



FOR SALE

HUNTING PROPERTY

Knox County, NE

161 +/- Acres

OFFERED AT:

\$550,000

ABOUT THIS PROPERTY:

This 161 ± acre recreational farm in Knox County, Nebraska, offers a great blend of rolling pasture and timbered hillsides, with natural springs that quietly wind through the draws. Located near Verdel and just a 20 minute drive west of Niobrara, the property provides direct gravel road access on the southeast side and sits in an area long regarded to produce excellent whitetail and turkey hunting.

A good mixture of both hard and soft wood timber create excellent wildlife diversity while the open pastures make the entire farm easy to navigate by foot or ATV. The land has a versatile history, having supported hay production, grazing, and even row crops in years past, and it remains fully perimeter-fenced. A tenant currently grazes the farm and would gladly continue for additional income.



More About this Property:

Natural springs supply water and offer excellent potential for developing a pond on the north side of the property. Both a well and electric service are already in place near the entrance, making it simple to build a hunting cabin or new home, making it the ultimate hunting getaway. An existing farmhouse remains on the property and is being sold in as-is condition. From the hills, sweeping views across portions of the Niobrara River valley unfold in every direction, with the Niobrara River only two miles to the south and the Missouri River five miles to the north and Niobrara State Park just down the highway, the area offers a multitude of other recreational activities.

The farm's unique meandering bowl-shaped layout provides multiple vantage points, exceptional hunting access and natural funnels, creating endless opportunities for food plots and other hunting enhancements. The large grass covered hillsides overlooking the open bottoms create several optimal food plot locations. With a blank canvas, abundant wildlife, and room to expand or build, this is a true Knox County gem ready for its next chapter.

Directions: From Verdel, just west of Niobrara, go west on Hwy 12 for approximately 3 miles. Turn south on 513th Ave for approximately 2.5 miles. Then go back west right after the S curve for 1/4 mile.

Legal Description: The NE1/4 of the SW1/4 & S1/2 of the SW1/4 of Section 33 Township 33 Range 8W (1 parcel - 120+/- acres) AND the NE1/4 of the NE1/4 of Section 5 Township 32 Range 8W (41+/- acres) in Knox County, NE

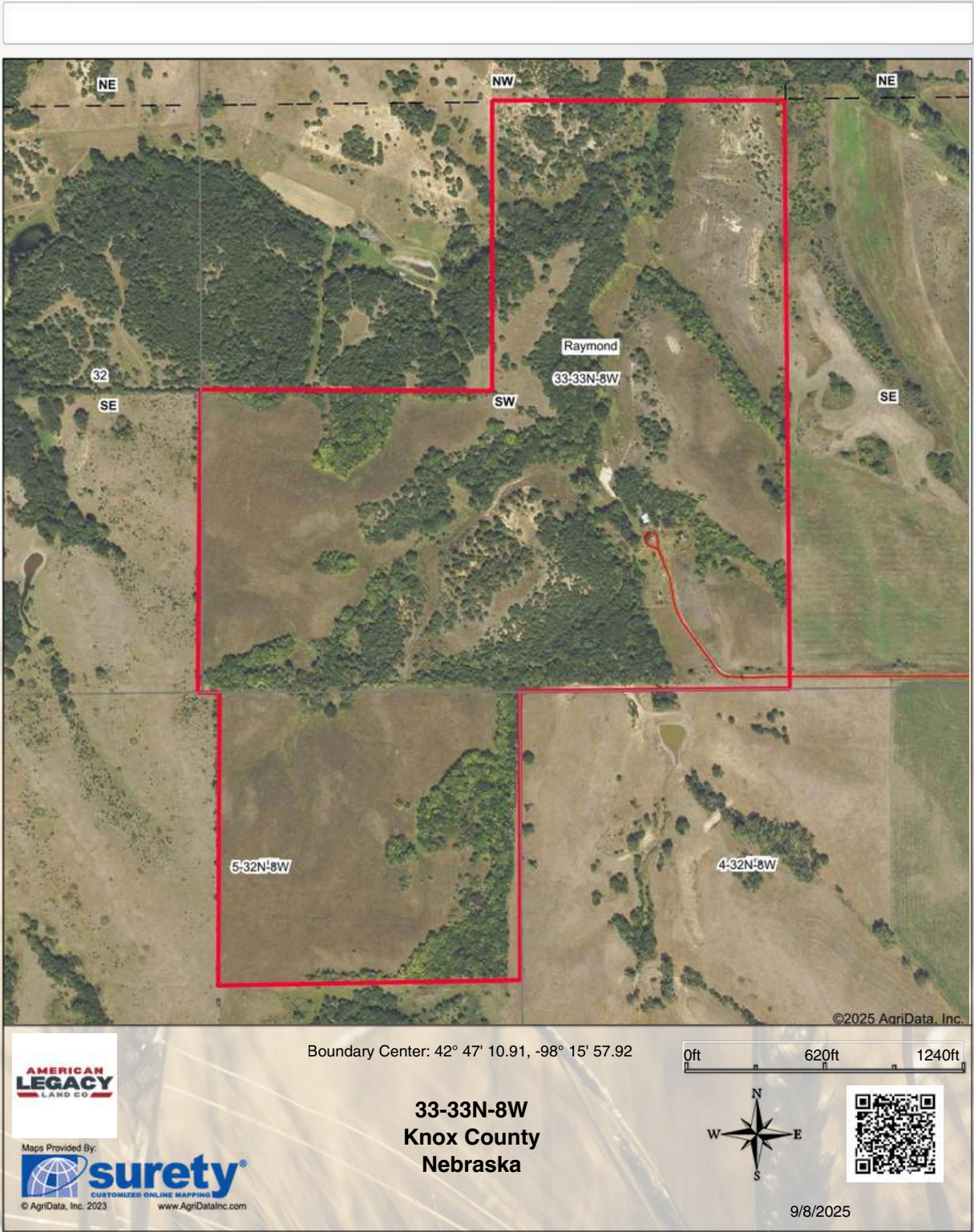
Income Potential: Grazing and/or haying

2024 Taxes: \$1,757.84

FEATURES:

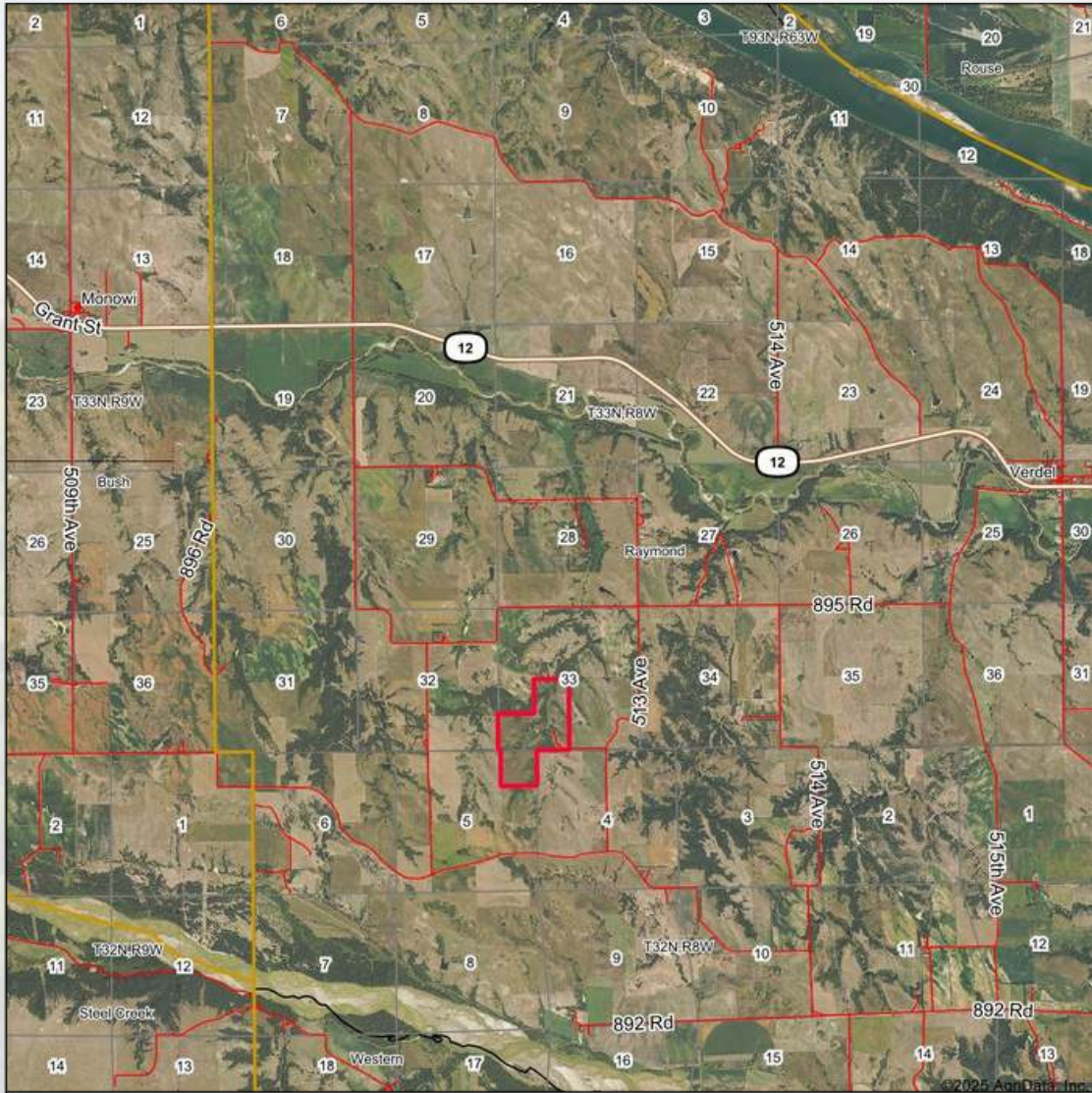
- 161 +/- Acres
- Timber and pasture
- Excellent deer and turkey hunting
- Great access across entire farm
- Natural springs w/ pond potential
- Perimeter fenced
- Several locations for new home or hunting cabin

KNOX COUNTY,
NEBRASKA



HELPING YOU BUY
AND SELL LAND





Boundary Center: 42° 47' 10.85, -98° 15' 57.95

0ft 5797ft 11594ft



Maps Provided By:



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33-33N-8W
Knox County
Nebraska

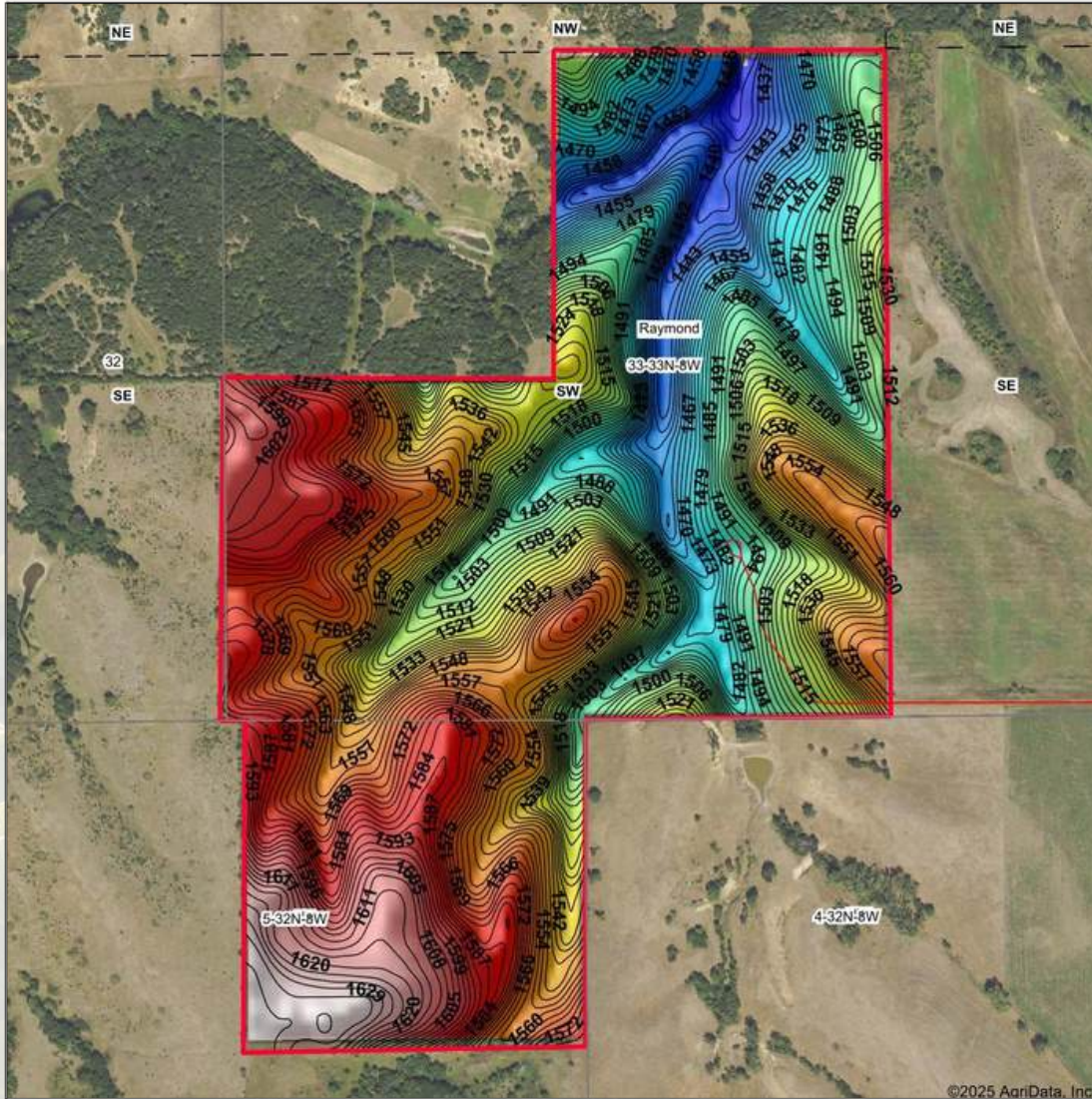


9/24/2025





Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,425.7
Max: 1,637.2
Range: 211.5
Average: 1,529.0
Standard Deviation: 49.57 ft

0ft 620ft 1240ft



9/8/2025

33-33N-8W
Knox County
Nebraska

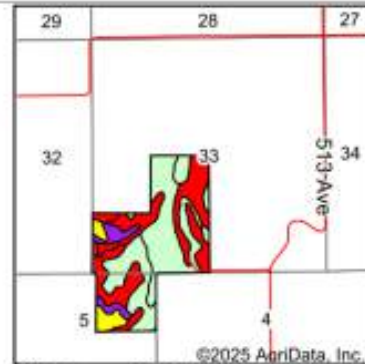
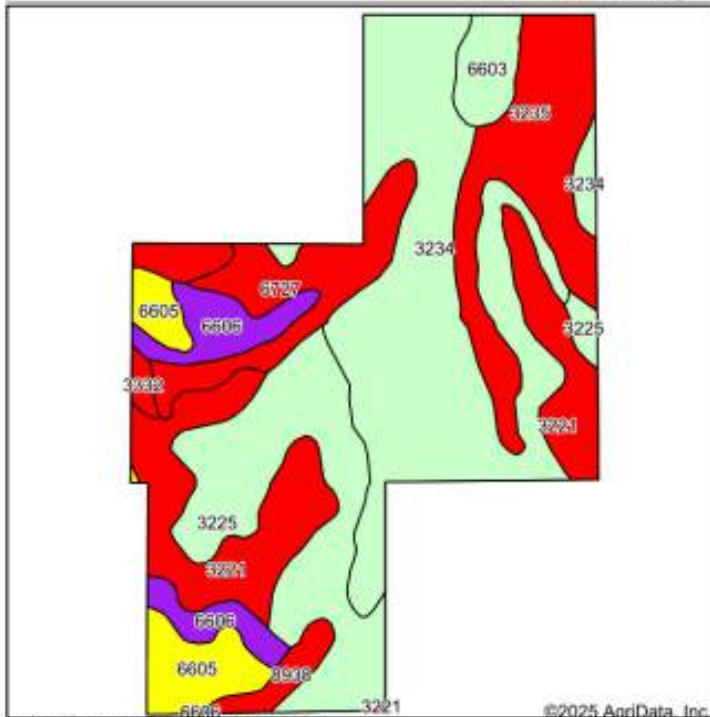
Boundary Center: 42° 47' 10.91, -98° 15' 57.92



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Soils Map



State: **Nebraska**
 County: **Knox**
 Location: **33-33N-8W**
 Township: **Raymond**
 Acres: **161.43**
 Date: **9/8/2025**

AMERICAN
LEGACY

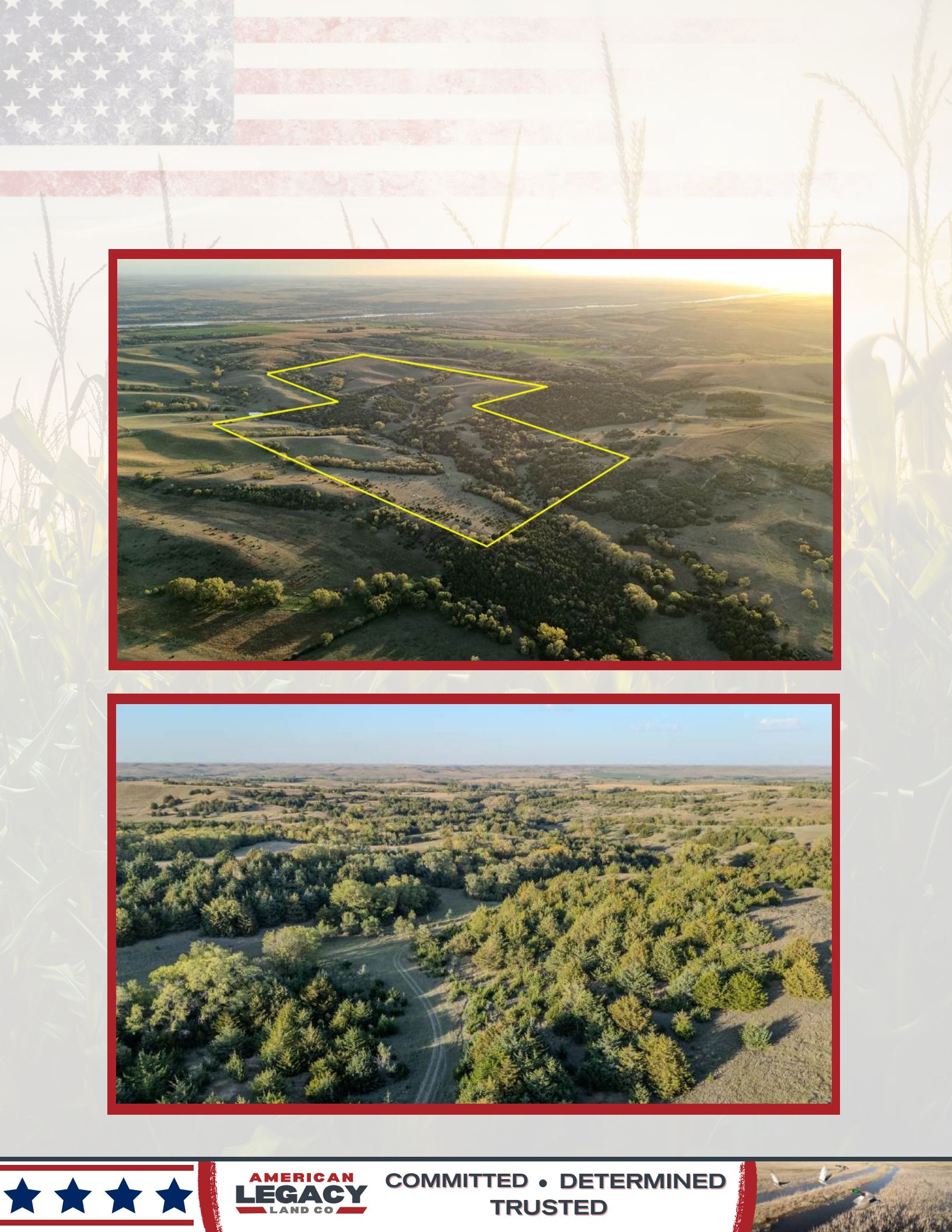
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Area Symbol: NE107, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	49.35	30.6%		Vie	Vie	2184										21	11	21	16
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	27.75	17.2%		Vie		2586										29	15	29	22
3221	Labu silty clay, 6 to 11 percent slopes	26.15	16.2%		Ive	Ive	2782	22									25	12	25	20
3235	Monowi-Verdel silty clays, 6 to 15 percent slopes	20.09	12.4%		Ive	Ive	2490	18									28	15	28	24
6727	Thurman fine sandy loam, 2 to 11 percent slopes	12.41	7.7%		Ive	Ive	3300	35	2	5	35	130	38	2	20	35	43	34	43	31



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LAND CO

COMMITTED • DETERMINED
TRUSTED

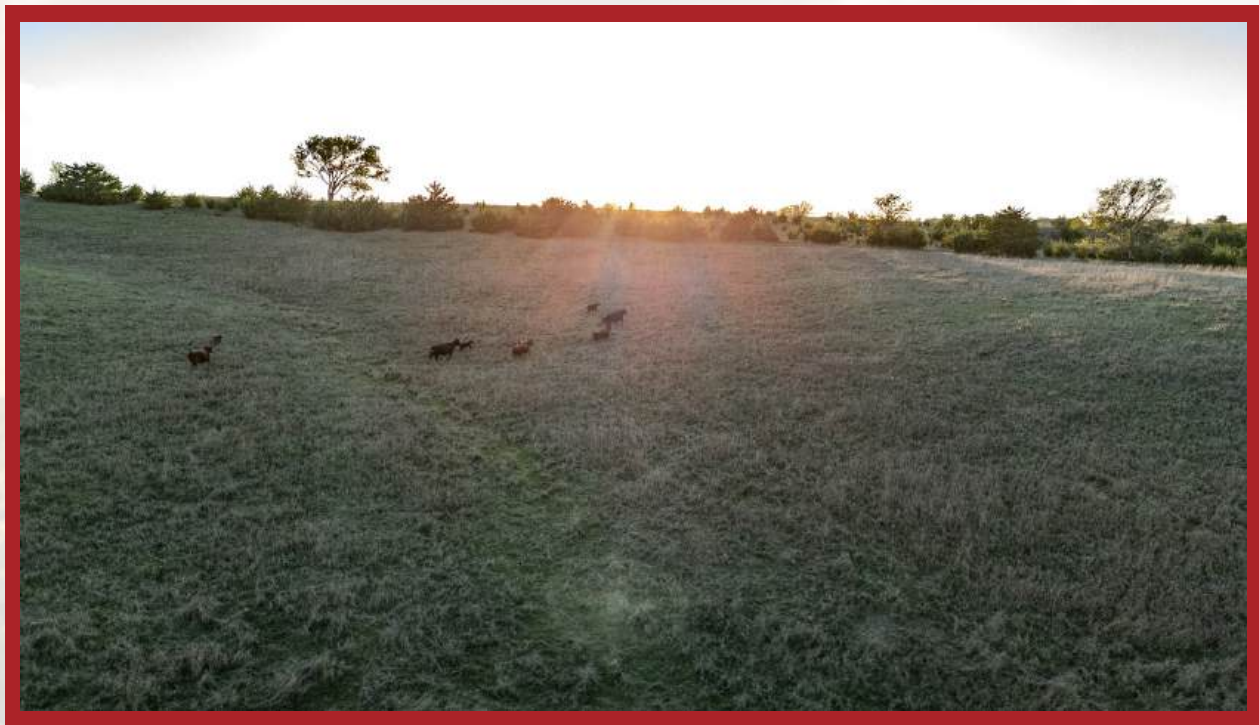




AMERICAN LEGACY

LAND CO





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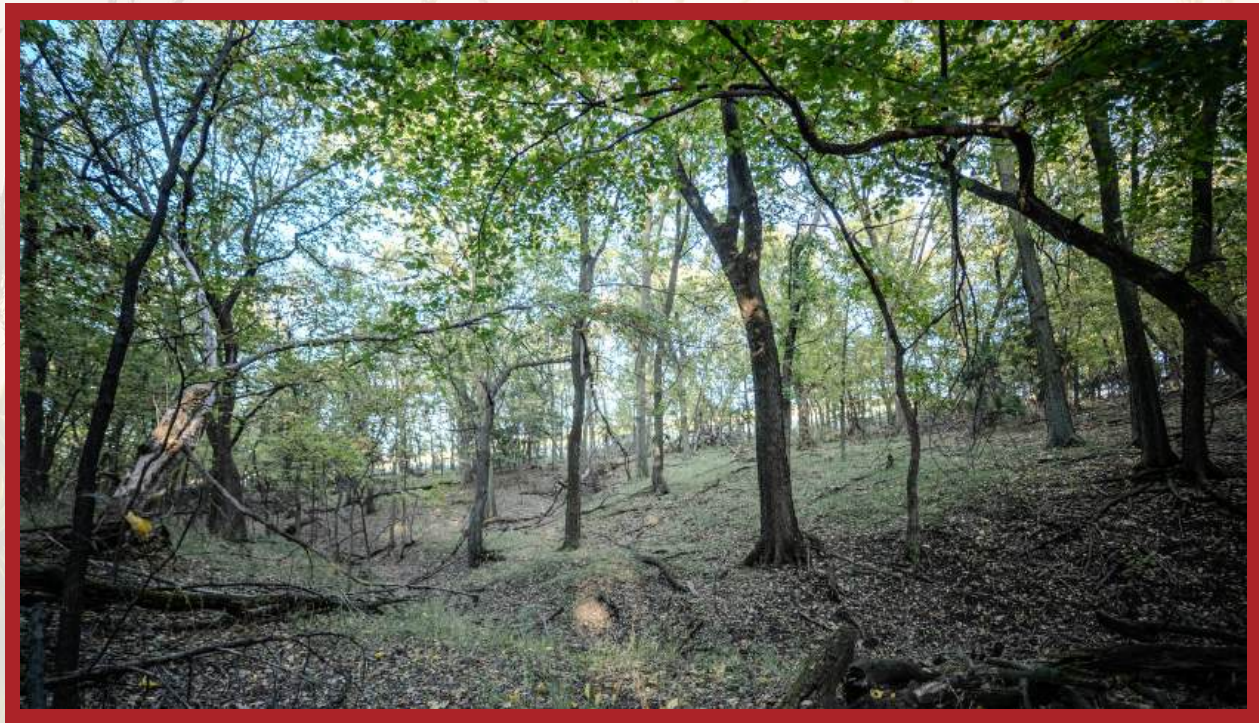
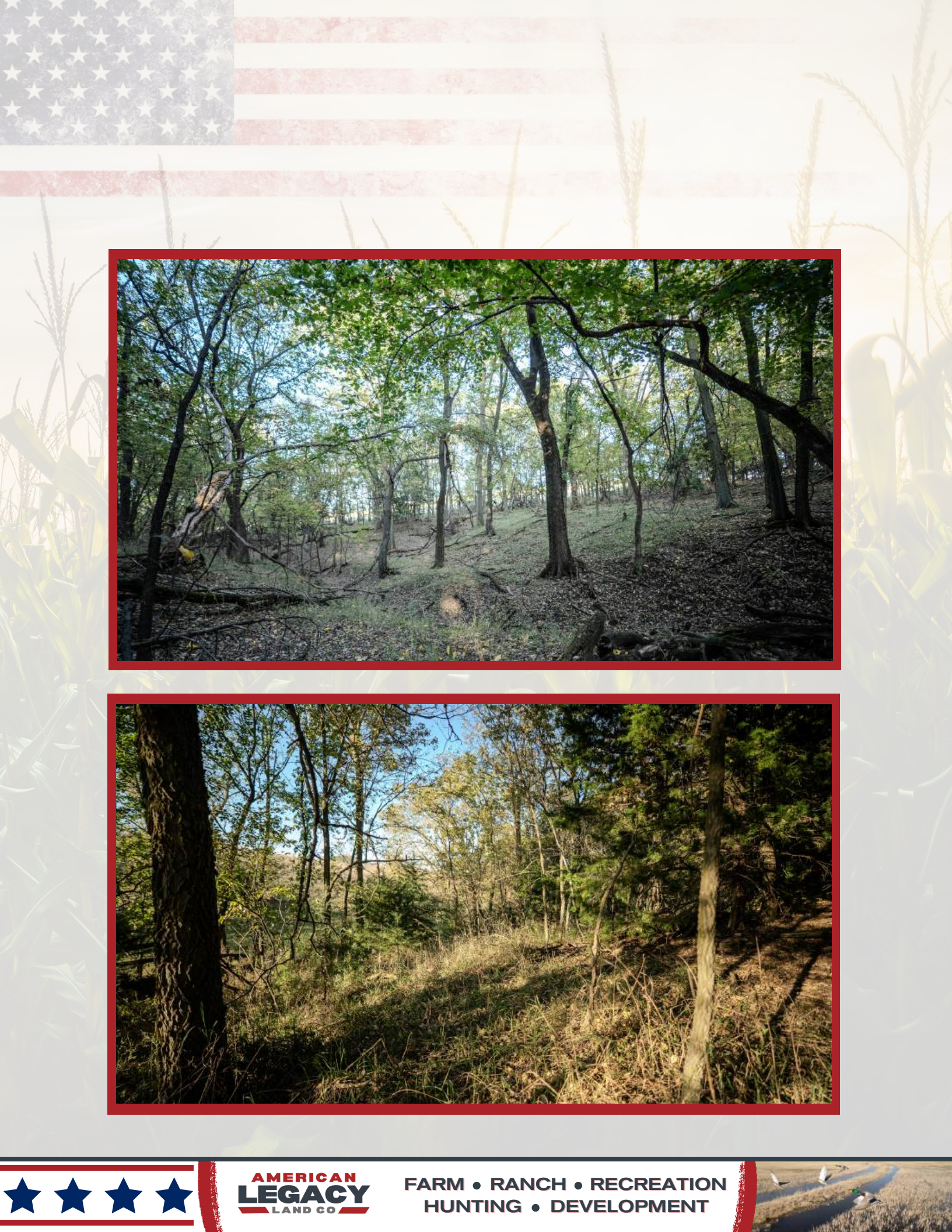
HELPING **YOU** BUY
AND SELL LAND





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





About the Agent:

****Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ, LAND AGENT



402-276-6414



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