

**Cabin with 8.95 acres & Spring Fed Pond - Knox County,  
Nebraska**  
87731 514 Ave.  
Orchard, NE 68764

**\$595,000**  
8.950± Acres  
Knox County



## Cabin with 8.95 acres & Spring Fed Pond - Knox County, Nebraska Orchard, NE / Knox County

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### **SUMMARY**

**Address**

87731 514 Ave.

**City, State Zip**

Orchard, NE 68764

**County**

Knox County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

42.54248 / -98.22906

**Dwelling Square Feet**

2025

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

8.950

**Price**

\$595,000

**Property Website**

<https://www.mossyoakproperties.com/property/cabin-with-8-95-acres-spring-fed-pond-knox-county-nebraska-knox-nebraska/89449/>





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### **PROPERTY DESCRIPTION**

**Cabin with 8.95 acres & Spring Fed Pond  
87731 514 Ave.  
Orchard, NE 68764**

***Contact Dan Rohrer, Broker (402)841-1360***

#### **Description:**

We get calls weekly from folks wanting to find a cabin with a fishing pond, well here it is! This property offers a modern cabin situated on 8.95 surveyed acres with a well-stocked spring-fed pond. The structure started out as a small pheasant hunting cabin but was later extensively remodeled and had several large additions added. The main floor offers a large great room with cathedral ceilings and large windows overlooking the pond below. The main level also features a large master suite with a spacious walk-in closet and master bath. The kitchen boasts hickory cabinetry, a large pantry, and high-end tile flooring and custom stonework throughout. There is also a main floor laundry, a second bathroom, and a second bedroom/office on the main level. The fully finished lower walk-out basement consists of a large family room, (2) non-conforming bedrooms, a utility room, a bathroom, and an abundance of storage space. The cabin has propane and electric heat sources, central a/c, and a propane Generac backup generator. Your family will enjoy a large covered deck, lower-level patio, a private dock on the pond, a covered picnic shelter situated under the shade of mature cottonwood trees, an additional storage shed, a large paved driveway, and a recently constructed oversized four-car attached garage. The pond is well stocked with bass and crappie and has an impressive concrete retaining wall and walkway along the north shoreline below the cabin. Study the pictures and maps, and call for an appointment to view this awesome recreational retreat!

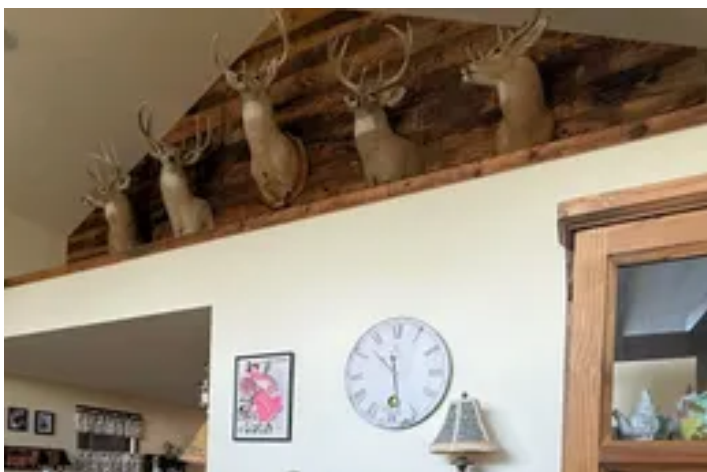
#### **Directions:**

- **From Verdigre:** Take 881 Rd. west for 12 miles to 512 Ave., then 3 miles south to 878 Rd., one mile east to 513 Ave., 1 mile south to 877 Rd, proceed 1 mile east, and 1/4 mile north
- **From Creighton, NE:** Take Hwy. 59 west for 18 miles to 513 Ave., then 5 miles north to 877 Rd., proceed 1 mile east, and 1/4 mile north.

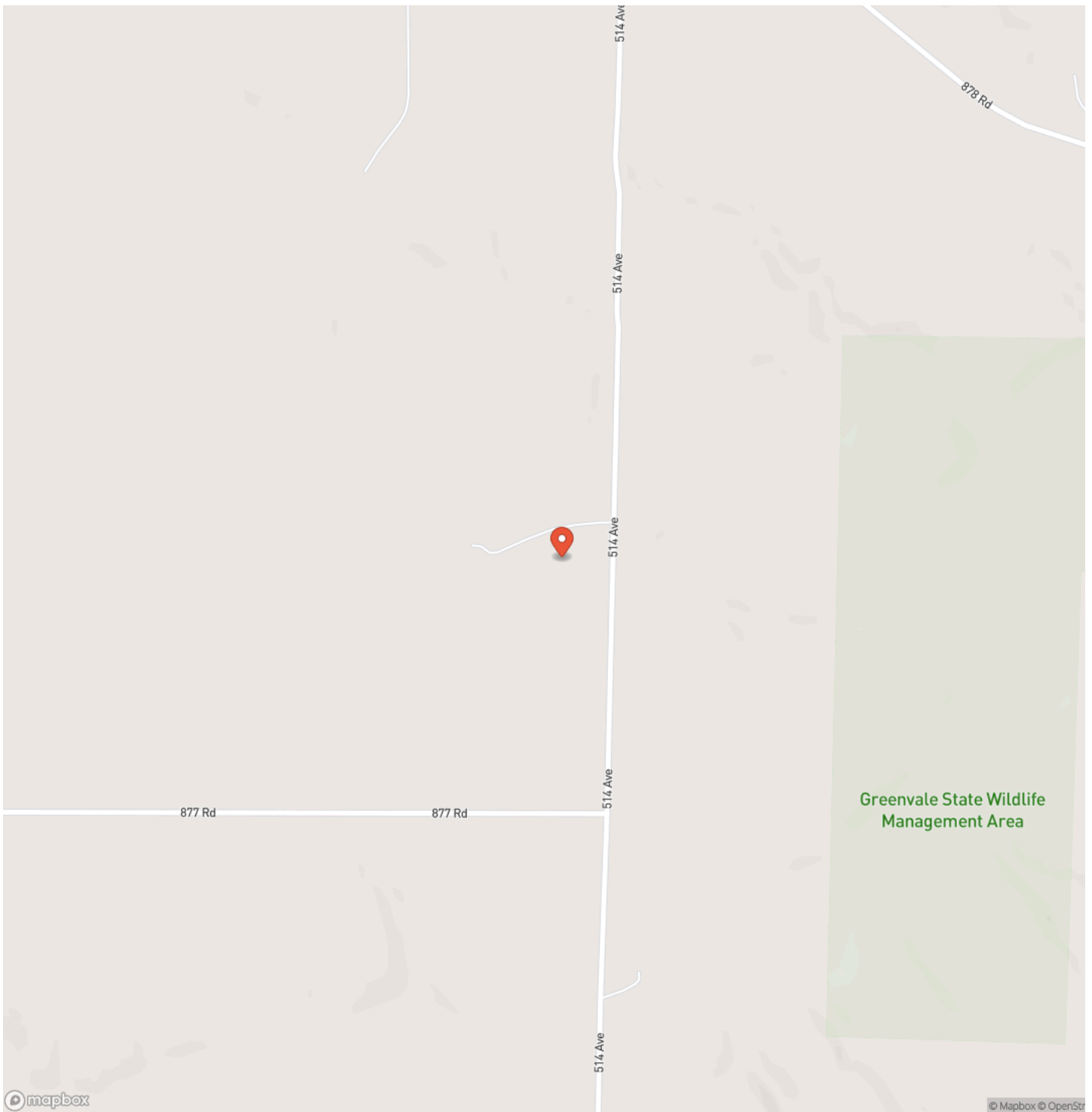
**2024 Taxes:** \$3,085.08

**Parcel #**540013034

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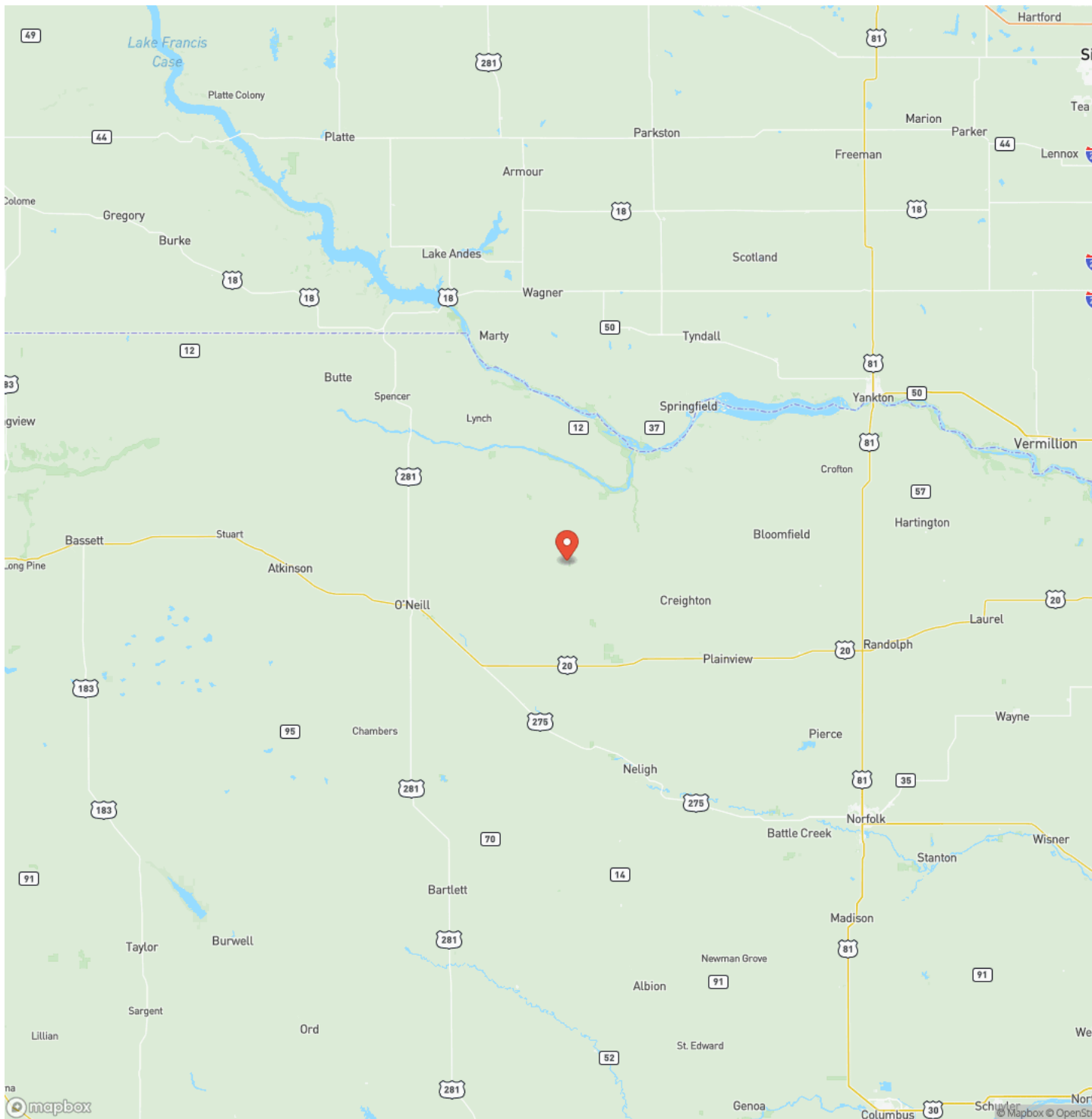
## Locator Map



mapbox

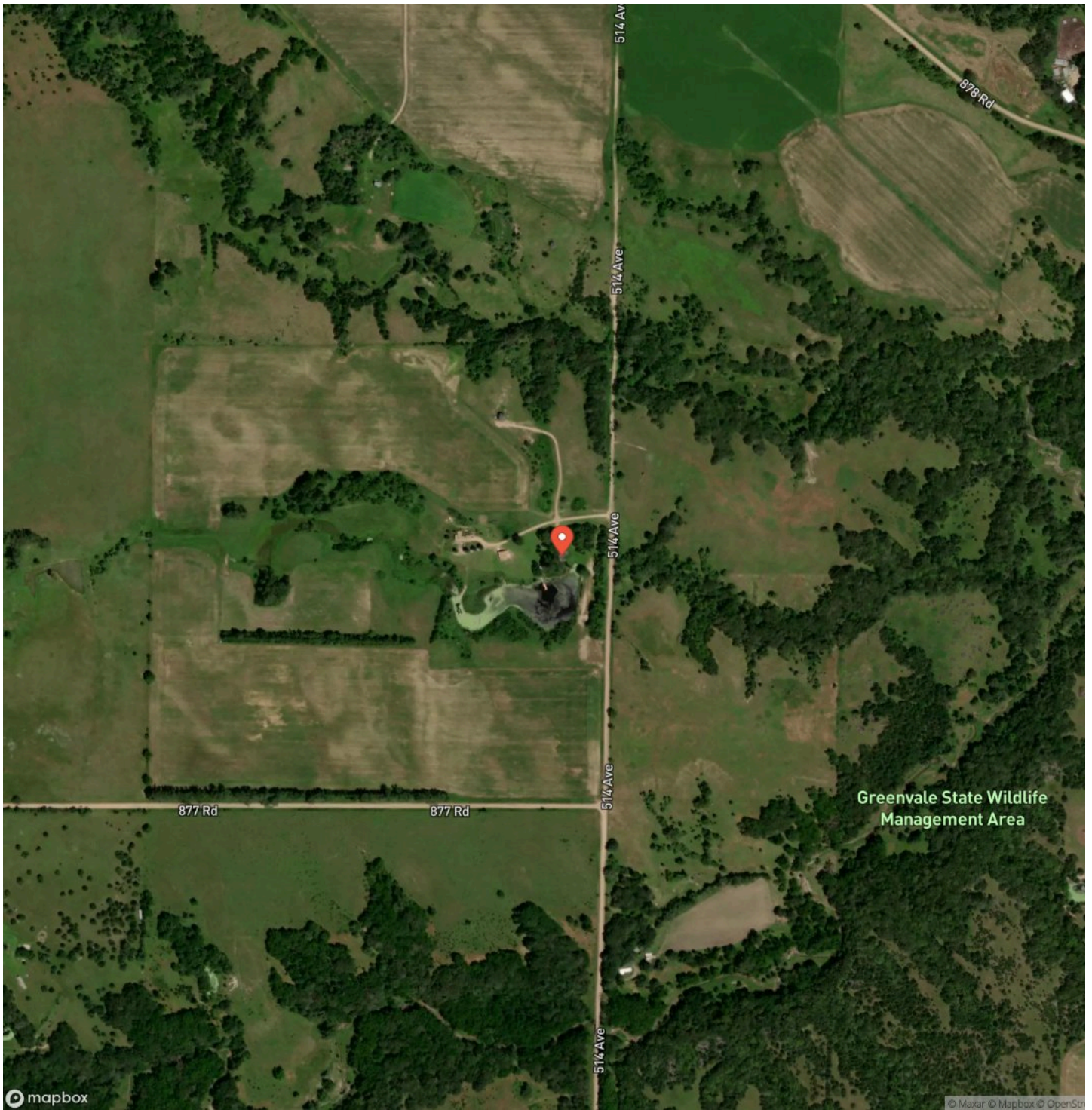
© Mapbox © OpenStreetMap

## Locator Map





## Satellite Map



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Orchard, NE / Knox County

LISTING REPRESENTATIVE  
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**Address**  
PO Box 377  
**City / State / Zip**



NOTES

Notes section with multiple horizontal lines for text entry.





## 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:**  
**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.

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