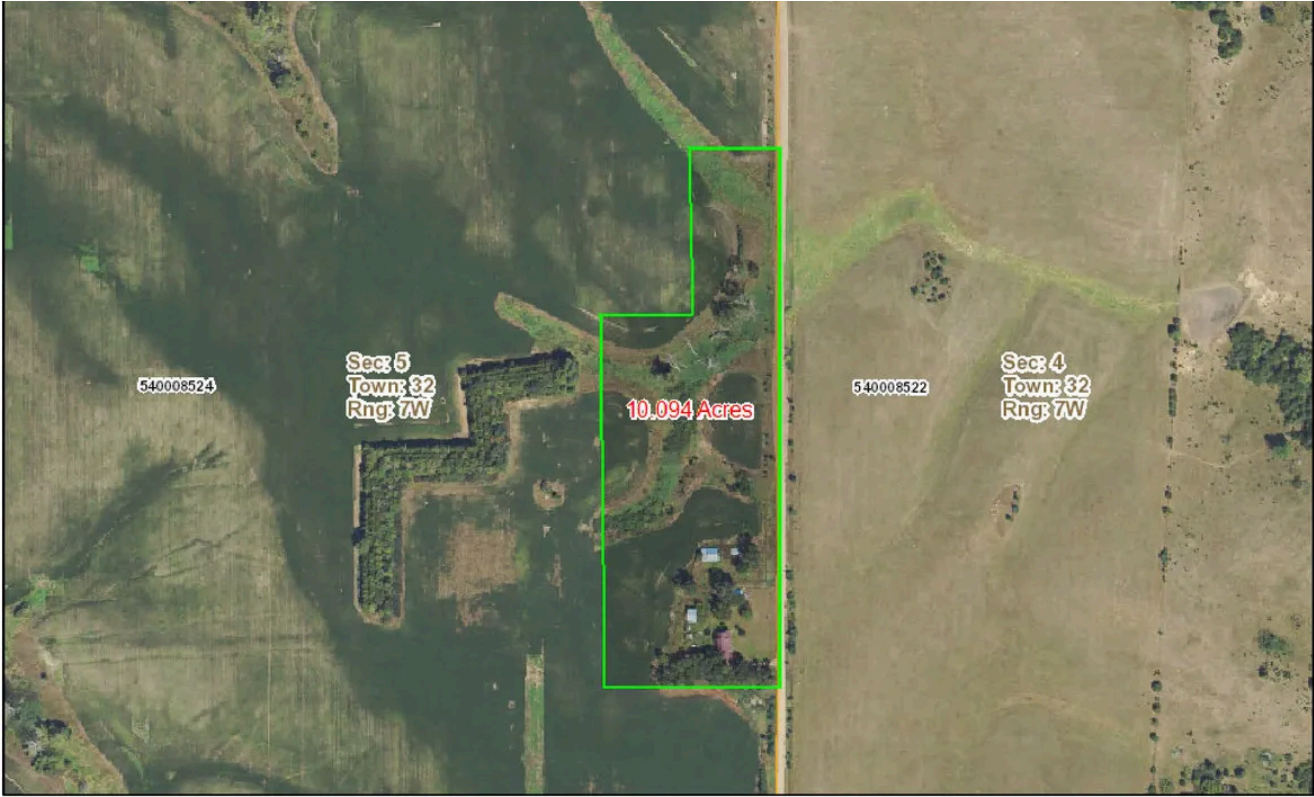


Acreage For Sale 89331 518 Ave., Niobrara, Nebraska
89331 518 Ave.
Niobrara, NE 68760

\$169,000
10.010± Acres
Knox County

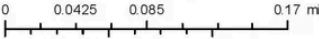


June 4, 2025
21:09 PM

Parcels

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:4,985



Acreage For Sale 89331 518 Ave., Niobrara, Nebraska
Niobrara, NE / Knox County

SUMMARY

Address

89331 518 Ave.

City, State Zip

Niobrara, NE 68760

County

Knox County

Type

Residential Property

Latitude / Longitude

42.773779 / -98.148892

Dwelling Square Feet

1600

Bedrooms / Bathrooms

4 / 1

Acreage

10.010

Price

\$169,000

Property Website

<https://www.mossyoakproperties.com/property/acreage-for-sale-89331-518-ave-niobrara-nebraska-knox-nebraska/83304/>



Acreage For Sale 89331 518 Ave., Niobrara, Nebraska
Niobrara, NE / Knox County

PROPERTY DESCRIPTION

Acreage for Sale
89331 518 Ave.,
Niobrara, NE

Description:

This acreage is all about location! This is a 10.01 acre property (subject to completion of survey) conveniently situated approximately 4 miles south of the Missouri River (Lazy River Acres) and 4 miles north of the Niobrara River. The land lies up in the hills overlooking the Missouri River Valley and safely up away from the flood plain issues many have dealt with down on the river bottom. Improvements include an older 1 1/2 story farmhouse in need of updates along with an older wood framed barn, garage, and livestock buildings. The property has electrical service onsite and access to a recently updated well. The house could be renovated into a river area cabin or the buyer may wish to build their dream shouse, camper/RV site, or boat storage shed. Finding 10 acres in this area close to the river and nearby public boat dock is extremely difficult. Call for more details!

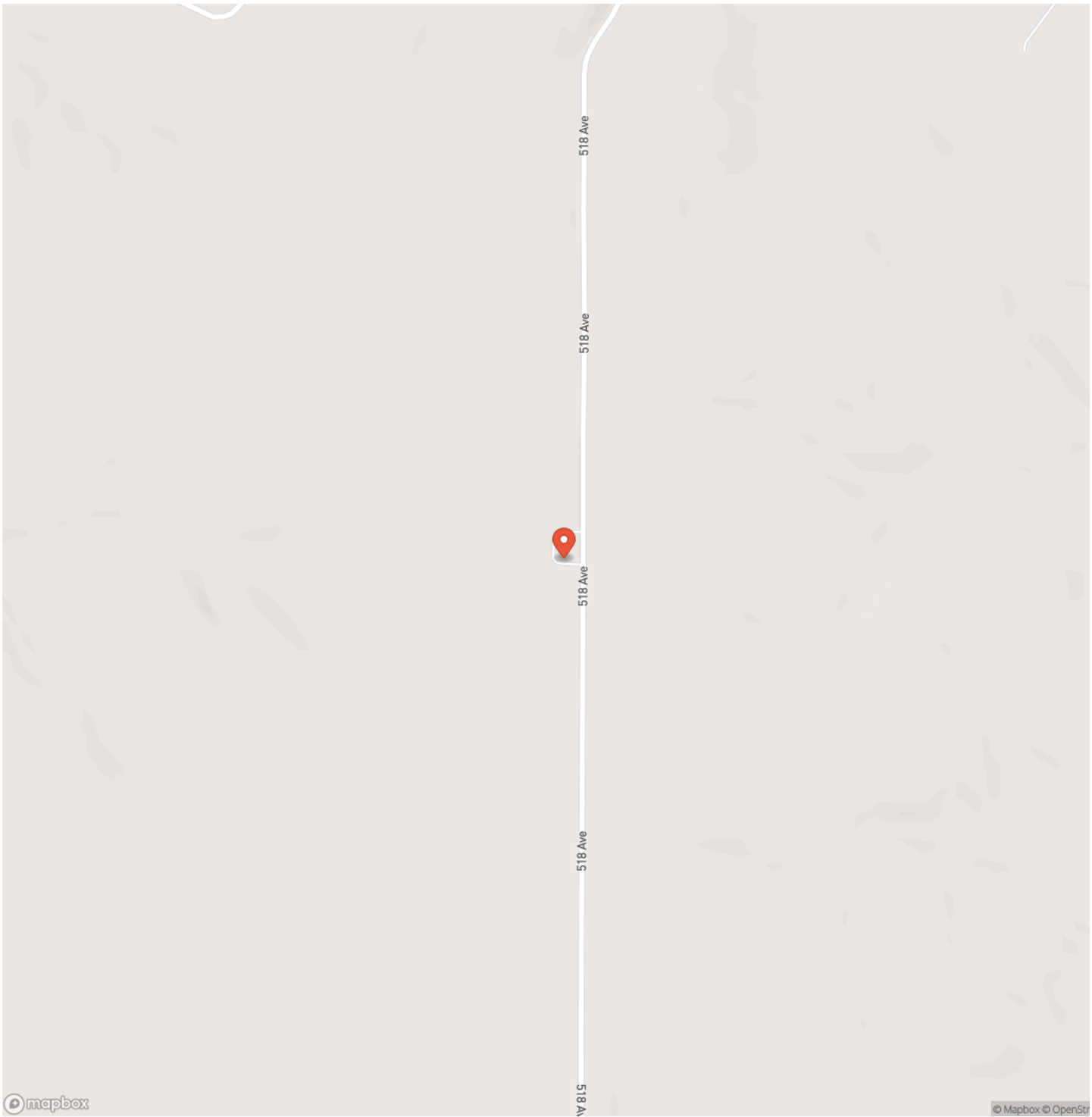
Directions: From Verdel, NE: Go East on Hwy 12 for 2 miles to 518 Ave. (Lazy River Acres Corner), then follow 518 Ave. approximately 2 1/2 miles south

Taxes: To Be Determined- Part of Tax Parcel #540008524

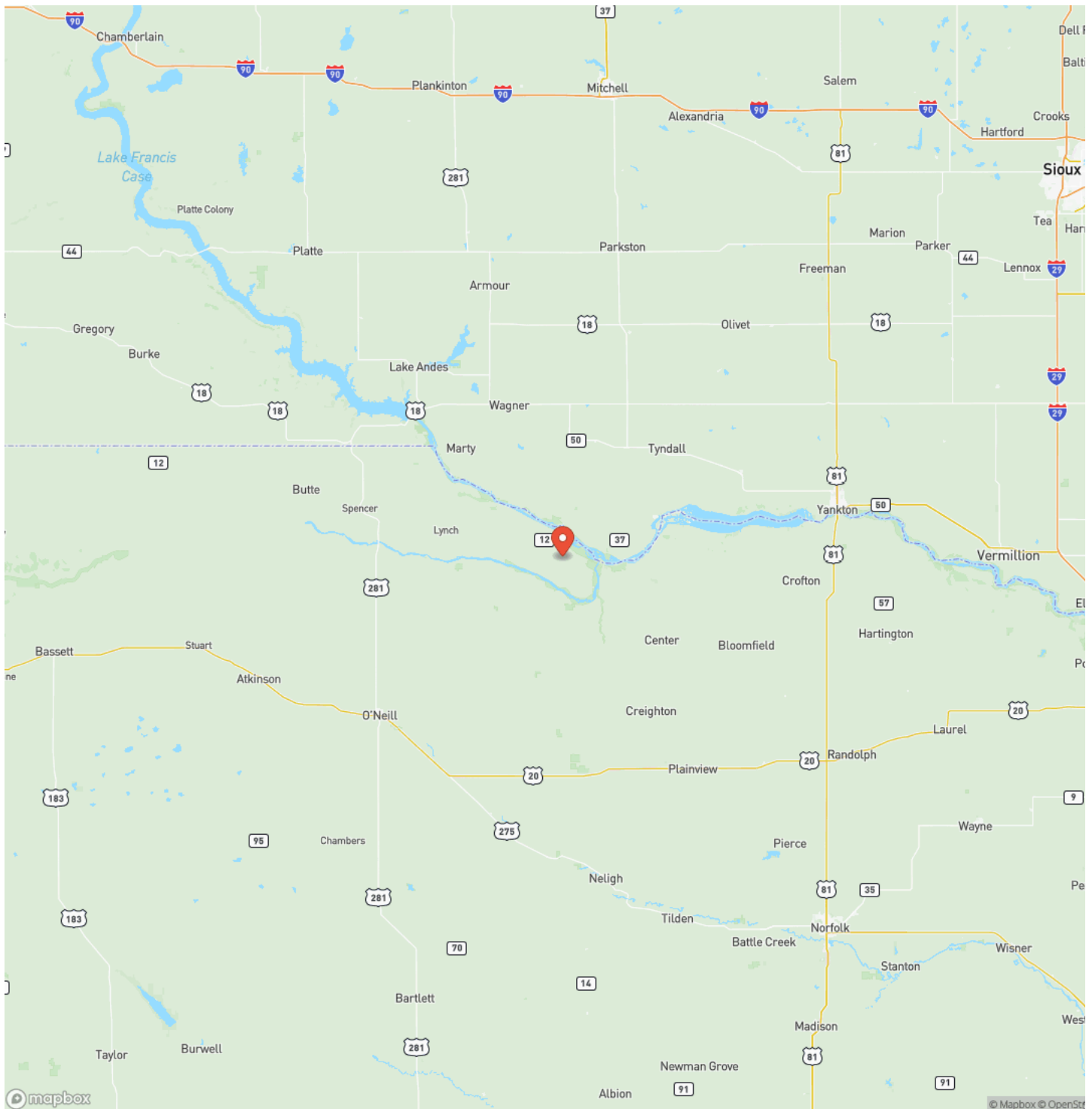
Acreage For Sale 89331 518 Ave., Niobrara, Nebraska
Niobrara, NE / Knox County



Locator Map



Locator Map



Satellite Map



mapbox

Maxar © Mapbox © OpenSt

Acreage For Sale 89331 518 Ave., Niobrara, Nebraska
Niobrara, NE / Knox County

LISTING REPRESENTATIVE
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(402) 358-5100

Email
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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 single 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.



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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