

White River Horse Property & Building Site
17496 HWY 385
Chadron, NE 69337

\$300,000
25± Acres
Dawes County



White River Horse Property & Building Site
Chadron, NE / Dawes County

SUMMARY

Address

17496 HWY 385 null

City, State Zip

Chadron, NE 69337

County

Dawes County

Type

Recreational Land

Latitude / Longitude

42.891175 / -103.064253

Taxes (Annually)

\$1,700

Acreage

25

Price

\$300,000

Property Website

<https://www.ranchandrecreation.com/property/white-river-horse-property-building-site/dawes/nebraska/111362/>



PROPERTY DESCRIPTION

White River Horse Property & Building Site

25± Acres | Chadron, Nebraska

If you've been searching for the perfect location to build your dream home, horse property, or country retreat just minutes from Chadron, this beautiful 25± acre acreage deserves your attention.

Located along Highway 385 with excellent year-round access, this property offers an outstanding combination of convenience, privacy, and natural beauty. Towering mature trees surround the homesite, creating a secluded setting rarely found this close to town. The White River meanders through the eastern portion of the property, providing a scenic backdrop, abundant wildlife, and the peaceful sounds of running water.

Whether you're looking for a horse property, hobby farm, or simply a quiet place to escape the city, this property offers endless possibilities. The gently rolling pasture provides ample room for horses, livestock, riding arenas, or additional outbuildings while maintaining plenty of open space for a custom home.

Several existing outbuildings—including a large shop with a concrete floor, detached garage, barn, 2-8,000-bushel grain bins, and additional utility buildings—provide immediate storage and functionality while you build.

The existing residence is considered beyond repair and is scheduled to be removed by the seller, allowing the new owner to start fresh with a clean building site.

Located only minutes from Chadron, you'll enjoy the benefits of country living without sacrificing quick access to schools, shopping, healthcare, and Chadron State College.

Property Highlights

- 25± surveyed acres (final legal description to be completed by survey prior to closing)
- Excellent Highway 385 frontage with year-round access
- Minutes from Chadron, Nebraska
- Beautiful White River frontage
- Mature tree shelterbelt providing privacy and protection
- Outstanding building location
- Ideal horse property or hobby farm
- Large insulated shop with concrete floor
- Detached garage
- Barn and multiple additional outbuildings
- Open pasture suitable for horses or livestock
- Scenic views in every direction
- Excellent recreational and wildlife opportunities

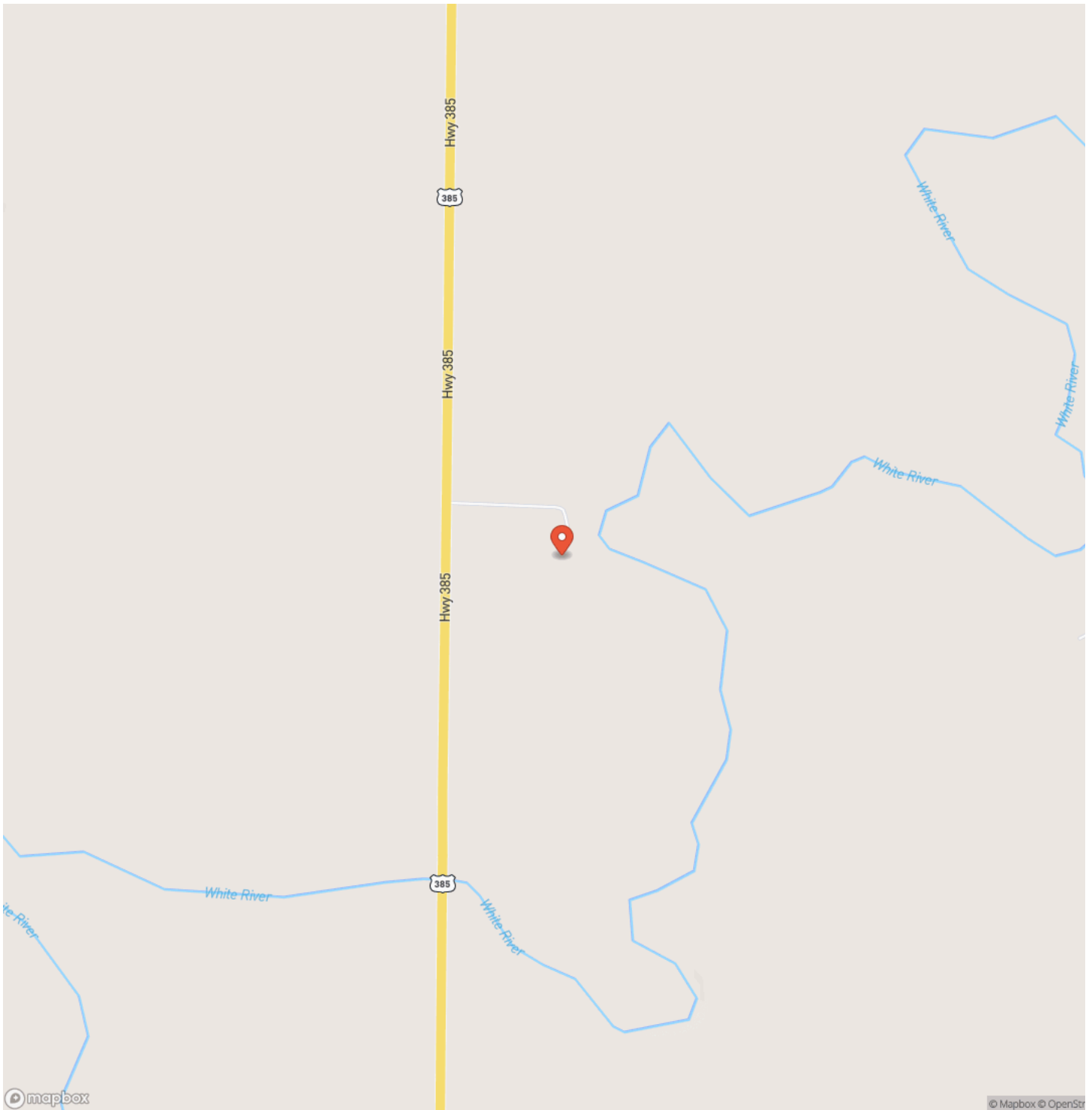
Important Information

- Buyer will receive approximately **25± acres**, with the final legal description to be determined by survey prior to closing.
- **No White River irrigation water rights will transfer with the property.** Water rights will be retained by the seller as outlined in the listing agreement.
- Existing residence is scheduled to be removed by the seller prior to closing.

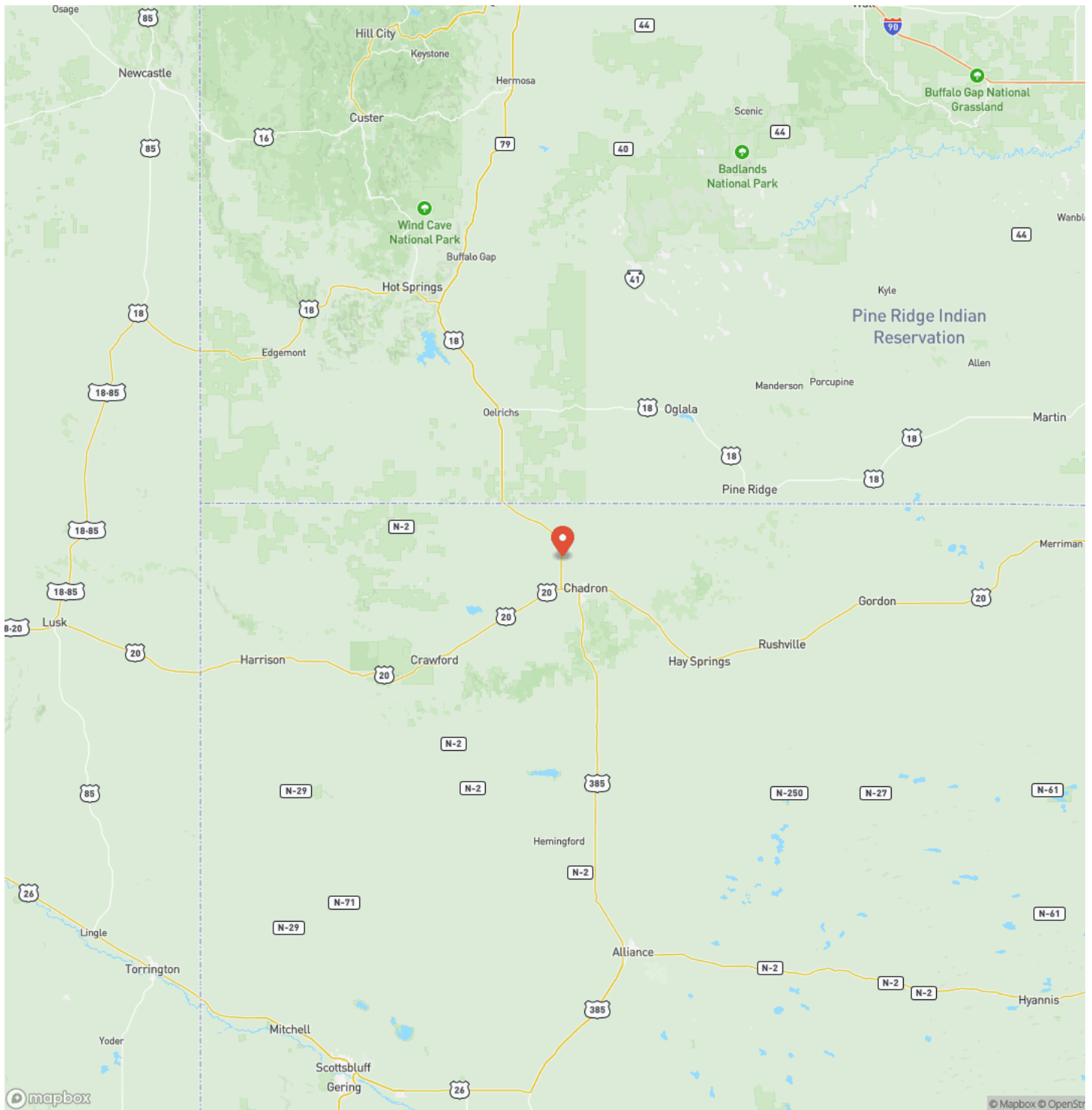
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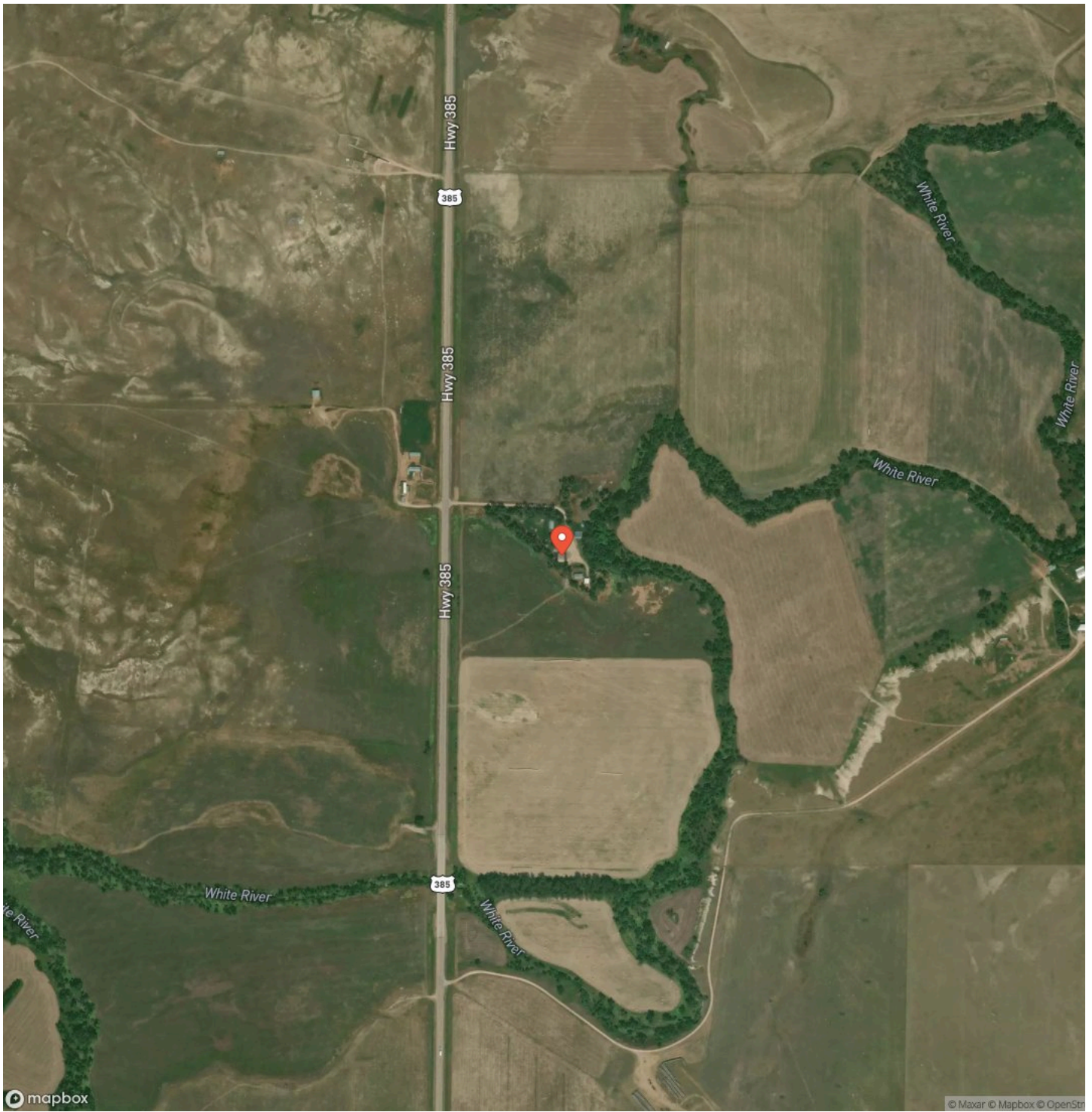
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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Information is only provided for the purpose of assisting potential purchasers in identifying prospective properties they may be interested in purchasing. #1 Properties Ranch & Recreation LLC is not liable for any inaccuracies, errors, or omissions regarding information about the property or losses that result from the use of this information. Potential purchasers should conduct their own due diligence including, but not limited to, a legal and financial review before purchasing.

#1 Properties Ranch & Recreation
6106 Yellowstone Rd
Cheyenne, WY 82009
(307) 236-8299
<https://www.ranchandrecreation.com/>
