



PLATTE RIVER WATERFOWL LORE



An ultimate wildlife retreat on the Platte River near Lexington, NE.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$1,600,000**

Location 42610 Drive 755, Lexington, NE

Legal Description

31-10-22 00003050 That part of Govt Lots 4 & 5 lying S of I-80 & Accretion (181.41) (31-10-22)

Acres 181.41±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$4,480.36**

Property Summary

Located in the heart of the Central Flyway, Platte River Waterfowl Lore is waiting for its new owner! The Seller has developed this land into one of the finest hunting properties that has ever been for sale. This property offers approximately 1 mile of river bottom with both sides of the channel. There are excellent waterfowl hunting opportunities and it has been the primary location for a guide and dining service referred to as *The Drakes Nest Hunting Club*. It has been featured in the Omaha World Herald, and the Seller was a former Ducks Unlimited State Chairman.

This is a top shelf waterfowl spot with various wild turkey and whitetail deer. Several tree stands are in place in strategic locations including one propane heated stand that sits up high enough to take in the views of the entire property. After a day outdoors, head inside to relax in the cabin next to the wood burning stove, or watch the wildlife through the windows. Enjoy wood ducks landing in the pond just outside the door, deer and turkey walking through, or take in the painted turtles perched up on the logs next to the pond.

There is a game processing area, and outdoor toilet near the cabin. The Seller has been an excellent steward of the land. Extensive tree removal was done to improve the waterfowl hunting along the river, and general weed control has allowed the natural grasses here to thrive. This property has no easements on it. There are boundary line agreements in place with access to both sides of the river channel for ultimate privacy. I have personally hunted this property with the Seller for many years, and the experience is always amazing.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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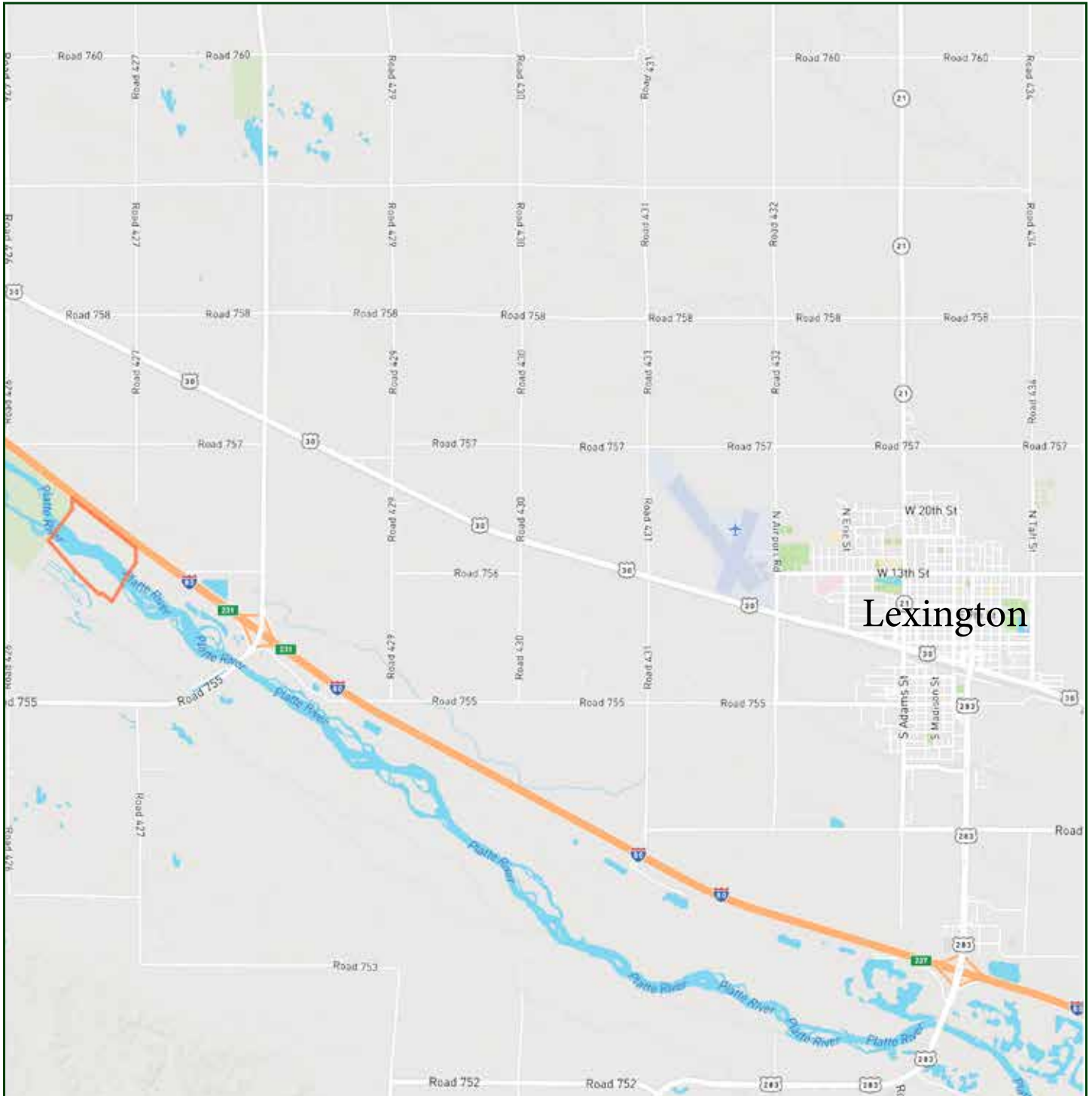
PROPERTY HIGHLIGHTS

Outbuildings

48x84 metal building:
900 sqft of living space
1 full bathroom
1 toilet, sink in the laundry room
4 stall dog kennel area

Cabin:
Sleeps 5
Wood burning stove
Electricity
Inside running water
Kitchen area

LOCATION MAP



Boundary lines are estimates - Map for illustration only

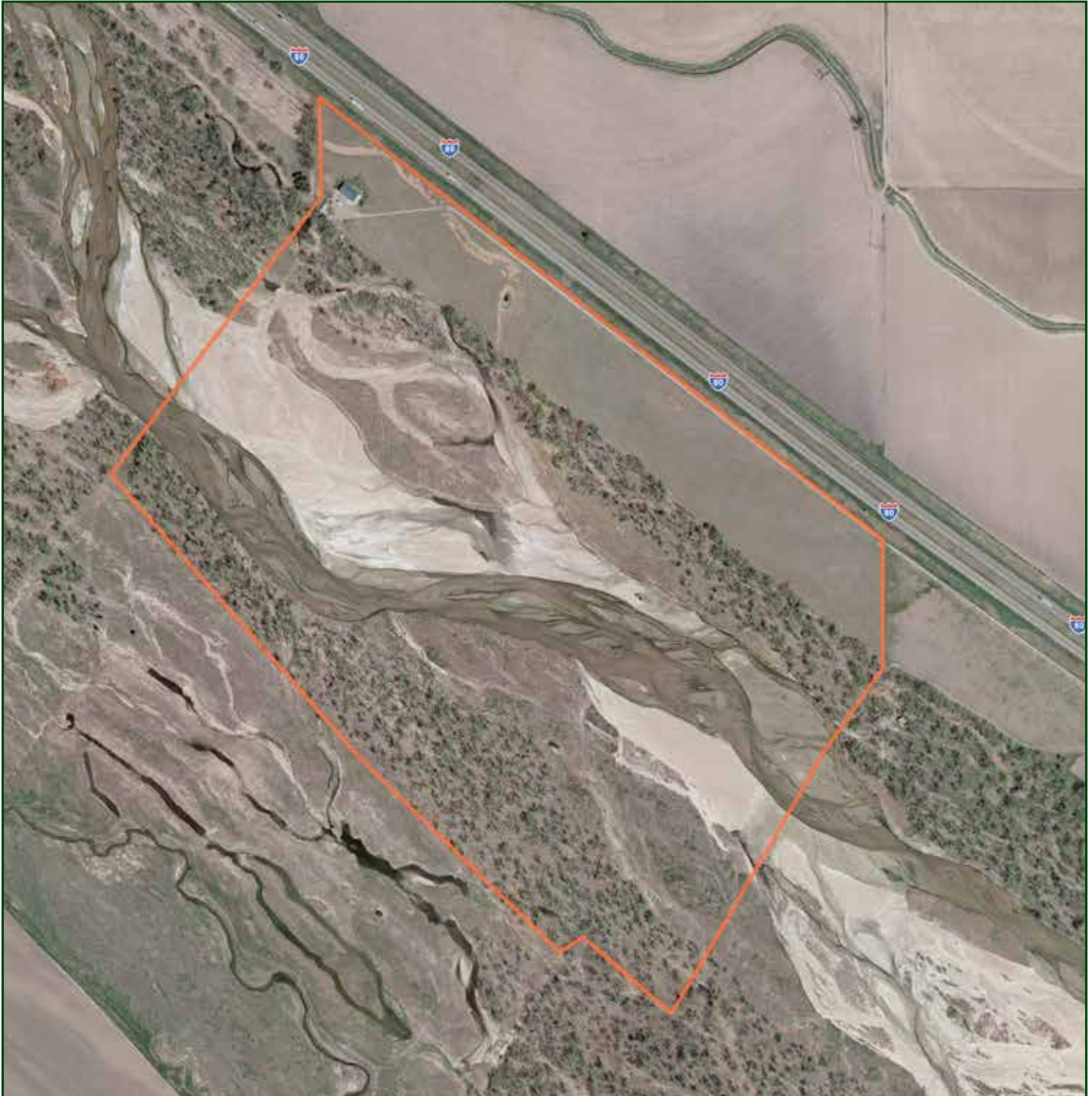
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AERIAL MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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