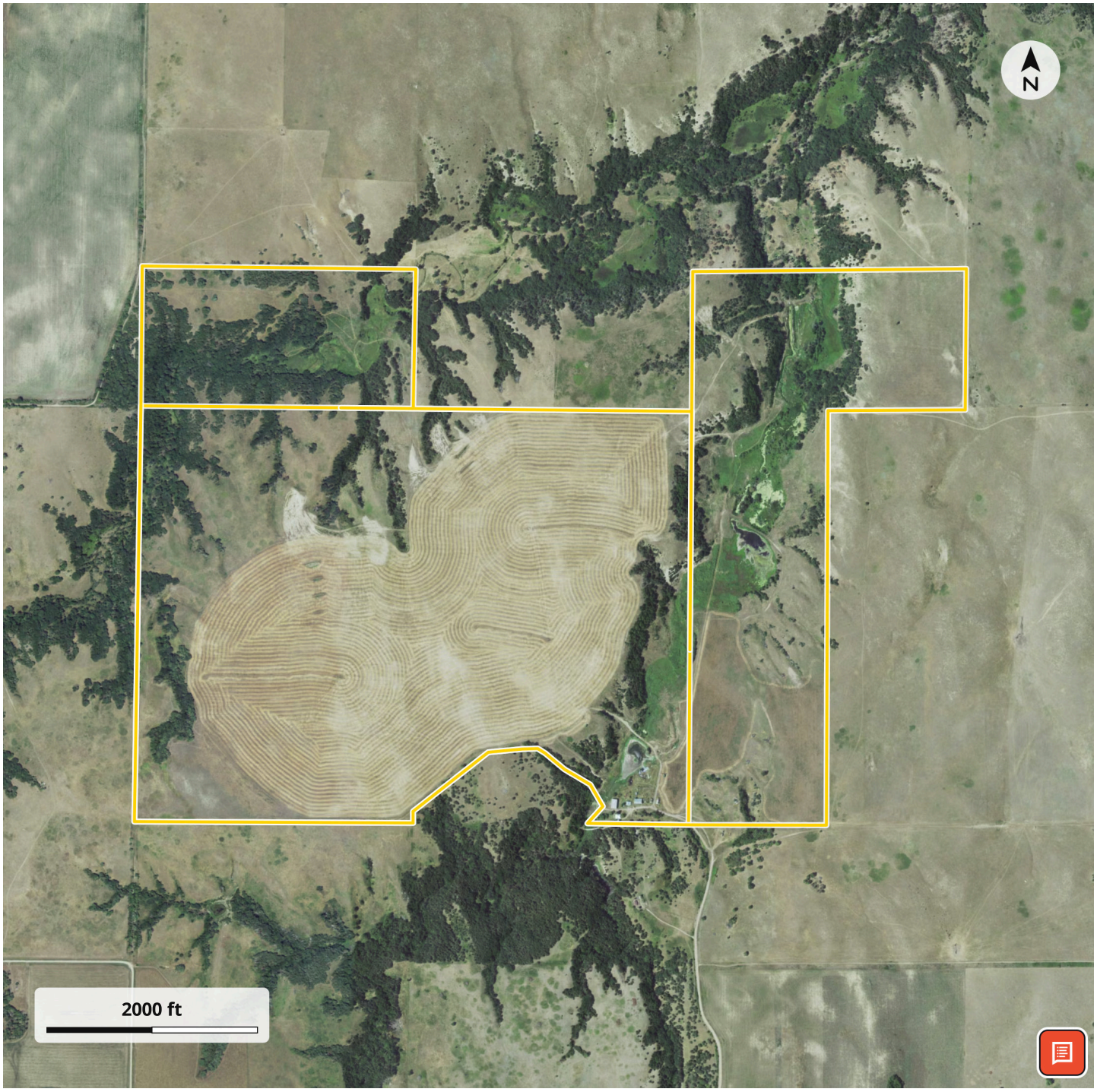

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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