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

$180,000
40± Acres
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
www.mossyoakproperties.com







PROPERTY DESCRIPTION

40 Acres +/- Knox County, Nebraska

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

Contact Dan Rohrer, Broker 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!





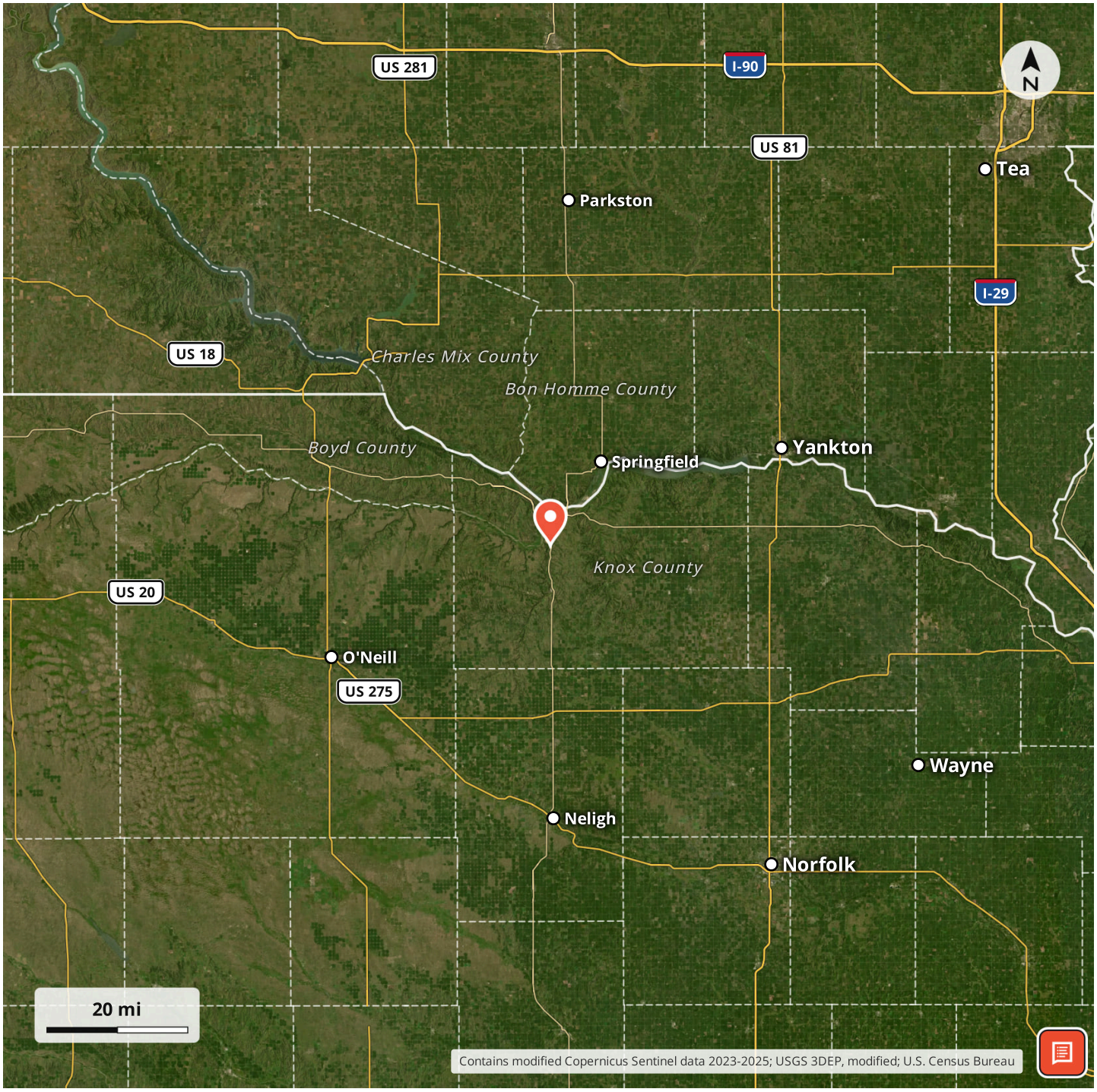








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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