

Elkhorn River Retreat

21.72 Acres | Sarpy County, NE | \$599,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Campground
Fishing
House/Cabin
Hunting - Big Game, Turkey, Waterfowl
Income Producing/Rental Property
Recreational Business
Stream/River
Timber/ Wooded
Water Access/Water View/Waterfront
State Hunting Unit: Ducks - Zone 4/
Deer - Wahoo Unit (Firearm season)

Land Details

Address: TBD 252nd St, Waterloo,
Nebraska 68069, USA
Closest Town: Yutan
Total Acres: 21.72
Zoning: Single Family/Recreational
Riverbottom Acres: 7
Water Rights: Yes, All owned will transfer.
Include Business? Yes
Estimated Income: \$15,000
Income Type: Camper site leases
Estimated Taxes: \$926.99 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Cabin
Finished Sq. Ft.: 525
Stories: 1
Bedrooms: 2 | Full Bathrooms: 1
Basement: None
Electricity Provider: Omaha
Public Power District
Water Provider: Well
Parking Types: Driveway
Appliances: Dryer, Refrigerator, Hot
Water Heater, Microwave, Washer
Siding: Wood
Roofing: Asphalt
View: Private, River, Scenic, Water, Wooded



Property Summary

Welcome to an ultra-private, dual-purpose retreat where proven RV-campsite income and an owner's secluded cottage escape coexist—without overlapping. Designed as an “ultimate seclusion meets personal peace” concept, this is a turn-key 21.75 +/- acre recreational and investment holding: established campsite demand up front, and a quiet owner's compound behind it—ideal for hosting friends and family, hunting, fishing, stargazing, and unplugging.





Land

*****To protect the privacy and security of the property and its occupants, access is limited to pre-qualified buyers through private, scheduled showings only, and current tenants are not to be approached or disturbed.**

Ultimate Seclusion Meets Personal Peace – An Exclusive Owner's Private Cottage Retreat on the Elkhorn River

Discover a truly one-of-a-kind recreational retreat where complete privacy, natural beauty, and income potential come together on 21.75 +/- acres with approximately 1/2 mile of Elkhorn River frontage. Conveniently located approximately 15 minutes from Gretna, Elkhorn, and Omaha, and only 60 minutes from Lincoln, this remarkable property offers the rare opportunity to enjoy total seclusion without sacrificing accessibility.

Thoughtfully designed to separate business from personal enjoyment, the property utilizes natural buffers that create two distinct experiences. The commercially permitted RV campground is positioned at the front of the property, while the owner's private retreat is tucked away beyond, preserving peaceful river views, exceptional privacy, and a quiet setting rarely found this close to the Omaha metro area. The result is a unique investment where the RV campsites generate income that can help offset ownership costs, allowing you to enjoy your private sanctuary without compromising your solitude.

A gated entrance welcomes you onto the property, where a 1/2-mile gravel road provides convenient vehicle access throughout the acreage. The owner's retreat features a charming 2-bedroom, 1-bath cottage complete with a sleeping loft, enclosed sun porch, functional kitchen with a two-burner induction cooktop, comfortable living area, and washer/dryer hookups. Beyond the cottage, the private family compound offers three additional power pedestals and multiple water access points, providing plenty of room for family and friends to gather while remaining separate from the commercial campground.

The property is approved through Sarpy County's Special Use Permit for five commercial RV campsites, each equipped with 30- and 50-amp electrical service and water hookups. This established infrastructure provides an attractive income stream that can significantly offset annual ownership expenses while preserving the privacy of the owner's retreat.



Outdoor enthusiasts will immediately appreciate everything this property has to offer. Approximately 1/2 mile of Elkhorn River frontage provides outstanding opportunities for fishing, kayaking, tubing, paddle-boarding, waterfowl hunting, and wildlife observation. A professionally engineered private river access ramp provides a convenient way to access the water, while sustainable, resilient riverbank stabilization has been accomplished in close collaboration with Sarpy County and the U.S. Army Corp of Engineers.

The wooded river corridor creates excellent habitat for deer, turkey, waterfowl, and countless species of songbirds, making this an exceptional destination for hunting, birdwatching, photography, and year-round recreation. The property's secluded setting also offers a rare luxury that is increasingly difficult to find—complete acoustic freedom. Whether you're enjoying music around the campfire, entertaining guests with a backyard barbecue, or simply sitting quietly beside the river, there are no nearby neighbors to interrupt your experience. After sunset, the star-filled skies complete the peaceful atmosphere.

Property Improvements

All major improvements have been professionally completed with the appropriate permits and approvals, making this a truly turnkey recreational and investment property.

- 21.75 +/- acre surveyed parcel
- Special Use Permit (SUP) approved by Sarpy County for five commercial RV campsites
- Floodplain Development Permit (Sarpy County)
- Renovated owner's cottage, including permitted roof and window improvements (Sarpy County)
- Two separate electrical services (Sarpy County)
 - » Dedicated service for the owner's cottage
 - » Dedicated service for the RV campground
- Constant-pressure private well lines (Sarpy County)
- Five commercial RV campsites, each featuring:
 - » 30-amp and 50-amp electrical hookups
 - » Water service
- Private family gathering area with three additional power pedestals and water hookups for guests
- Approximately 1/2-mile gravel access road providing vehicle access throughout the property





Property Improvements (cont'd)

- Gated entrance to the owner's private retreat
- Separate gated entrance for the RV campground
- Professionally engineered private river access ramp
- Riverbank armoring for shoreline protection
- Four engineered jetties and riprap installed along approximately 600 feet of river frontage under authorization from the U.S. Army Corps of Engineers
- Road access easement established along the west property boundary
- 360-degree exterior lighting surrounding the cottage, controlled from inside the home for security and convenience
- Owner's cottage includes a 165 SF screened-in porch offering a comfortable outdoor living space with protection from the elements and insects
- Designated campfire and BBQ locations for gatherings

Extensive due diligence documents are available for qualified buyers, including surveys, permits, disclosures, elevation certificates, flood insurance information, rent rolls, financial pro formas, campground lease documentation, and additional property information.

Whether you're searching for a private family retreat, a premier recreational property, or an investment that combines lifestyle with income potential, this exceptional Elkhorn River property delivers an opportunity that is rarely available in eastern Nebraska.

Contact Brandon Priefert or Jarod Brabec today to schedule your private showing of this extraordinary Elkhorn River retreat.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





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 Fair 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."

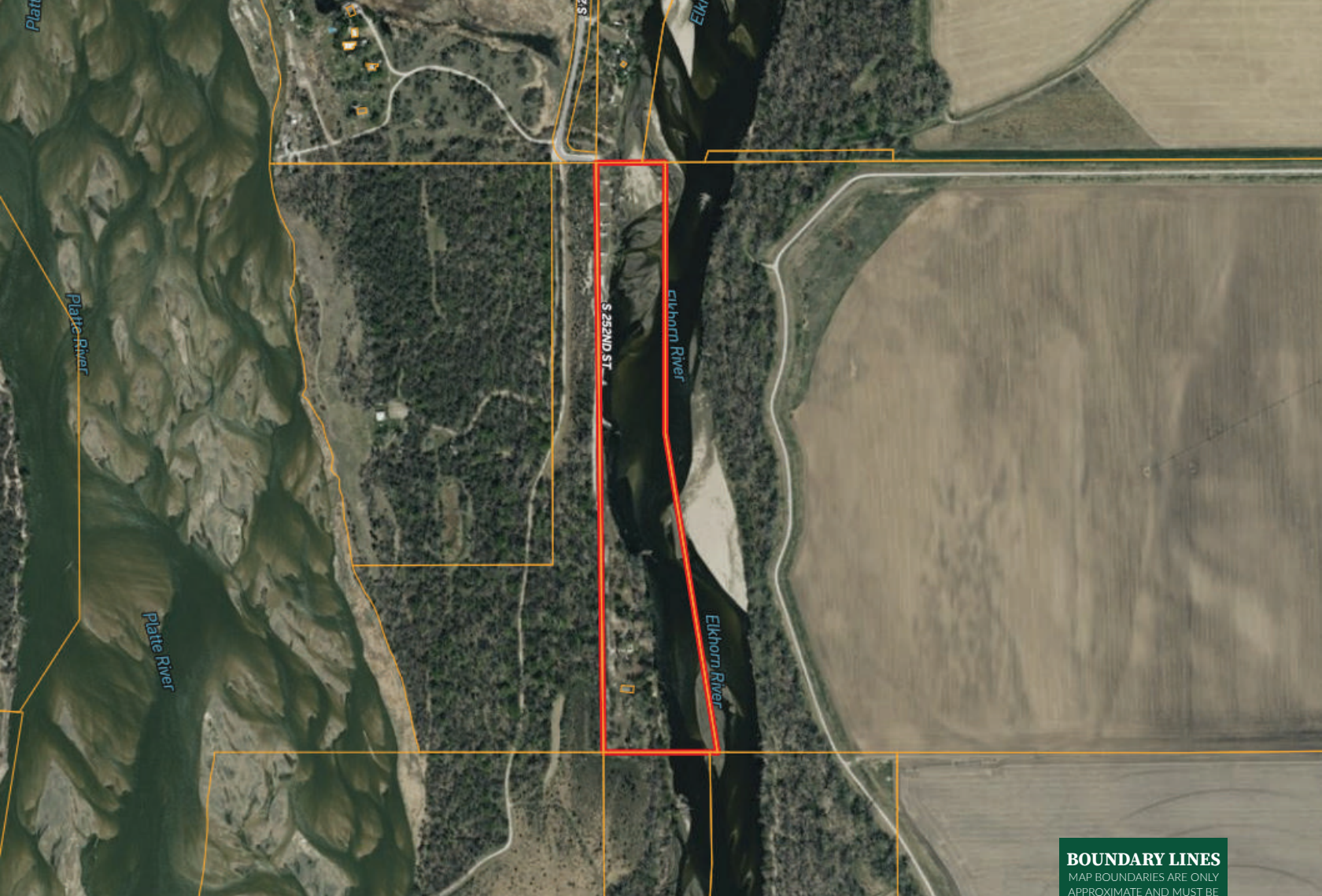


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

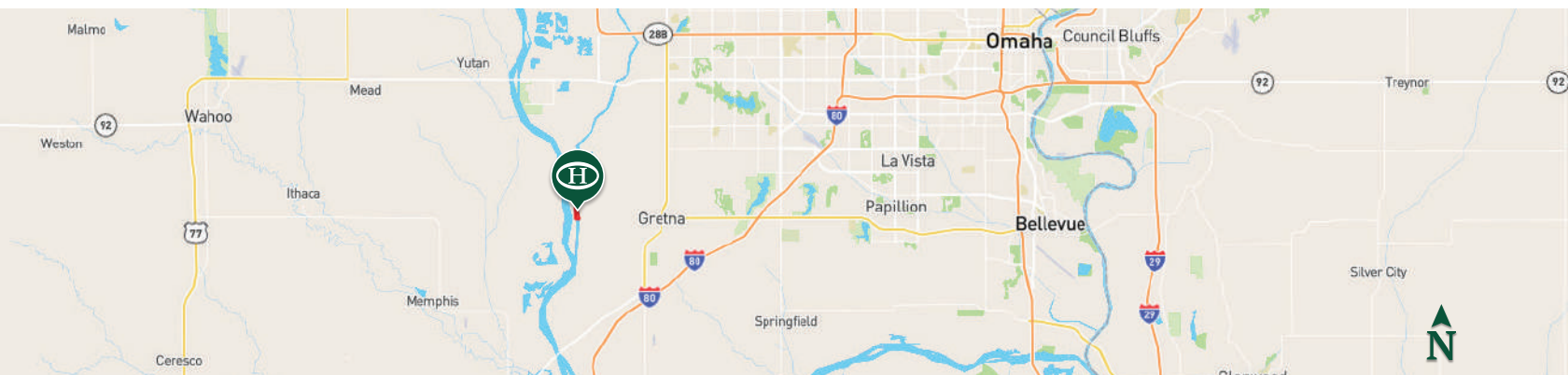




 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Jarod Brabec

📍 Salesperson, Licensed in NE
✉ JBrabec@HaydenOutdoors.com
📞 402.440.9904

Brandon Priefert

📍 Salesperson, Licensed in NE
✉ BPriefert@HaydenOutdoors.com
📞 402.875.1305

