

Missouri River Bluff Retreat

18.42 Acres | Dixon County, NE | \$890,000



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Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Development Potential
Fishing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Waterfowl
Stream/River
Water Access
Waterfront
Wooded

Land Details

Address: 87981 593 Ave, Ponca,
Nebraska 68770, USA
Closest Town: Ponca, NE
Total Acres: 18.42
Zoning: Recreational/Residential
Riverbottom Acres: 16.08
Water Rights: Yes
All owned will transfer.
Mineral Rights: Yes
All owned will transfer.
Estimated Taxes: \$1,590.82 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): One Story Ranch
Finished Sq. Ft.: 1808
Bedrooms: 1
Full Bathrooms: 2
Half Bathrooms: 0
Basement: Full finished
Parking Types: Attached Garage & Driveway
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air & Wood Stove

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about this property!





About This Property

Discover 18.42 +/- wooded acres overlooking the Missouri River near Ponca, NE. This scenic property features a 1,808 sq. ft. ranch-style home with a river-view deck, prime deer and turkey hunting, and direct access to fishing and boating. With development potential and breathtaking views, it's the perfect mix of recreation, privacy, and investment opportunity.





Land

Property Description:

Discover a rare opportunity to own 18.42 +/- acres of wooded riverfront land overlooking the mighty Missouri River, just minutes from Ponca, Nebraska. This remarkable property blends natural beauty, recreation, and long-term investment potential in one of northeast Nebraska's most scenic settings.

Land & Setting

Nestled on a bluff above the river, the land features a healthy and diverse mix of oak, ash, mulberry, walnut, basswood, and ironwood trees, creating a thriving woodland ecosystem. The dense timber provides privacy, shade, and excellent habitat for deer, turkey, and other native wildlife, making it ideal for hunting, hiking, or nature watching. From the ridge, panoramic views of the Missouri River valley stretch for miles—an unbeatable backdrop for your dream home or weekend retreat. The property also features approximately 1,400 ft of river frontage and a private road that runs the length of the frontage.

Home & Improvements

The property includes a 1-story ranch-style home offering 1,808 sq. ft. of total living space with 1 bedroom, 2 bathrooms, a finished basement, and an attached garage. The home's large river-facing deck is perfect for morning coffee, evening sunsets, or entertaining friends and family while overlooking the river below. Whether you plan to renovate, expand, or simply enjoy as-is, this home provides a comfortable and functional base for river life. The residence is currently leased on a yearly basis, with the current lease term running from June to June.





Recreation & Lifestyle

Outdoor enthusiasts will appreciate the property's prime recreational opportunities. Enjoy excellent deer and turkey hunting, scenic trails through mature timber, and direct access to fishing and boating on the Missouri River just below the bluff. This property offers the peace and privacy of a rural setting while still being within easy reach of Ponca State Park, local amenities, and regional attractions.

Investment & Development Potential

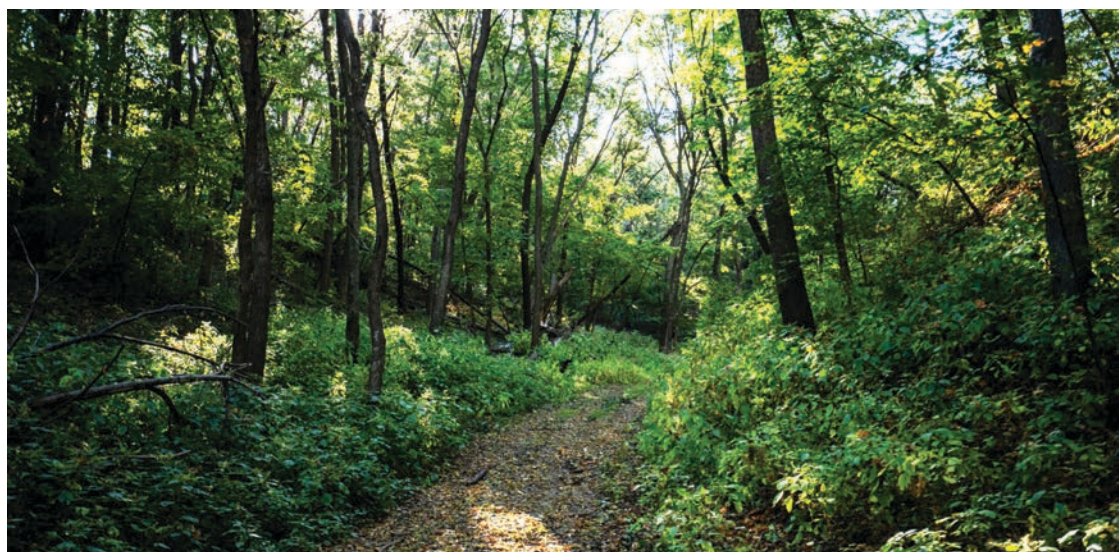
With the proper permits from the City of Ponca and Dixon County, the property also offers future development potential, allowing for possible subdivision or additional building sites. The combination of river frontage, wooded terrain, and proximity to Ponca makes this tract a truly versatile investment for both personal enjoyment and long-term value.

Location

Located just outside Ponca—approximately 25 miles north of Sioux City, IA—this property offers convenient access to shopping, dining, and regional employers while maintaining a peaceful country setting along the Missouri River.

Summary

This is your chance to own a truly special piece of ground along one of America's great rivers. Whether you're seeking a private getaway, a hunting and recreation paradise, or a site to build your dream home, this property delivers it all—privacy, views, wildlife, and opportunity.





Region & Climate

Ponca enjoys a true four-season climate with warm summers, colorful falls, snowy winters, and mild, breezy springs. Average highs range from the 30s°F in winter to the mid-80s°F in summer, with about 28 inches of annual precipitation, mostly in late spring and early summer. The area's long growing season and changing scenery make it ideal for outdoor recreation year-round.

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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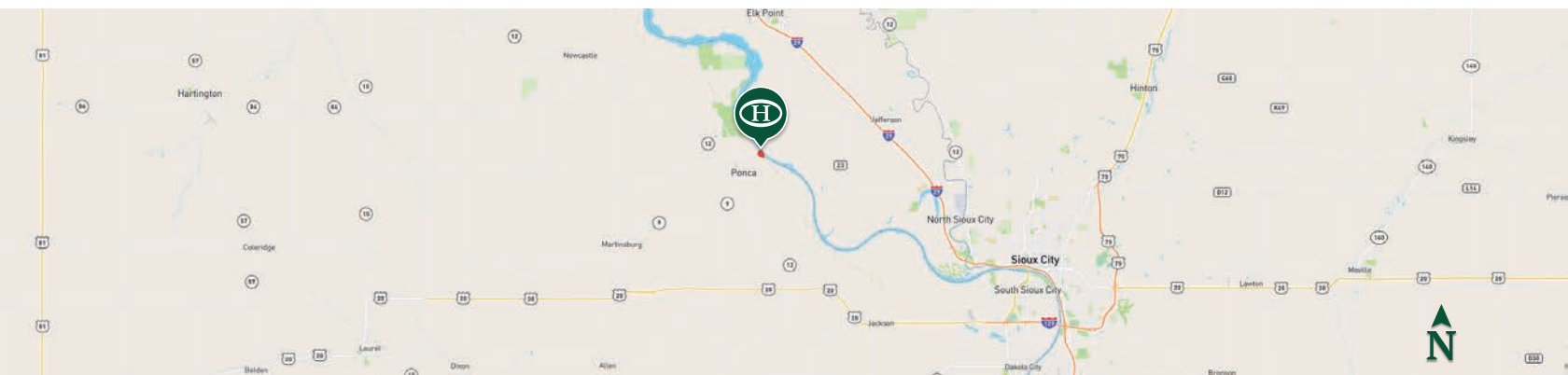




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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