



FOR SALE

RECREATIONAL PROPERTY/PASTURE

Platte County, NE

292.4 +/- Acres

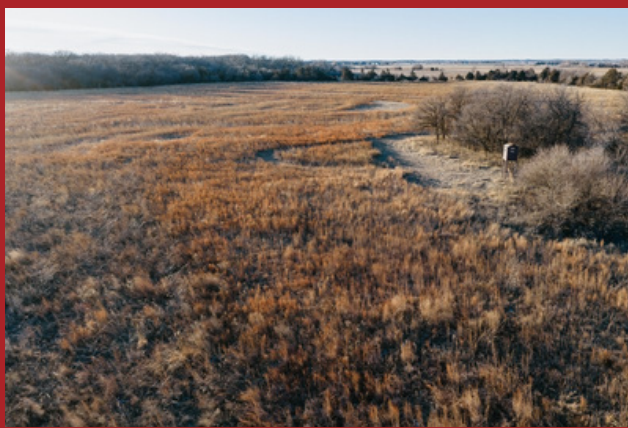
OFFERED AT:

\$1,754,400

ABOUT THIS PROPERTY:

Two and a half miles west of Columbus, NE, on the north side of the Loup River, sits a 292.4 +/- acre property which offers an exceptional combination of income production, diverse wildlife habitat, and outstanding recreational potential.

At the east end of the property, 45.41 +/- acres are enrolled in CRP, generating \$4,936 annually. A centrally located box blind overlooks the CRP, where heavy cover and well-used game trails create outstanding habitat for deer, turkeys, and pheasants, making this portion of the property a true hunter's paradise.



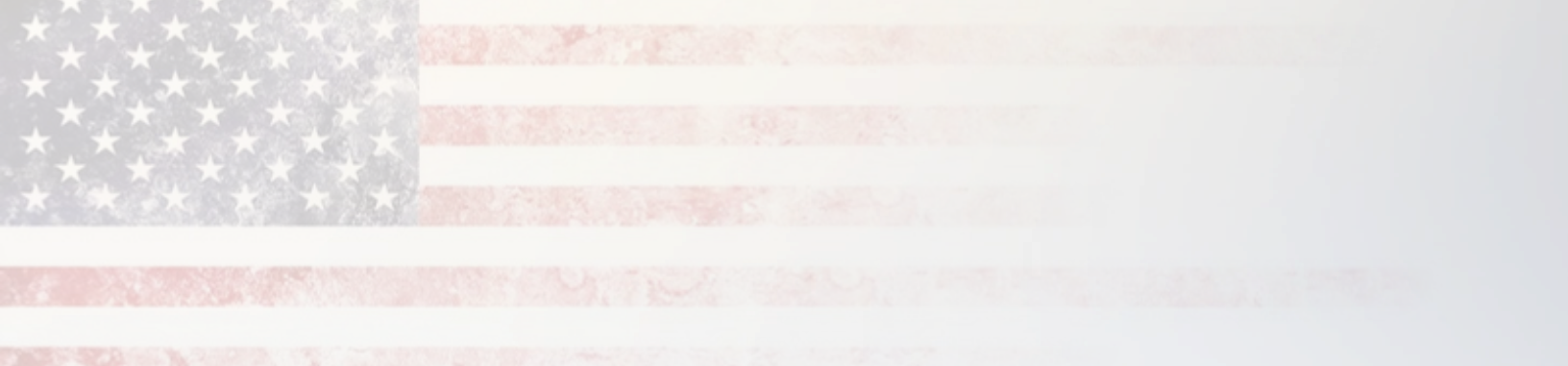
More About this Property:

Approximately 73 +/- acres of pasture run through the heart of the farm, adding potential for additional income. The pasture is fully fenced, with several sections recently upgraded to new four-strand barbed wire. A cased solar stock well supports healthy cattle grazing and enhances the pasture's overall functionality.

The southern portion of the property consists of thick timber and over three-quarters of a mile of Loup River frontage, providing ideal habitat for whitetail deer and turkeys. The river corridor also offers excellent waterfowl potential, serving as a natural travel route and resting area for migrating ducks and geese. With the strategic placement of blinds and the addition of food plots or shallow-water areas, this stretch of river will provide consistent waterfowl hunting opportunities. Multiple tree stands and blinds are already in place along heavily traveled trails for big game hunting.

Along the northern end are approximately 60 +/- acres of hay meadow, adding to the property's income potential. These 60 +/- acres would also be the perfect area devoted to food plots and sanctuary bedding cover for wildlife, allowing you to keep and hold more game on your property.

Situated at the end of a dirt road, the property offers outstanding seclusion and privacy. With river frontage, diverse habitat types, and multiple income streams, this property is a rare opportunity for hunters, investors, and outdoor enthusiasts alike.



Please contact Ben Frisch with American Legacy Land Company at 402-649-7030 to schedule your private tour.

Taxes: 2025 \$2,819.72

Legal Description: N1/2 NE & NE NW & LTS 1-2-3, 17-17N-1W Platte County, NE

Parcel ID: 710023492

Directions: From Columbus, head northwest on Hwy 81 to 242nd Ave. Go south 1 mile to Shady Lake Road, then go west ½ mile. The property is at the end of the dirt road going south.

FEATURES:

- 292.4 +/- total acres
- Over 3/4 of a mile of river frontage
- Top tier hunting potential
- Excellent income
- Well-maintained fencing
- Cased stock well

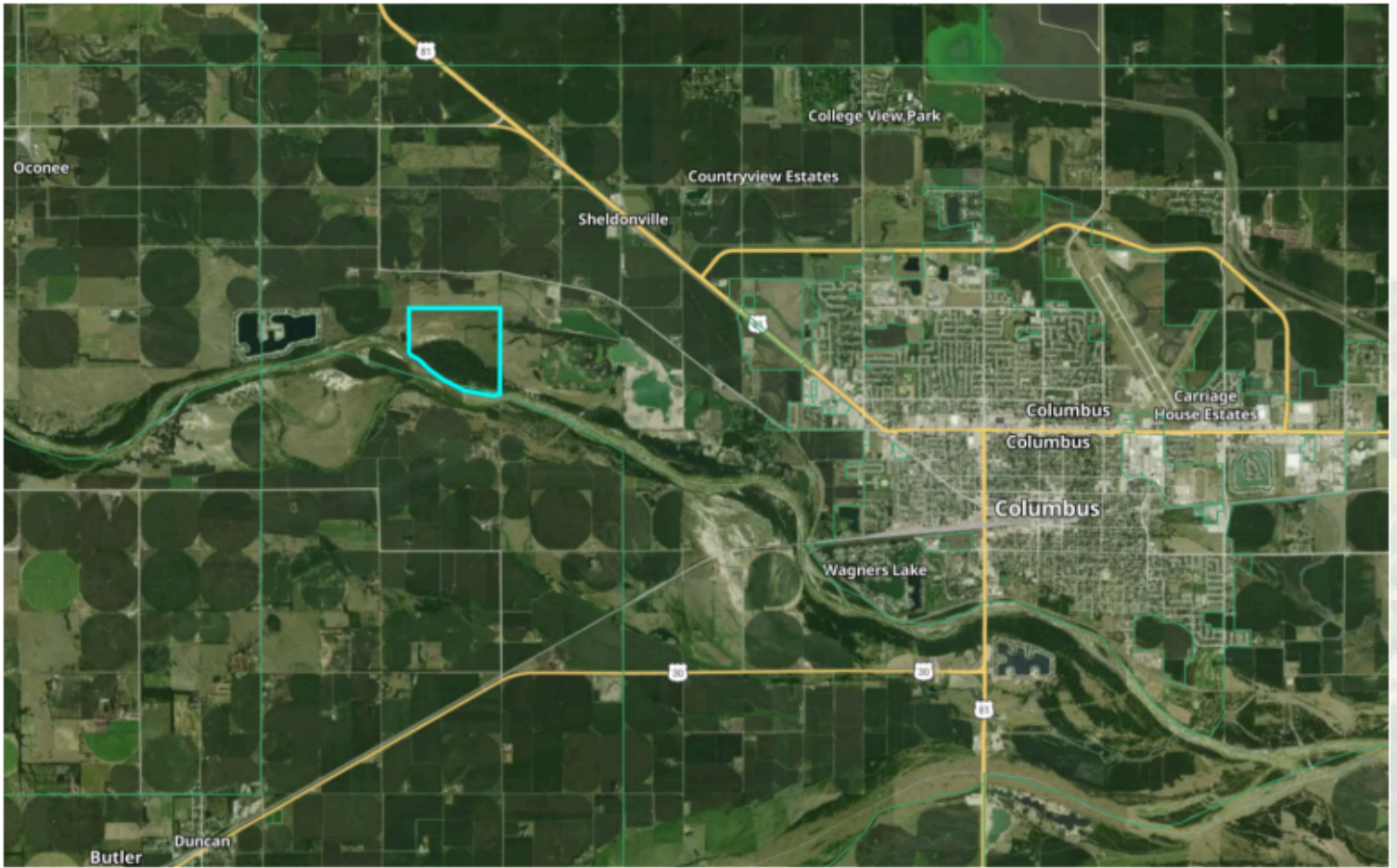


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**PLATTE COUNTY,
NEBRASKA**





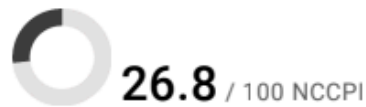
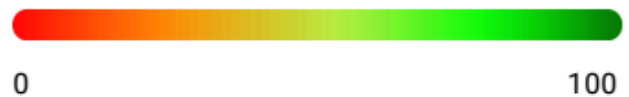
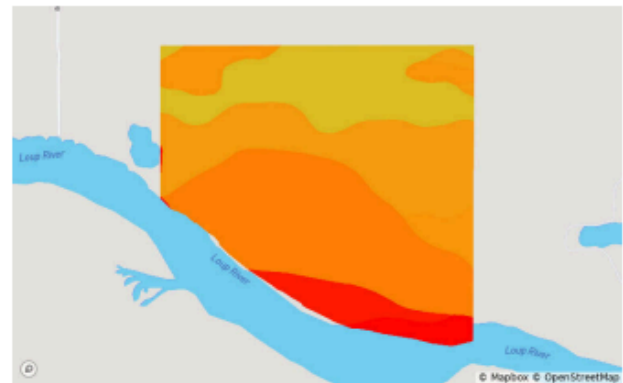
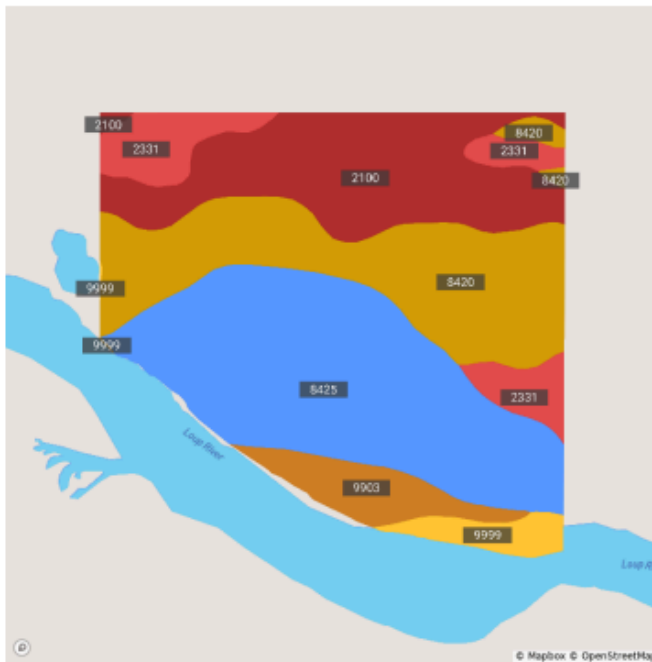
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Soils

Platte, NE • Township: Columbus • Location: 17-17N-1W

292.40 acres, 1 selection

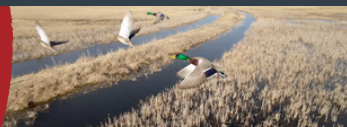


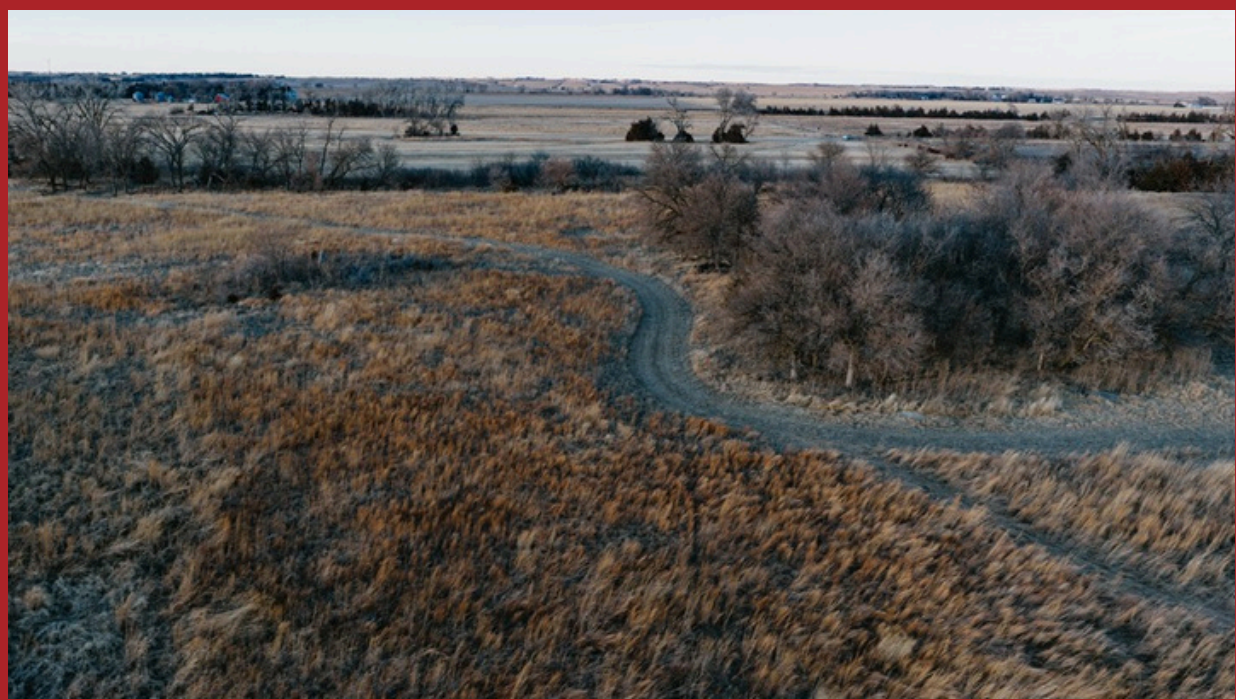
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
8425	Boel-Inavale complex, channeled, frequently flooded	104.2	35.6%	6w	—	23.2
8420	Boel loamy fine sand, occasionally flooded	74.4	25.4%	4w	4w	29.3
2100	Boel fine sandy loam, 0 to 2 percent slopes, occasionally flooded	64.3	22.0%	3w	3w	38.9
2331	Inavale loamy fine sand, rarely flooded	24.9	8.5%	4e	3e	27.7
9903	Fluvaquents, sandy, frequently flooded	16.3	5.6%	8w	—	3.4
9999	Water	8.4	2.9%	—	—	0.0

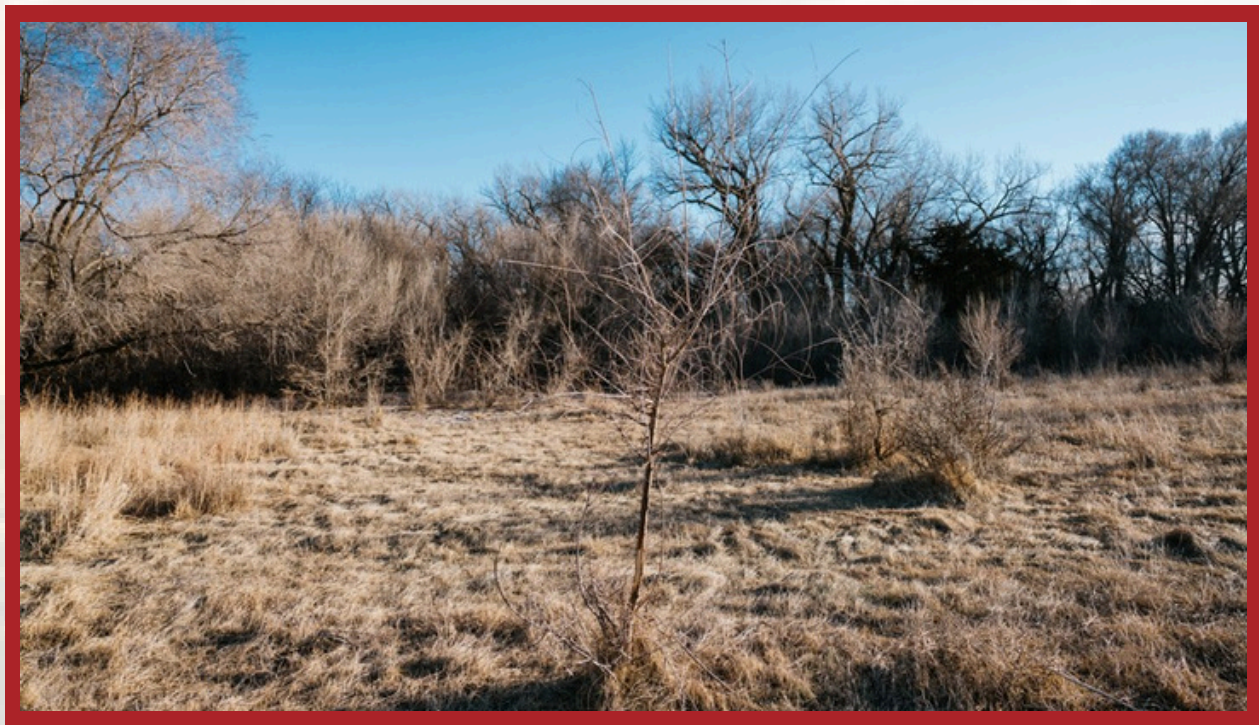


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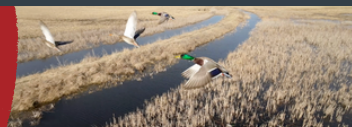






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Listing Agents:

Ben was born and raised on the family farm in northeast Nebraska. He grew up learning the importance of hard work and determination, both of which are needed to be successful in the agricultural world. Ben attended Northeast Community College in Norfolk Nebraska for 3 years where he obtained his associate degree in electrical construction and control, a business diploma, and a real estate license. After college, Ben returned to the family farm where he continued the family business of electrical contracting and construction of irrigation and grain handling equipment. Ben has extensive knowledge of all aspects in the agricultural world.

Ben's hobbies include hunting, fishing, and enjoying everything nature has to offer. He also enjoys taking family trips with his wife and son, trail riding in the black hills.



Ben Frisch

LAND AGENT
AMERICAN LEGACY LAND CO.
402-649-7030
BenFrisch@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

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