

80411 Fish Creek Acreage-Scotia

5.00 Acres

Greeley County, NE

\$675,000



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Activities & Amenities

Cattle/Ranch
Development Potential
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Mineral Rights
Pond/Lake
Propane
Timber
Water View/Waterfront/ Water Rights
Wooded

Land Details

Address: 80411 Fish Creek Ave,
Scotia, Nebraska 68875, USA
Closest Town: Scotia, NE
Total Acres/Deeded Acres: 5.00
Zoning: Agricultural
Water Rights: Yes; Any/all will
transfer. To be verified.
Mineral Rights: Yes; Any/all will
transfer. To be verified.
Estimated Taxes: \$1,652 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Home: Wood Frame
Style of Home(s): Ranch
Finished Sq. Ft.: 4394 | Stories: 3
Bedrooms: 5 | Full Bathrooms: 3
Basement: Full finished
Electricity Provider: Howard Greeley RPPD
Gas Provider: Grossarts Inc
Trash Provider: J & J Sanitation
Water Provider: Domestic Well
Parking Types: Attached Garage & Driveway
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Waterfront Features: Pond (dry) w/ Dam
Exterior Features: Rural Road, Fruit Trees,
Underground Sprinklers, Play Set, Pond/
Timber, LP Smart Siding & Sour Cherry Tree
Appliances: Dishwasher, Garbage
Disposal, Dryer, Refrigerator, Hot
Water Heater, Oven & Washer
Flooring: Carpet & Vinyl
Siding: Wood | Roofing: Metal
View: Creek, Pond, Private,
Scenic, Water & Wooded



About This Property

Here's your opportunity for acreage living with a newly built home near Scotia, NE. Finished in 2024, this 5-bedroom, 3-bath sits on 5 scenic acres, and offers a total of 4,394 sq ft of living space. Inside, an open-concept centers around a spacious kitchen and cozy wood-burning fireplace. Step onto the composite deck, enjoy wide-open views, and imagine your family time spent outdoors around the garden, caring for animals or fishing in the pond.

Land

Located in the southwest quarter of Greeley County, northeast of Scotia, NE, this 5.0 +/- surveyed acres sits just one mile north of Highway 22, providing easy year-round access. The land offers level terrain surrounding the home with a gradual 20-foot slope to the west leading toward the base of the pond. The property overlooks the valley, timber, and adjacent farm ground, creating an open rural setting with excellent views. With maintenance and improvements, the pond could be enhanced to hold drainage water—adding recreational value for fishing and supporting local wildlife habitat. A dam is currently located on the north side of the pond area.

The north side of the property provides excellent access potential and a suitable site for constructing a large shop building after selective tree removal. Mature cedar windbreaks line the north and west boundaries, offering natural protection and privacy while enhancing the property's rural character.

The property includes a newly installed (2024) domestic well and septic system. The front of the home faces east, while the walk-out basement opens to the west, taking advantage of evening light and sunset views.



Improvements

Vaulted ceilings, oversized windows, and a walk-out basement highlight the design of this home, capturing abundant natural light throughout the day and framing beautiful Nebraska sunsets in the evening.

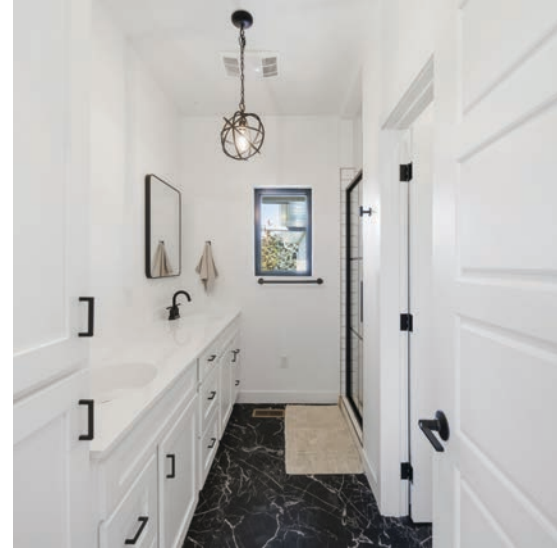
The main level (1,792 sq ft) features an open-concept kitchen, dining, and living area with a wood-burning fireplace anchoring the space. Also on the main level are the primary bedroom with en-suite bath and walk-in closet, a second bedroom, full guest bath, and laundry area.

The upper level (990 sq ft) includes an open loft/flex space adaptable for a play area, home office, or reading nook, along with a large additional bedroom/flex room ideal for a kid's room, media room, or storage.

The lower level (1,612 sq ft) includes two bedrooms, a full bath with tub/shower, a spacious living area, utility room, and storage space. The attached 930 sq ft garage offers ample room for vehicles and equipment and is equipped with propane heat.

Interior Features: Quality craftsmanship and practical design define the interior. Durable luxury vinyl plank flooring extends through the main living areas, complemented by a large kitchen island, matte black appliances and range hood, and white, soft-close cabinetry. The wood-burning fireplace serves as a warm focal point, while the open layout supports both everyday living and entertaining. Carpeted areas include a waterproof underlayment for added durability and stain resistance.





Improvements (continued)

Exterior Features: Built for long-term performance, the home features LP SmartSide® siding with a 30-year paint warranty and Pella triple-pane windows and doors backed by a 30-year warranty for superior insulation, noise reduction, and energy efficiency. Outdoor spaces include a composite upper deck with aluminum railing and a stamped concrete patio below. A 50-amp breaker is installed near the patio for future hot tub connection.

Utilities: Electric utilities (w/ propane back up), new domestic well and septic system installed in 2024. Gas range in kitchen, reverse osmosis water filtration system, and propane heat in the garage. Trash service provided by J&J Sanitation. Average electric cost is approximately \$224/month, and propane averages \$70/month.

Location

Property is 50 miles North of Grand Island, NE — 25 miles North of St. Paul, NE — 10 miles SW of Greeley, NE.





Region & Climate

Greeley County is located in Central Nebraska along the southern edge of the Sandhills. There are 4 villages in Greeley County: Scotia, Spalding, Wolbach and Greeley (county seat). Among the points of interest are the Cedar River with great canoeing and fishing; the Happy Jack Chalk Mine, an underground adventure; the Veteran's Memorial Wall; summer rodeos and their newest attraction... The Greeley Irish Festival in September. Coined "The Great Lakes Region of Central Nebraska". Here you can access five incredible lakes and reservoirs, all within 45 miles of Scotia as well as four major rivers that are perfect for kayaking, tubing and tanking adventures.

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Buyer Process

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- RICK STEINER, SELLER/BUYER

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