

WESTERN NEBRASKA

Indian Creek 40



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 40.81± | OFFERED AT \$795,000
RANCHANDRECREATION.COM



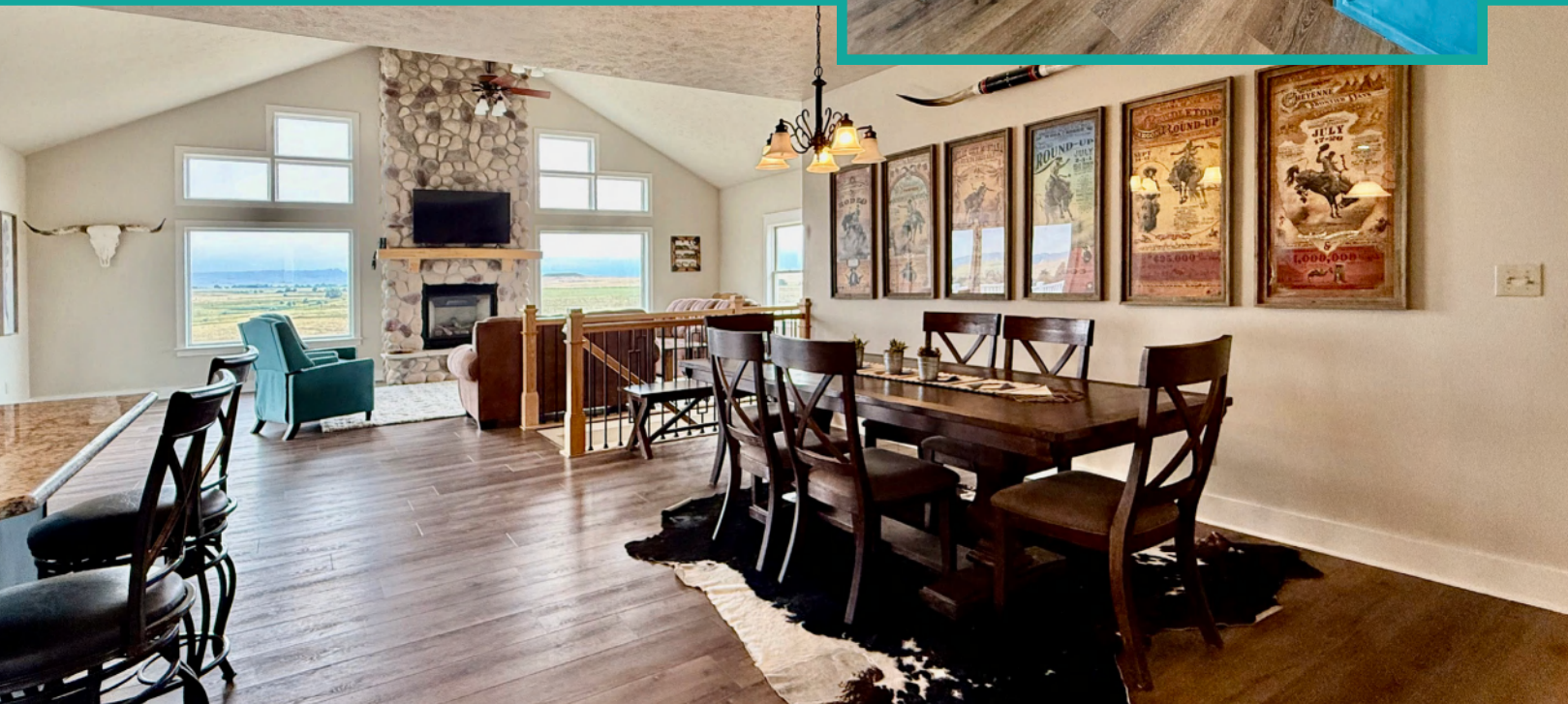
40± ACRE COUNTRY HOME SOUTH OF WHITNEY, NEBRASKA

Nestled along Indian Creek, this beautifully maintained 5-bedroom, 3-bath, ranchette property spans 40± acres and offers a unique blend of comfort, style, and rural charm. With Indian Creek running through the land, sweeping sunrise views to the east, and golden Nebraska sunsets to the west, this property is an extraordinary opportunity for anyone seeking peace, beauty, and practicality.

HOME HIGHLIGHTS

Built in 2008 and thoughtfully updated, the spacious home is a perfect blend of cozy and modern. Key features include:

- 3 Bedrooms + Office on the main floor
- Master suite with walk-in closet, stand-up shower, and Jacuzzi tub
- 2 Additional bedrooms in the fully finished basement
- 2 Bonus rooms, 1 with tile floor and laundry hookups, plus a utility room
- 3 full bathrooms total (2 up, 1 down)
- All new luxury vinyl tile (LVT) flooring throughout the main floor



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- New carpet, doors, and trim in the basement
- Radiant in-floor heat throughout the whole home for comfort in all seasons
- Mini-split A/C system upstairs
- New roof (2024) and new gutters (2025)
- New siding and a repainted deck overlooking the hills and creek
- Enjoy your morning coffee with the sunrise from the front deck, and wind down with glowing evening skies over the rolling western horizon – this home is perfectly positioned to take in every moment.

THE FOLLOWING ITEMS STAY WITH THE HOME:

- Washer & Dryer
- Refrigerator, Microwave, Dishwasher, Gas Stove top oven
- Pool Table
- Trampoline



FINISHED BASEMENT FEATURES:

- Large rec room/lounge area with plenty of natural light
- Utility room
- Full bathroom
- Clean, updated finishes throughout



EXTERIOR, FENCING, & LAND FEATURES

- 40± acres of productive grassland and creek bottom
- Indian Creek flows through the property, adding water, wildlife, and serenity
- Good perimeter and cross fencing, ready for livestock or horses
- Horse Runs-Five individual pipe-fenced horse pens with continuous pipe corrals and three covered shelters and water drinkers, ideal for equine use.



- 2-car attached garage (676 sq ft)
- Farm utility building (2,560 sq ft)
- Well-groomed landscaping, trees, and sprinkler system
- Well-The property has its own well and is also tied into a rural water system on the Whitney pipeline.
- Private and quiet with excellent access and rural charm

This property has been loved, upgraded, and cared for. Whether you're seeking peaceful rural living, a family retreat, or a hobby acreage with elbow room, this Indian Creek gem offers it all – beauty, function, and unforgettable views.

Directions: Head west on US-20W/US-385N for approximately 8.8 miles. Turn south onto Eleson Road and continue for 3.2 miles. Turn west onto Barber Road/Eleson Road and travel 0.6 miles. Continue west on Indian Creek Road for another 0.8 miles. The property will be located on the north side of Indian Creek Road.



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PROPERTIES
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*Acreage counts are believed to be accurate but have not been verified by a professional survey.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.