



# FOR SALE

## PASTURE/RIVERFRONT

Platte County, NE

**215 +/- Acres**

**OFFERED AT:**

**\$1,395,000**

### ***ABOUT THIS PROPERTY:***

Located less than 15 minutes west of Columbus, Nebraska, this 215 +/- acre tract offers an ideal mix of income-producing pasture and premier recreational opportunity with direct access to the scenic Loup River. With approximately 160 acres of clean, well-maintained pasture and roughly 54 acres of timber, this farm is a great package for cattlemen, investors, and outdoorsmen alike. There's also additional acres of accretion ground along the river that adds value and character to the tract, offering additional wildlife habitat and space for recreation.



## More About this Property:

The timber consists primarily of mature cottonwoods and cedars, with a dense stand of younger willows on the northern edge that provides excellent bedding and security cover for the whitetails. This area has a strong history of producing quality deer and turkey, as the Loup River corridor only enhances the wildlife potential. A small pond on the property offers a water source for both livestock and wildlife, while additional recreational opportunities are available with direct river access for kayaking, fishing, four-wheeling, or jeeping. Several natural clearings within the timber would make ideal food plot locations, allowing a new owner to easily transform this into a prime hunting destination.

Roughly 75% of the perimeter fencing was replaced in 2019, and the current tenant typically runs around 35 cow/calf pairs each season, providing additional income. The pasture is clean and well-managed, ready for continued grazing.

The property sits on an inside corner of a gravel road, creating a sense of privacy that's hard to find this close to town. Only 10 miles from Columbus, the last 1.5 miles to the farm are gravel—everything else is paved highway. Once on the property, access to the timber from both the north and south allows hunters to play the wind and pressure smartly.

Whether you're looking for a well-rounded pasture unit with income potential, a private riverfront hunting getaway, or a property to develop into your dream wildlife haven, this farm checks a lot of boxes.

Directions: From the spur of Hwy 81 & Hwy 22 west of Columbus, go west on Hwy 22 toward Monroe for approximately 4 miles. Then go south on 310th Ave for approximately 1.5 miles.

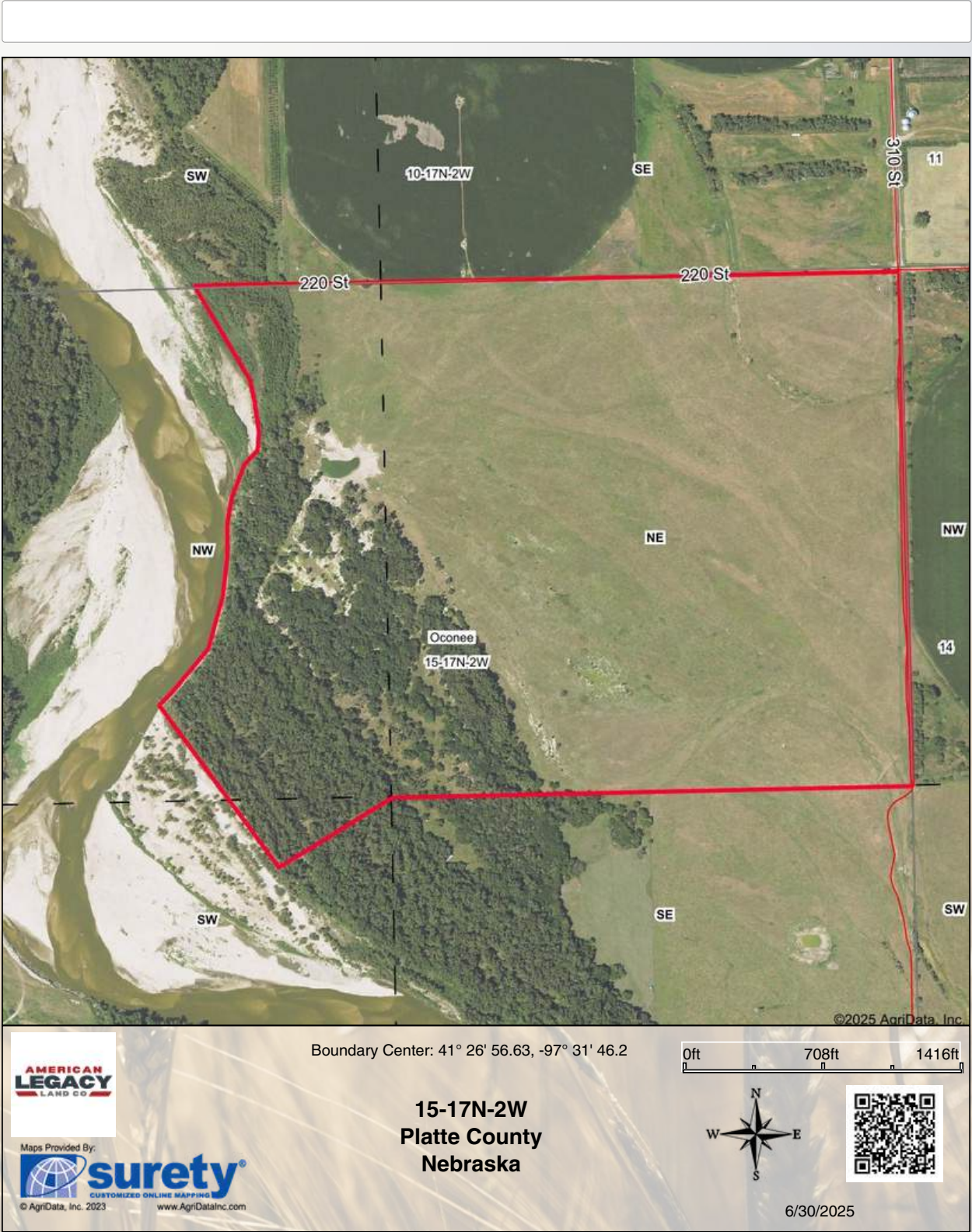
Legal Description: 15-17-2W E1/2 NE & LOTS 2 & 5 in Platte County, NE

## FEATURES:

- 215 +/- total assessed acres
- Additional acres of accretion ground
- Direct access to the Loup River
- Excellent whitetail and turkey hunting
- Pond for cattle and wildlife
- 75% new fencing (installed in 2019)



PLATTE COUNTY,  
NEBRASKA



HELPING YOU BUY  
AND SELL LAND

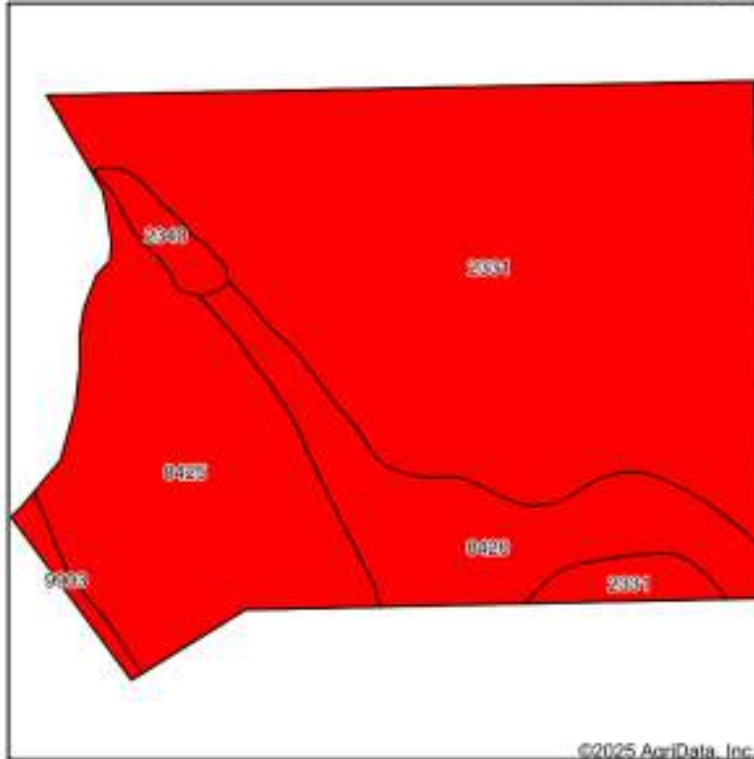




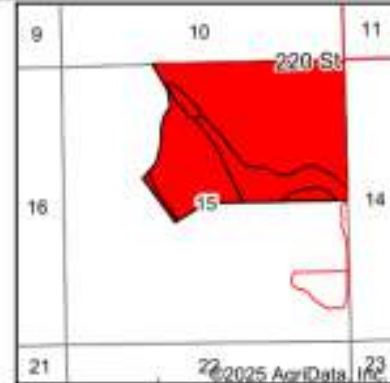




## Soils Map



Soils data provided by USDA and NRCIS.



State: **Nebraska**  
 County: **Platte**  
 Location: **15-17N-2W**  
 Township: **Oconee**  
 Acres: **215.24**  
 Date: **6/30/2025**

AMERICAN  
LEGACY  
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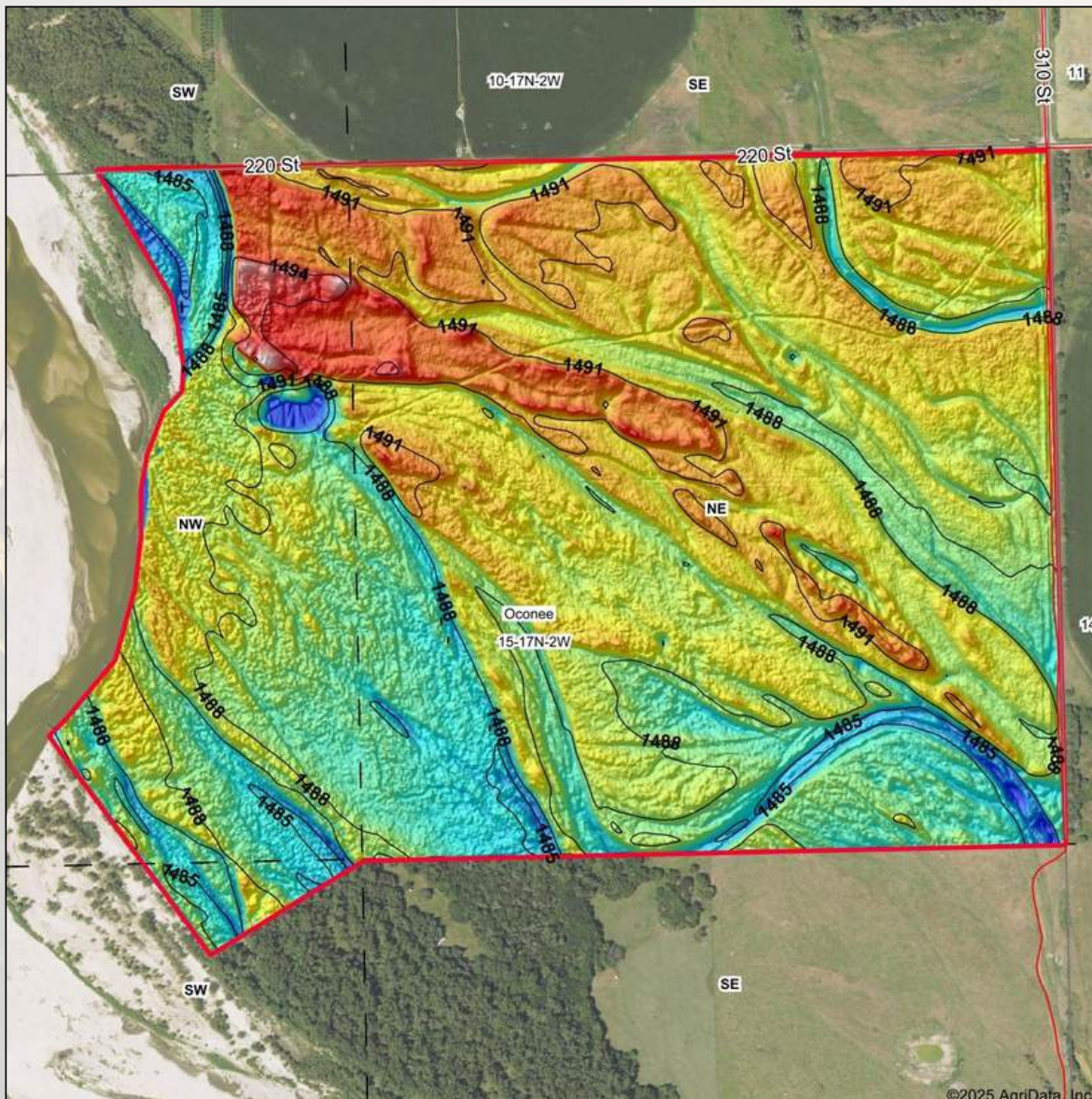
Maps Provided By:

**surety**  
 CUSTOMER ONLINE MAPS  
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Area Symbol: NE141, Soil Area Version: 22																						
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Cool season grasses AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	"n NCCPI Overall	"n NCCPI Corn	"n NCCPI Small Grains	"n NCCPI Soybeans	"n NCCPI Cotton
2331	Inavale loamy fine sand, rarely flooded	130.75	60.7%	<div></div>	IVe	IIIe	3465	31	2	4			98		79	21		28	24	28	26	9
8425	Boel-Inavale complex, channelled, frequently flooded	49.20	22.9%	<div></div>	VIw		4765	27										23	23	18		23
8420	Boel loamy fine sand, occasionally flooded	29.48	13.7%	<div></div>	IVw	IVw	5490	25	3	5		45	108	43	78	21	34	29	28	29		26
2340	Inavale loamy fine sand, 2 to 9 percent slopes, rarely flooded	3.69	1.7%	<div></div>	VIe	IVe	0	31	2		2							29	29		26	9
9903	Fluvaquents, sandy, frequently flooded	2.12	1.0%	<div></div>	VIIIw		0	3										3	2	3	1	
Weighted Average					4.53	*,	3946	29	1.7	3.1	*,	6.2	74.3	5.9	58.7	15.6	4.7	"n 26.8	"n 24.2	"n 25.6	"n 25.1	"n 5.6





Low Elevation High



Maps Provided By:



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www.AgridataInc.com

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,481.3

Max: 1,497.9

Range: 16.6

Average: 1,488.8

Standard Deviation: 2.13 ft

0ft 593ft 1186ft



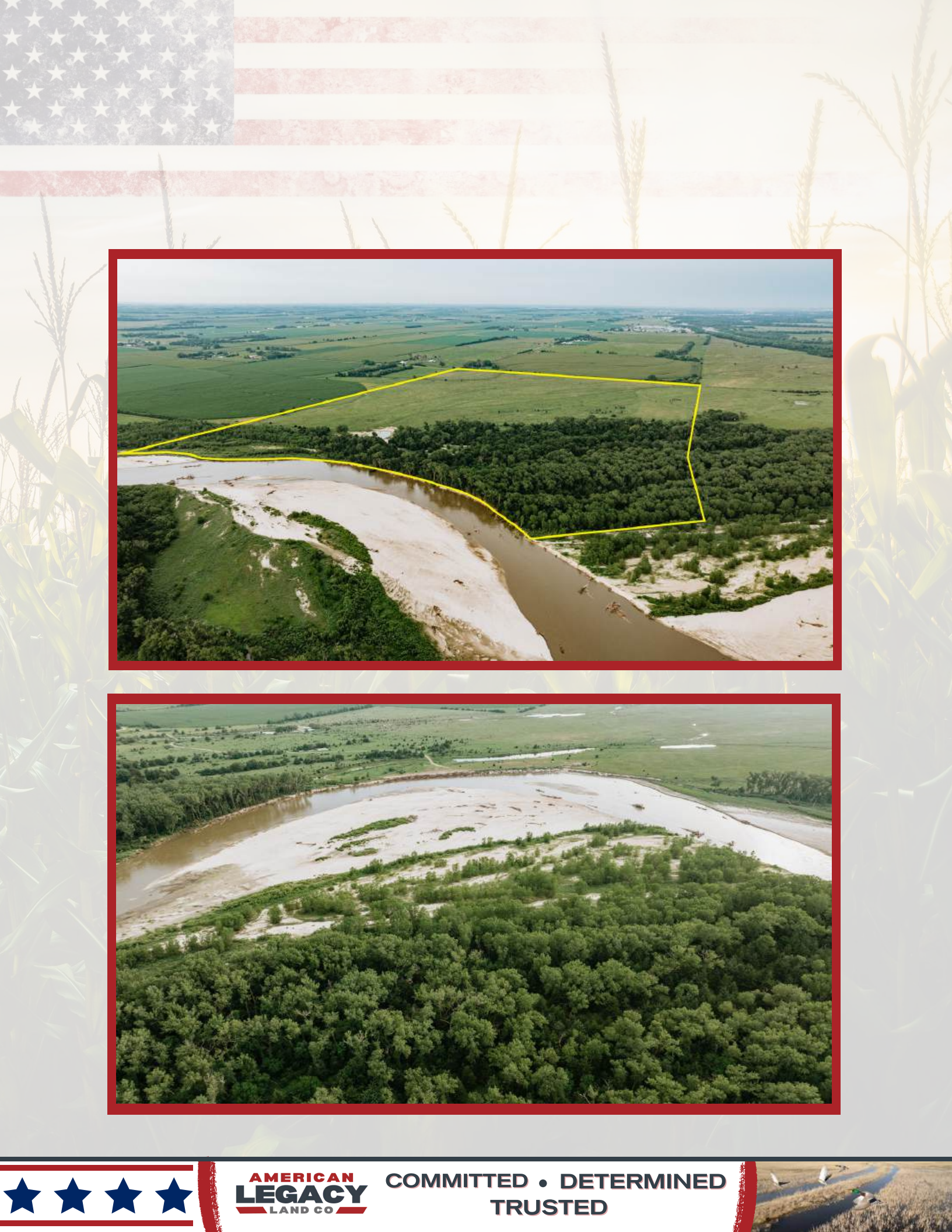
6/30/2025

15-17N-2W  
Platte County  
Nebraska

Boundary Center: 41° 26' 56.63, -97° 31' 46.2







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TRUSTED**







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# AMERICAN LEGACY LAND CO.



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HUNTING • DEVELOPMENT







## About the Agent:

**\*\*Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father\*\***

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

**ADAM SPITZ, LAND AGENT**



**402-276-6414**



**aspitz@AmericanLegacyLandCo.com**