

Recreational Land with Verdigre Creek, Wetlands,
Timber & Potential Cabin Site
Rural Hwy 14
Verdigre, NE 68783

\$180,000
40± Acres
Knox County



Recreational Land with Verdigre Creek, Wetlands, Timber & Potential Cabin Site

Verdigre, NE / Knox County

SUMMARY

Address

Rural Hwy 14

City, State Zip

Verdigre, NE 68783

County

Knox County

Type

Recreational Land

Latitude / Longitude

42.689328 / -98.036426

Acreage

40

Price

\$180,000

Property Website

<https://www.mossyoakproperties.com/property/recreational-land-with-verdigre-creek-wetlands-timber-potential-cabin-site-knox-nebraska/118766/>



Recreational Land with Verdigre Creek, Wetlands, Timber & Potential Cabin Site
Verdigre, NE / Knox County

PROPERTY DESCRIPTION

40 Acres +/- Knox County, Nebraska

Recreational Land with Verdigre Creek, Wetlands, Timber & Potential Cabin Site

Contact Dan Rohrer, Broker [402-841-1360](tel:402-841-1360)

This approximately 40-acre recreational tract, subject to completion of a survey, offers a rare opportunity to own a smaller parcel with excellent paved highway access, scenic views, abundant wildlife, and direct proximity to the Verdigre Creek.

The property consists of approximately 33 acres of wetlands enrolled in the Wetlands Reserve Program (WRP) and approximately 7 acres of cropland currently seeded to alfalfa. The alfalfa acreage provides an attractive potential building or recreational site, with portions of the property situated above the flood zone and offering scenic views overlooking the Verdigre Creek and surrounding hills. This area could provide an excellent location for a cabin, weekend retreat, or RV campsite, subject to applicable restrictions, permits, and floodplain requirements.

Wildlife and recreational opportunities are abundant. The property provides excellent habitat for whitetail deer and wild turkey, with mature hardwood timber, natural cover, wetlands, and plentiful water resources. The marsh and wetland areas also provide habitat and potential hunting opportunities for waterfowl.

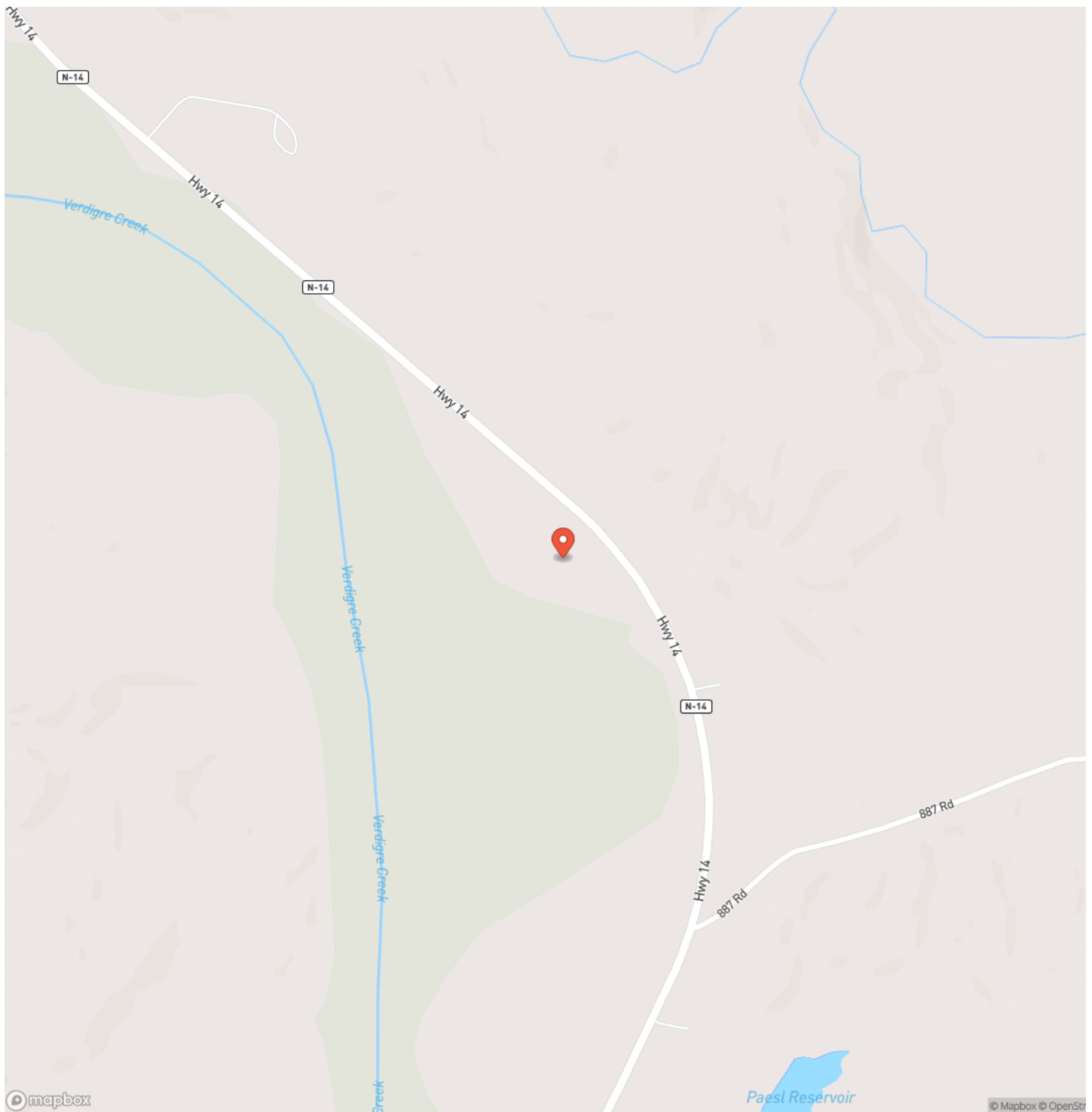
Located adjacent to the Verdigre Creek, the property is conveniently situated just minutes from the Niobrara River and Missouri River corridors, providing access to some of northeast Nebraska's most scenic and recreational areas. The property is also located near Niobrara State Park and within the designated Niobrara National Scenic River area.

Small recreational tracts with this combination of paved access, creek frontage, wetlands, timber, wildlife habitat, and potential recreational homesite are increasingly difficult to find and rarely become available on the open market. Call for complete details!

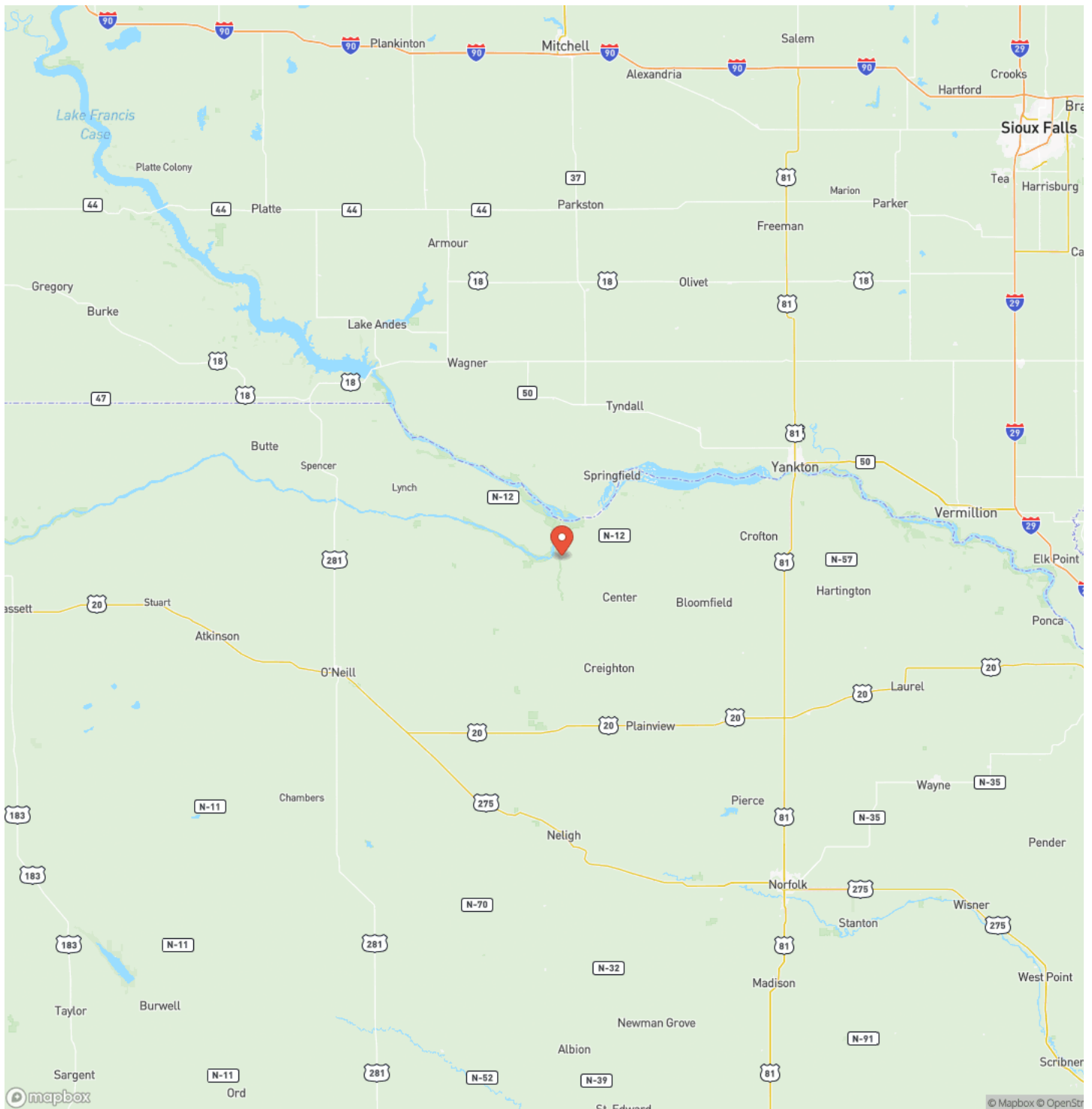
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Verdigre, NE / Knox County



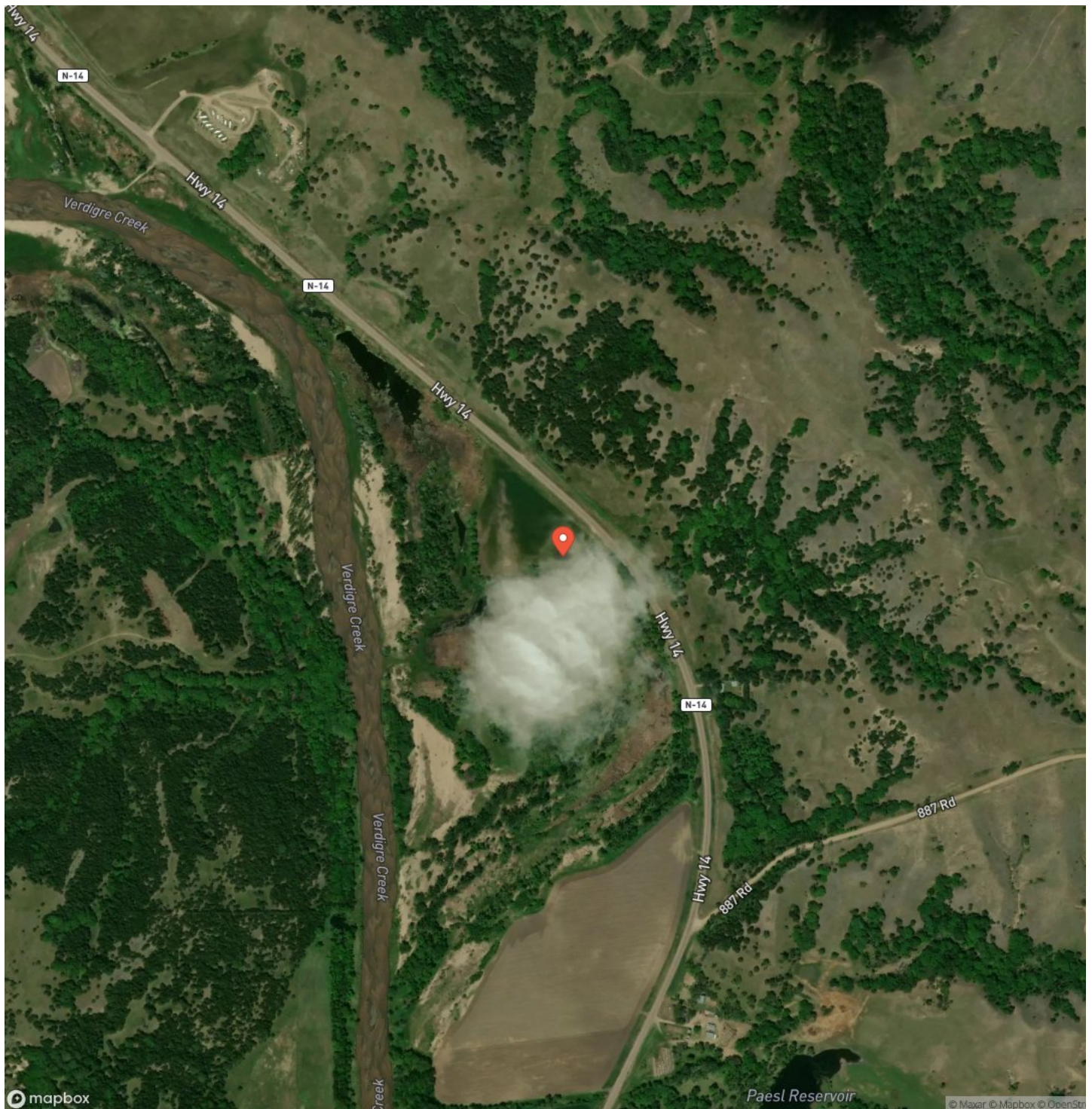
Locator Map



Locator Map



Satellite Map



Recreational Land with Verdigre Creek, Wetlands, Timber & Potential Cabin Site
Verdigre, NE / Knox County

LISTING REPRESENTATIVE
For more information contact:

Representative
Daniel Rohrer
Mobile
(402) 841-1360
Office
(402) 358-5100
Email
drohrer@mossyoakproperties.com
Address
PO Box 377
City / State / Zip
Creighton, NE 68729



NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single sheet of white paper with horizontal blue 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.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Homestead Land & Management, Inc
722 Main Street
Creighton, NE 68729
(402) 668-7400
<https://mossyOakproperties.com/>

