



AMERICAN LEGACY LAND CO

FOR SALE

PLATTE RIVER RECREATIONAL HAVEN

Kearney, NE

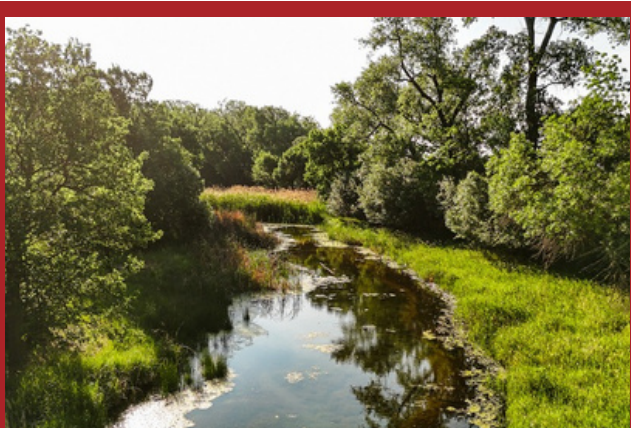
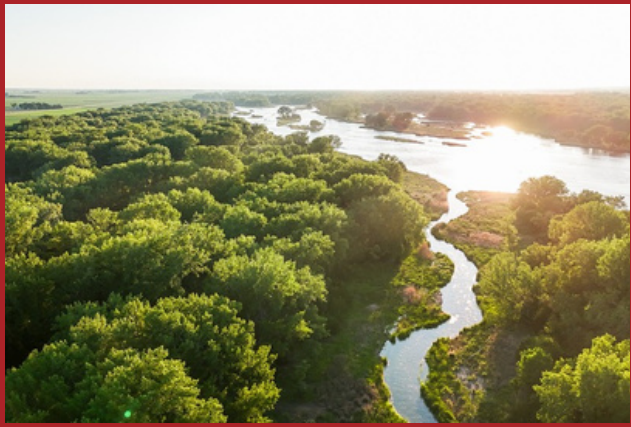
307 +/- Acres

OFFERED AT:

\$2,890,000

ABOUT THIS PROPERTY:

Platte River properties of this caliber are rarely offered to the open market. Situated just 10 minutes from Kearney, Nebraska, and accessed via 747 Road, this extraordinary 307 +/- acre river-bottom estate represents one of the finest recreational and hunting investments available in the Midwest. With approximately 76 +/- acres of productive alfalfa ground providing both annual income and a dependable food source for wildlife. The balance of the property consists of an exceptional mix of mature cottonwood timber, dense cedar cover, warm-water sloughs, and diverse river-bottom habitat. This unique combination creates a property that offers unmatched beauty, privacy, and wildlife diversity within one of Nebraska's most coveted outdoor landscapes.



More About this Property:

For the serious waterfowl and big-game hunter, this farm is truly special. The property's warm-water sloughs provide ideal habitat for ducks and geese throughout the migration season, creating outstanding opportunities in the heart of the Platte River flyway. These natural wetlands attract and hold waterfowl while also enhancing the property's overall wildlife appeal. In addition to exceptional waterfowl hunting, the farm offers premier whitetail deer hunting with the cover, nutrition, and habitat necessary to grow and hold mature bucks. Strong populations of wild turkey and upland game birds further add to the property's year-round recreational value. Large Platte River tracts with this level of habitat diversity, hunting opportunity, and investment potential are becoming increasingly rare. Whether you're seeking a private waterfowl retreat, an exceptional hunting property, or a legacy land investment to be enjoyed for generations, this remarkable Platte River farm stands among the most desirable recreational properties available in Nebraska today.

Contact Listing Agent: Nate Krick (402) 937-3763 for your private showing.

Directions: From the I-80 Kearney, NE Exit 272: Drive south for 1 mile on HWY 44. Then turn right, and drive west on W Rd (later turn into 747 Rd). Drive west for 6 miles and the property will be on the north side of 747 Rd.

Legal Description: 14 8 17 PT. L 2-3-4 14-8-17 COTTONWOOD & ADJOINING L. 2-3-4 14-8-17 COTTONWOOD Phelps/Buffalo County, NE

Taxes: \$3,900 +/-

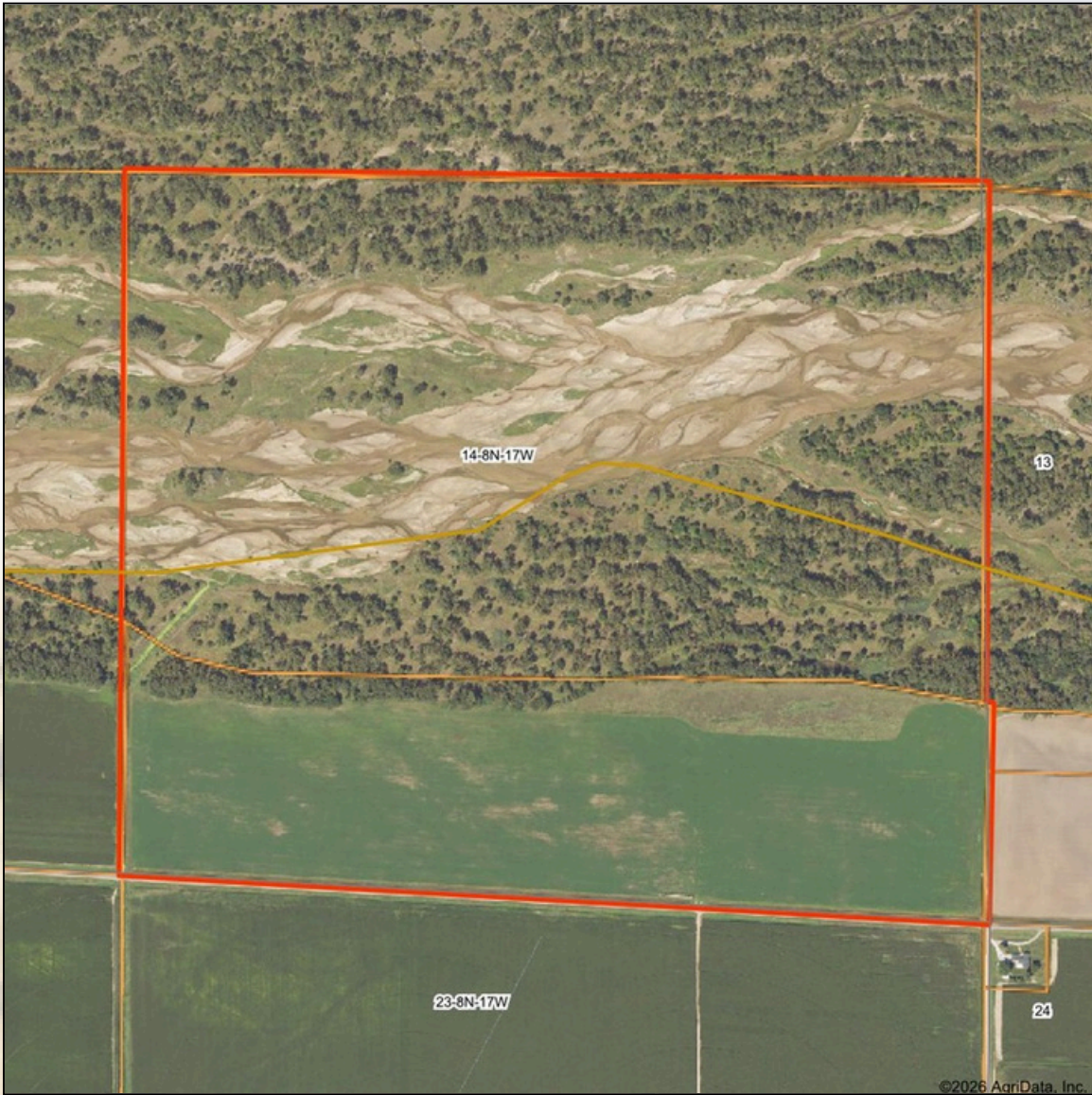
Income Potential: Share crop alfalfa 76 +/- acres

Leased for 2026

FEATURES:

- 307 +/- Acres
- 10 minutes from Kearney, NE, I-80 Exit
- Located along the Platte River
- Great deer hunting corridor
- Mature cottonwoods, cedars, and native grass cover
- Exceptional waterfowl hunting with warm water sloughs

Aerial Map



©2026 AgriData, Inc.

Boundary Center: 40° 39' 39.45, -99° 12' 19.95

0ft 718ft 1436ft



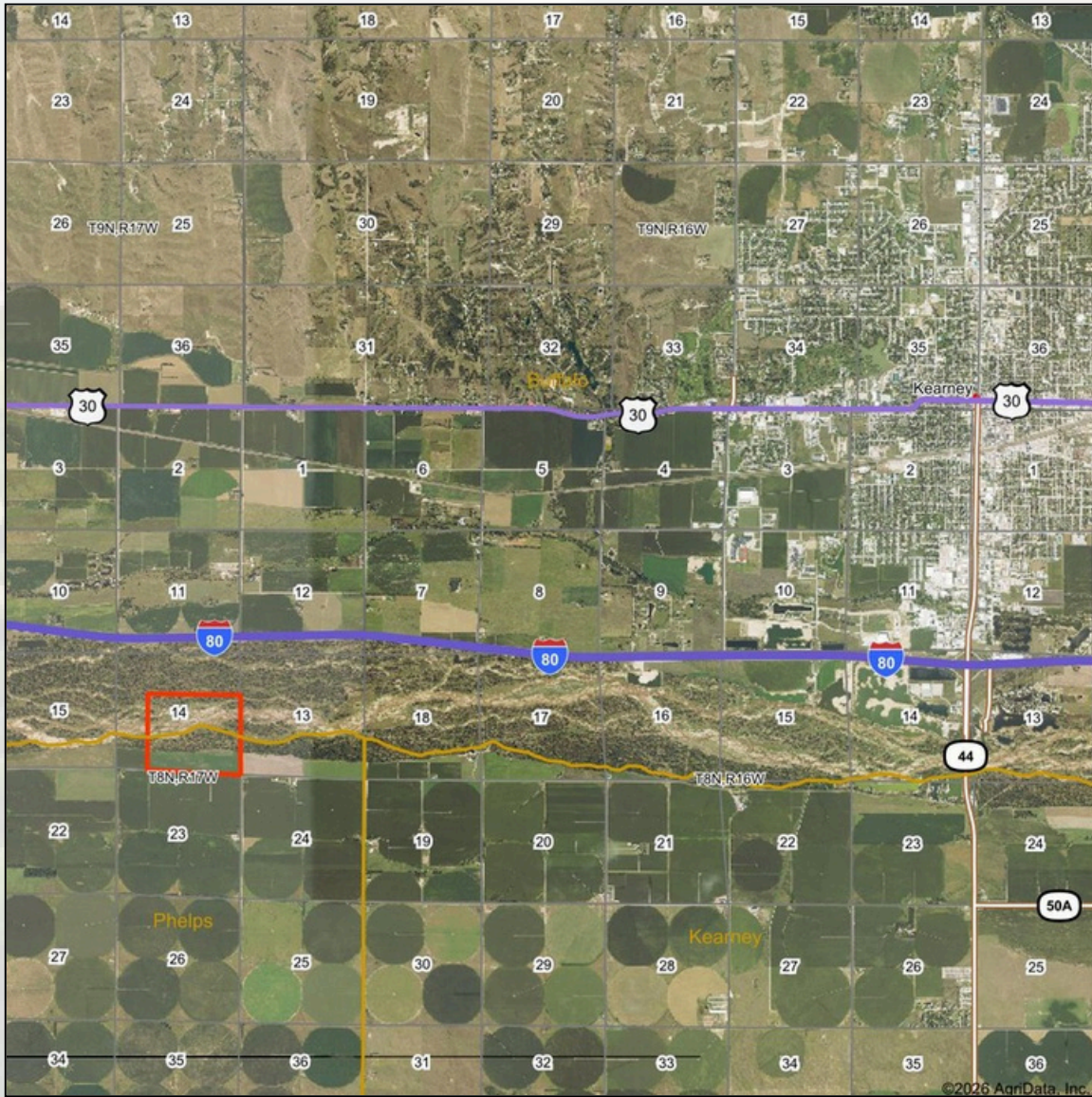
14-8N-17W
Phelps County
Nebraska



5/30/2026



Aerial Map



Boundary Center: 40° 39' 39.45, -99° 12' 19.95

0ft 6689ft 13378ft



14-8N-17W
Phelps County
Nebraska

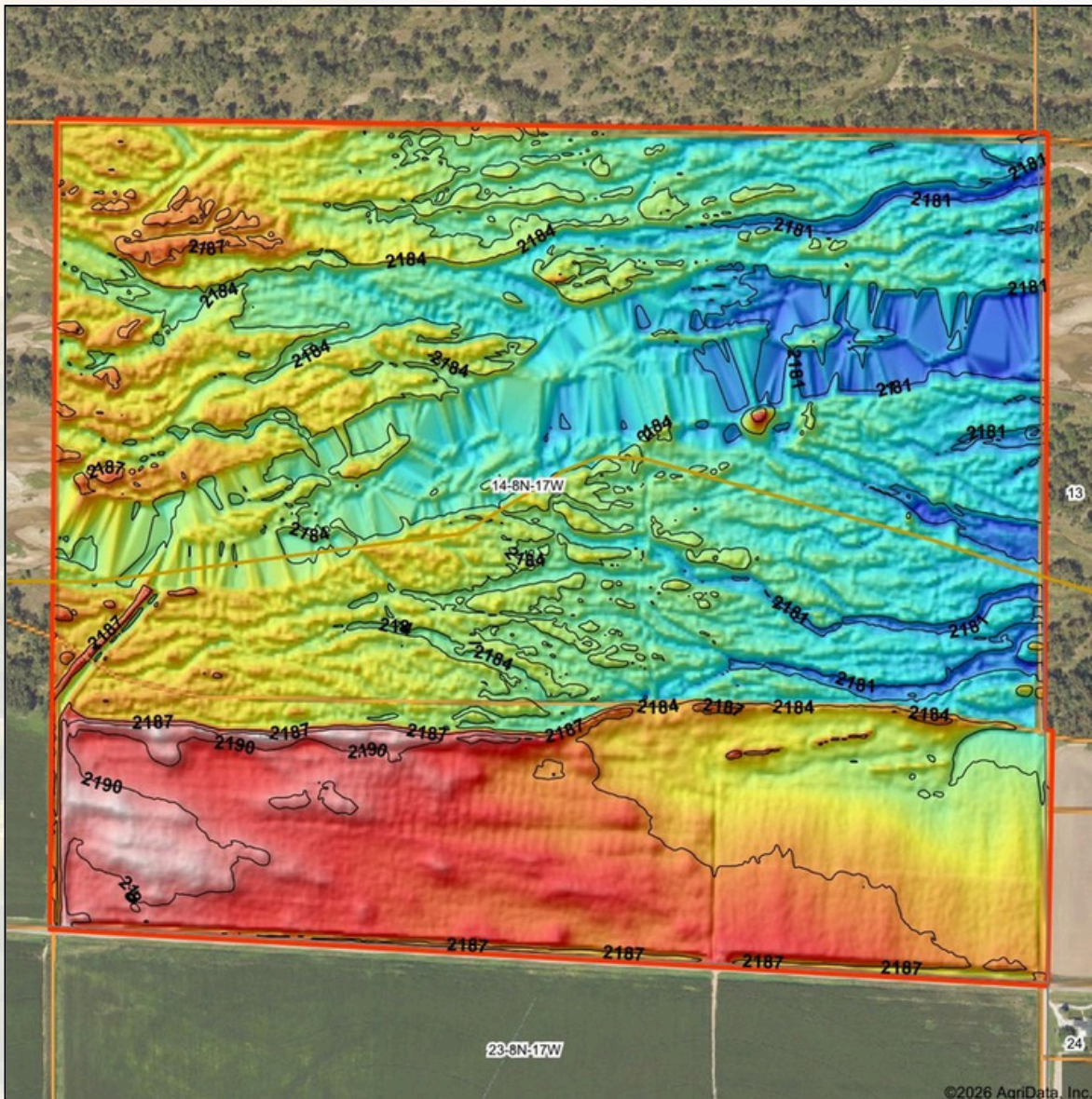


5/30/2026

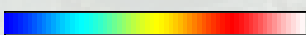




Topography Hillshade



Low Elevation High

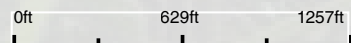


Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 2,179.4
 Max: 2,192.4
 Range: 13.0
 Average: 2,184.7
 Standard Deviation: 2.66 ft



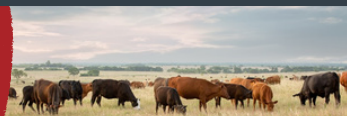
5/30/2026

14-8N-17W
Phelps County
Nebraska

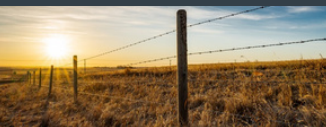
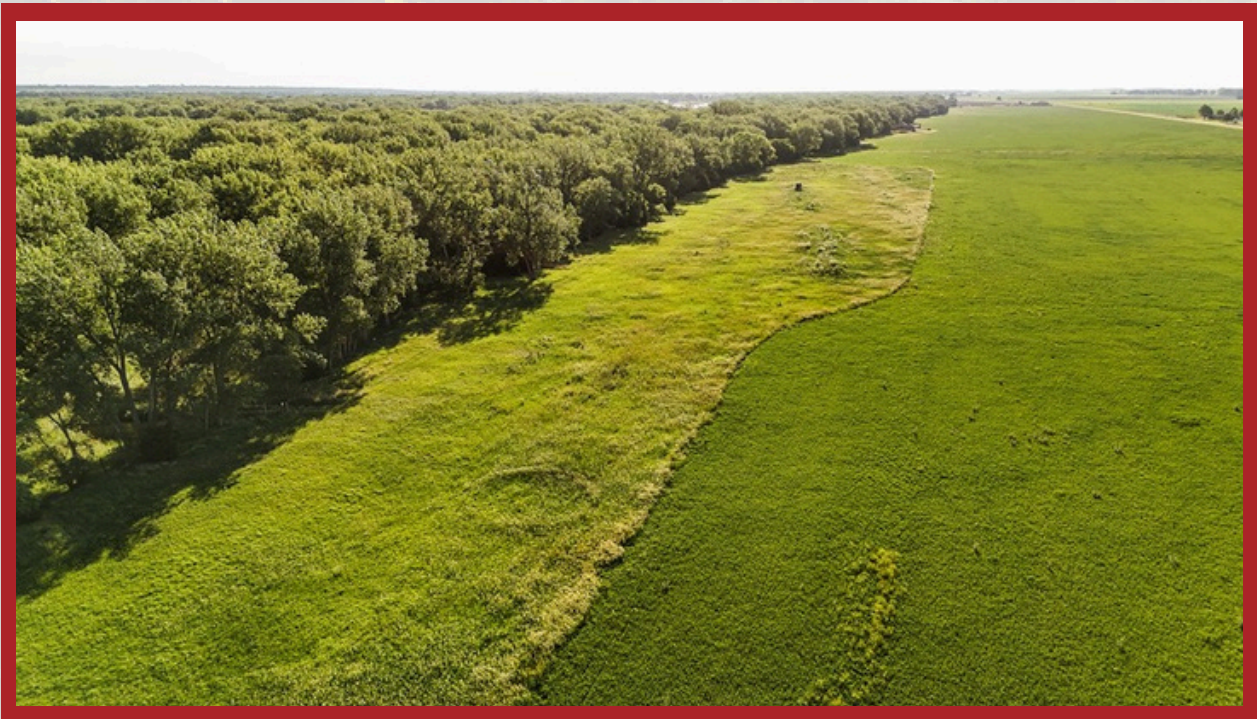
Boundary Center: 40° 39' 39.45, -99° 12' 19.95



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



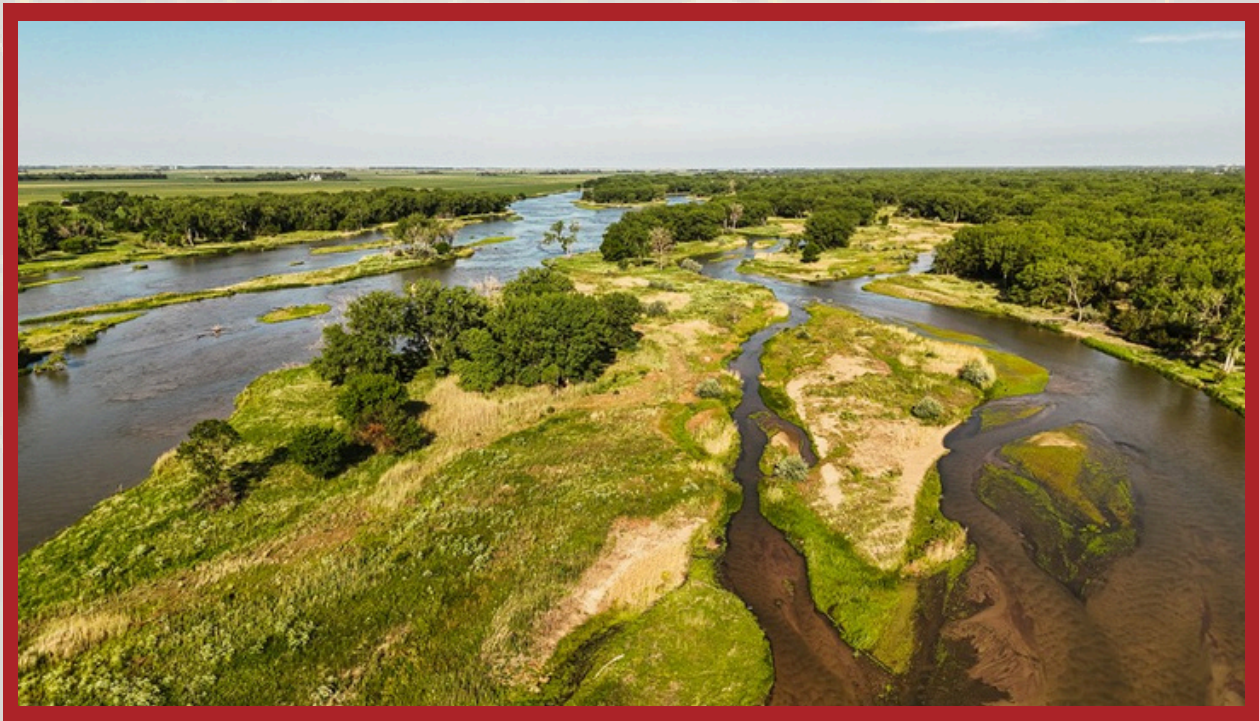
AMERICAN LEGACY LAND CO



AMERICAN
LEGACY
LAND CO

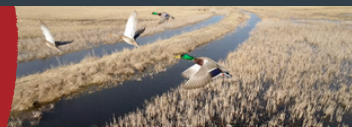
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



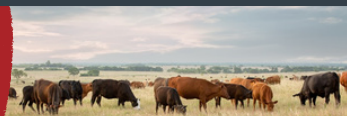
AMERICAN LEGACY LAND CO





**AMERICAN
LEGACY**
LAND CO

HELPING YOU BUY
AND SELL LAND

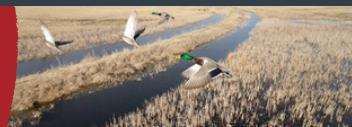






AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com