



**AMERICAN
LEGACY
LAND CO**

FOR SALE

SOUTH PLATTE RIVER RECREATIONAL RETREAT

Ogallala, NE

90.77 +/- Acres

OFFERED AT:

\$1,400,000

ABOUT THIS PROPERTY:

Nestled along the legendary South Platte River corridor just south of Roscoe, Nebraska, this exceptional 90± acre turnkey recreational property represents a rare opportunity to own one of western Nebraska's premier private hunting and outdoor lifestyle properties. Combining luxury accommodations, proven wildlife habitat, and meticulously developed hunting infrastructure, this property has been carefully designed for the serious outdoorsman who refuses to compromise.



More About this Property:

Ideally located just 15 minutes from the Diver's Bay Boat Ramp at Lake McConaughy, the property offers the unique ability to enjoy world-class boating, fishing, and lake recreation while owning a private hunting retreat only minutes away. Opportunities that combine premier hunting habitat with immediate lake access are exceptionally rare in Nebraska and create a property designed for year-round enjoyment.

At the heart of the property sits a newly constructed 1,600-square-foot lodge, thoughtfully designed to serve as the perfect headquarters for family retreats, entertaining clients, or hosting unforgettable hunting weekends. The lodge features three spacious bedrooms, three bathrooms, and an open-concept living space ideal for relaxing after a day in the field. Attached is an impressive 800-square-foot heated garage, complete with a floor drain, providing ample space for vehicles, boats, ATVs, gear storage, and equipment while ensuring year-round convenience regardless of weather conditions.

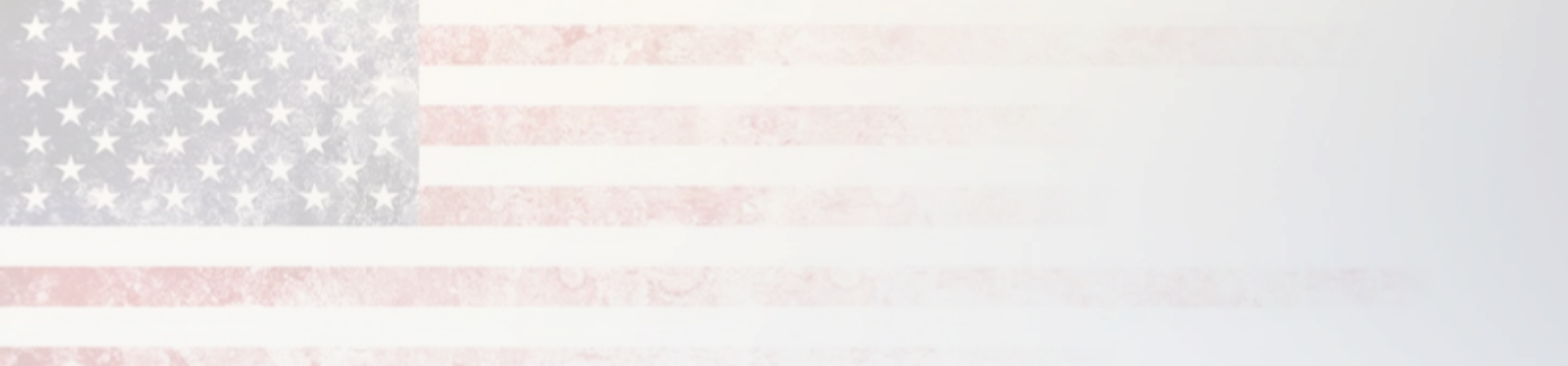
Adding to the property's appeal is a separate 600-square-foot hunter's cabin, creating the perfect gathering space for pre-sunrise coffee and morning strategy sessions, or the ideal setting to unwind after the hunt, reliving the day's stories over cocktails around the fire.

For the dedicated hunter, few properties offer this level of established infrastructure. The farm comes fully equipped with four elevated Redneck hunting blinds strategically positioned throughout the property, allowing exceptional opportunities to pursue mature whitetail deer that frequent the Platte River corridor. Waterfowl enthusiasts will appreciate two established duck blinds: one overlooking productive warm-water habitat, where a naturally occurring warm-water slough attracts migrating ducks and geese throughout the season, and one on the main channel of the South Platte River.

The habitat diversity found here is truly exceptional. With over one-third of a mile of direct South Platte River frontage, mature timber cover, established travel corridors, and strategically planted food plots throughout the property, the owner has created a highly effective ecosystem specifically designed to maximize hunting opportunities for whitetail deer, turkey, and waterfowl. The result is a property that hunts substantially larger than its acreage and consistently produces outstanding recreational experiences year after year. This property has already received approval from Ducks Unlimited for further habitat rehabilitation to improve waterfowl habitat.

Properties offering this level of development, river frontage, and proven hunting habitat rarely come available in the South Platte corridor. Whether you are seeking a private hunting retreat, a family legacy property, or an investment in one of Nebraska's most desirable recreational markets, this property checks every box.

Private. Turnkey. Proven. Ready for opening day.



Property Highlights:

- 90± Acres in Keith County, Nebraska
- Located just south of Roscoe
- Over 1/3 mile of South Platte River frontage
- Newly constructed 1,600 sq. ft. lodge
- 3 Bedrooms | 3 Bathrooms | Laundry Room
- 800 sq. ft. attached heated garage with floor drain, ice machine, hoist, and sink
- Separate 600 sq. ft. hunter's cabin/gathering lodge
- 4 Elevated Redneck deer blinds included
- 2 Established duck blinds, one on the river and one on the warm water slough
- Warm water slough with approval from DU for further habitat improvement
- Established food plots strategically positioned throughout the property
- Stocked fishing pond behind the hunter's cabin
- Exceptional Whitetail Deer, Turkey, and Waterfowl hunting
- 400-yard shooting range
- Full camper hookups with water, power, and septic
- Turnkey recreational property with extensive hunting infrastructure
- All equipment needed for maintenance and further development can be purchased along with the land.
- Rare opportunity in Nebraska's highly sought-after South Platte River corridor

For More information or to schedule a showing, call Nick Wells at 308.991.9544 or Bryan North at 308.325.2858

GIS Parcel ID: 257400100, 257213303, 257213302

Legal Description: LOT 1 J&L MINOR SUBDIVISION 3.01A 1A-O----16

TR (TRACT 2) IN W1/2 30.41 ACCR 5-13-37 1A-O----16

TR (TRACT 1) IN W1/2 48.48 ACCR 5-13-37 7.87A 1A-O----16 KEITH COUNTY, NE

Address: 950 East County Road H Ogallala, NE 69153

Coordinates: 41.1286, -101.59005

Directions: From Roscoe, Nebraska, the property is located directly south on the south side of the railroad tracks

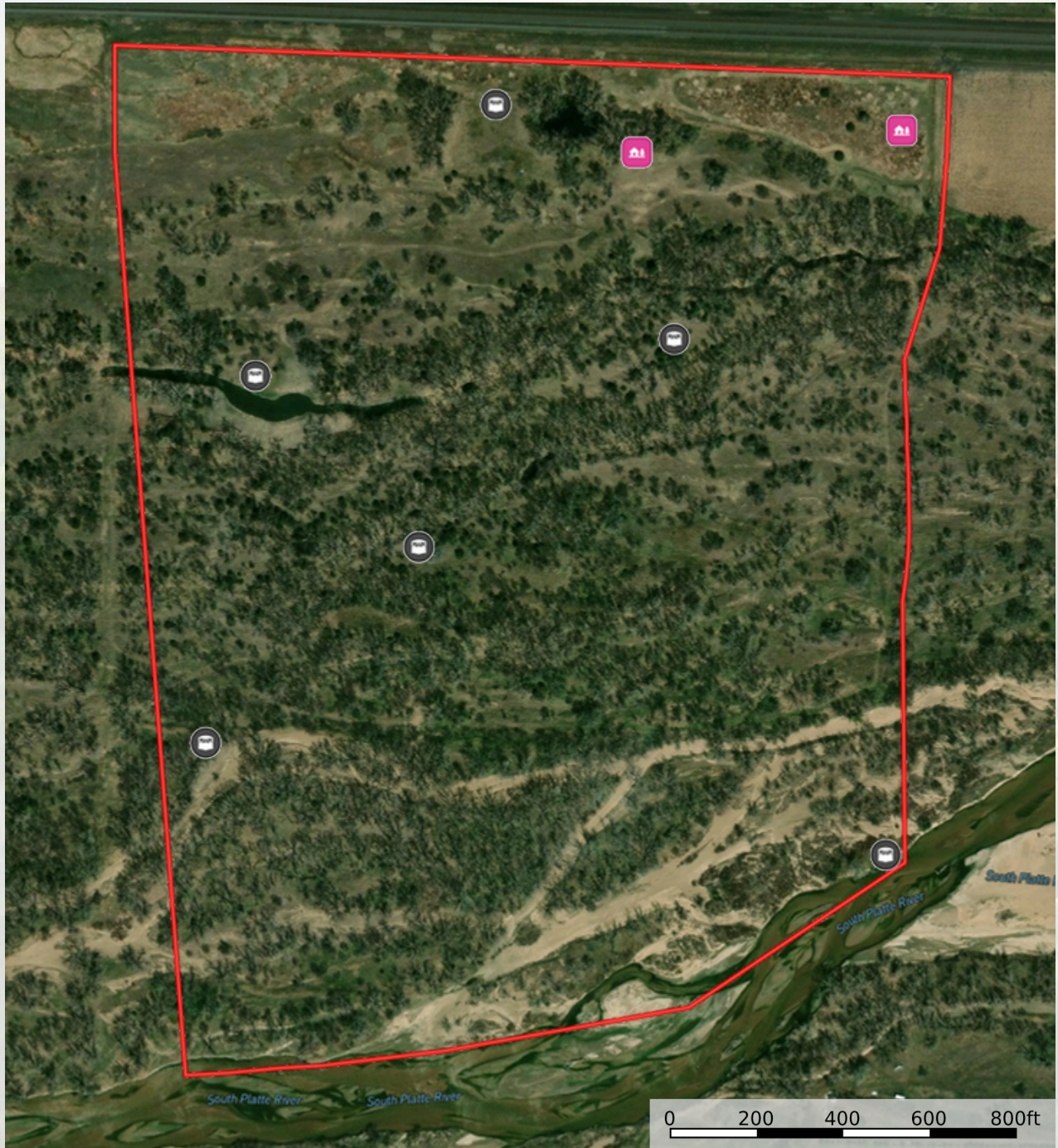
Taxes: \$2319.32



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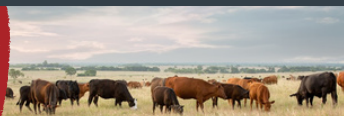
KEITH COUNTY, NEBRASKA



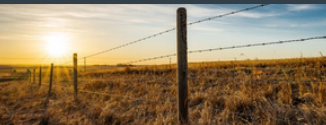


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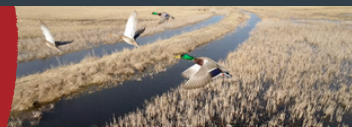
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



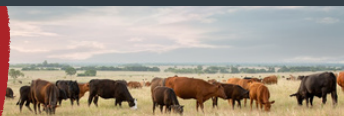
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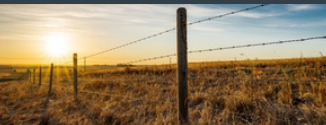


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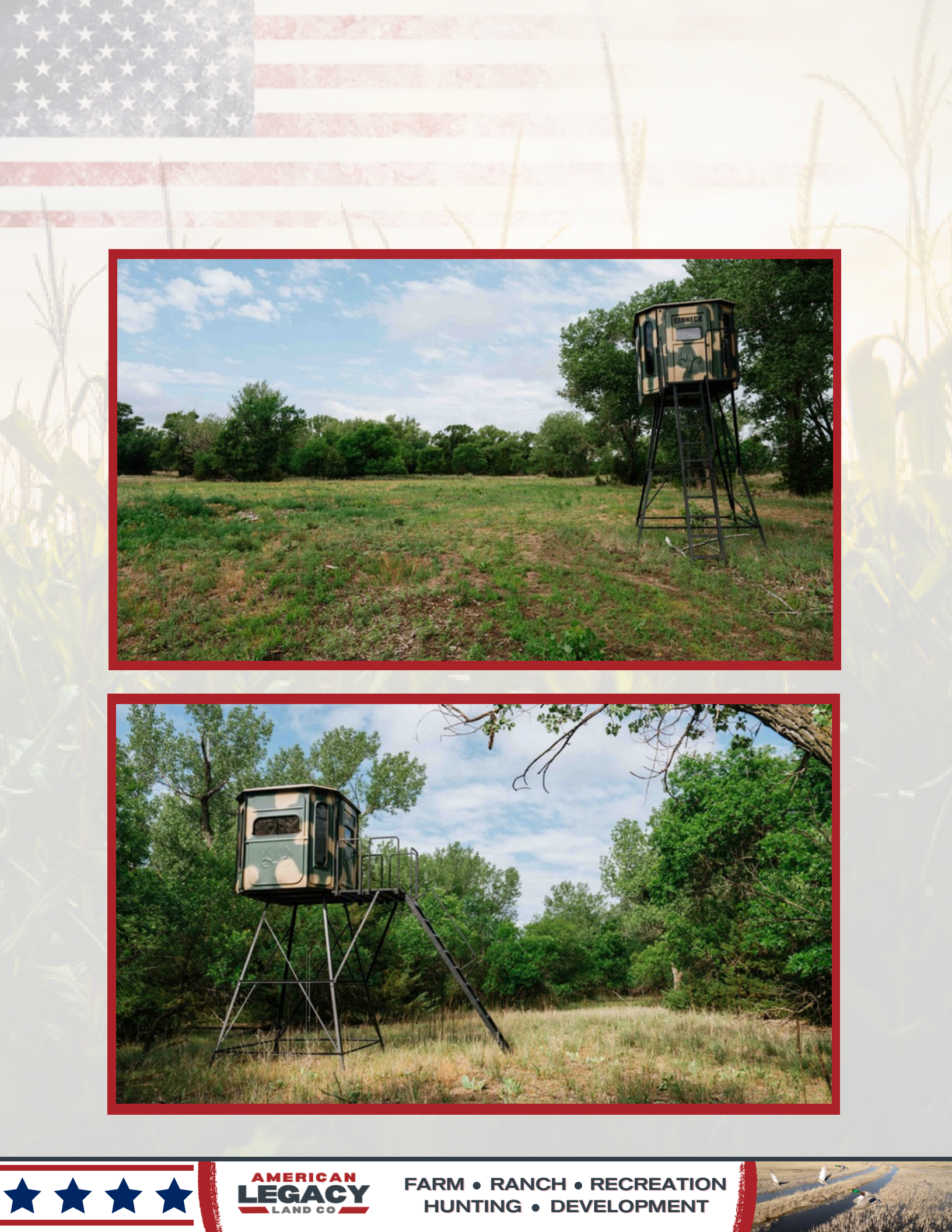
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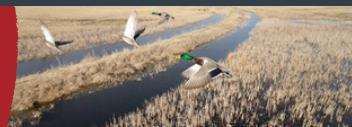
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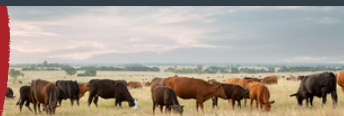
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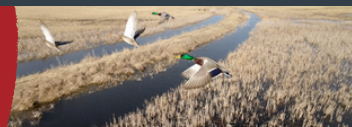
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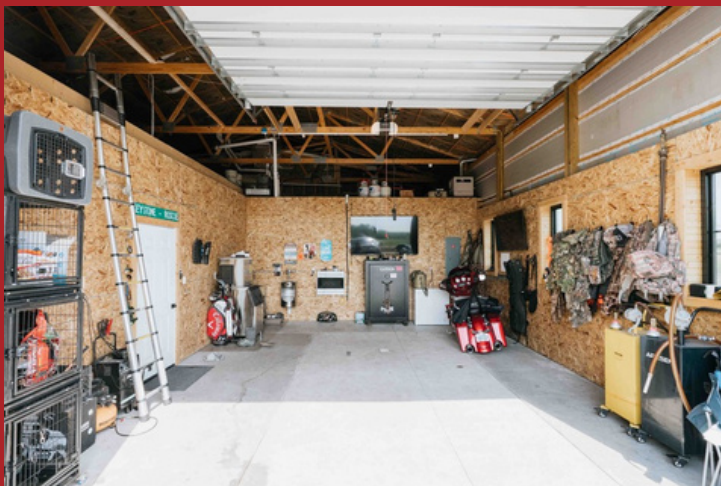


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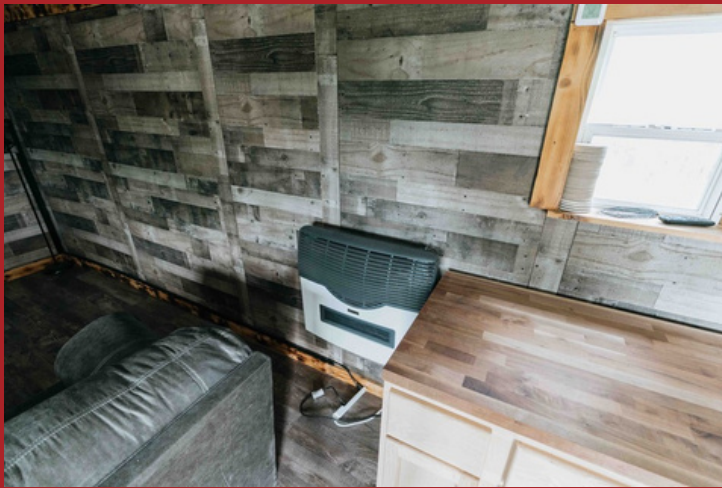


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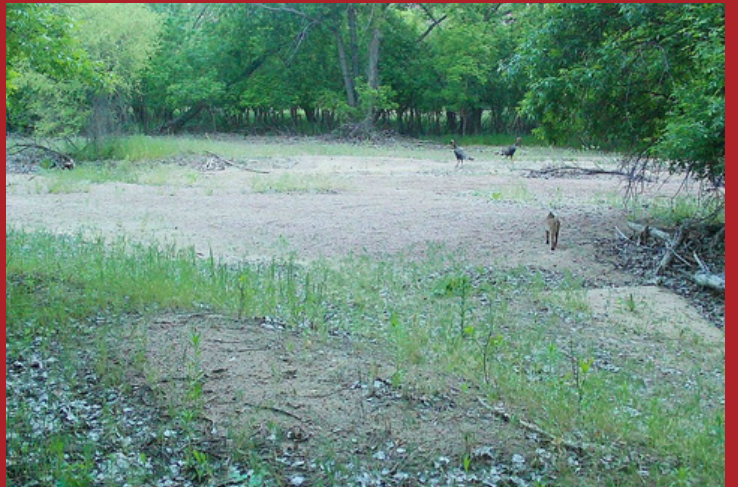
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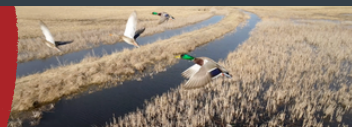


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Listing Agents:

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

VICE PRESIDENT
AMERICAN LEGACY LAND CO.
308-991-9544
Nick@AmericanLegacyLandCo.com

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

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