

Platte River Paradise
1304 Lone Tree Road
Central City, NE 68827

\$1,900,000
448.7± Acres
Merrick County



Platte River Paradise
Central City, NE / Merrick County

SUMMARY

Address

1304 Lone Tree Road

City, State Zip

Central City, NE 68827

County

Merrick County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

41.0494 / -98.0513

Acreage

448.7

Price

\$1,900,000

Property Website

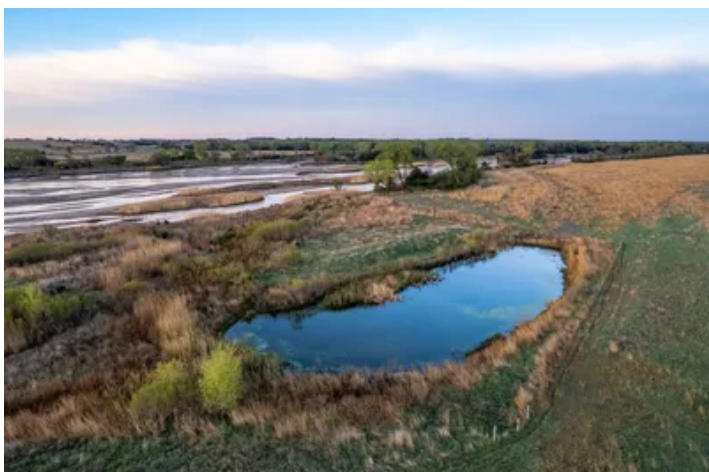
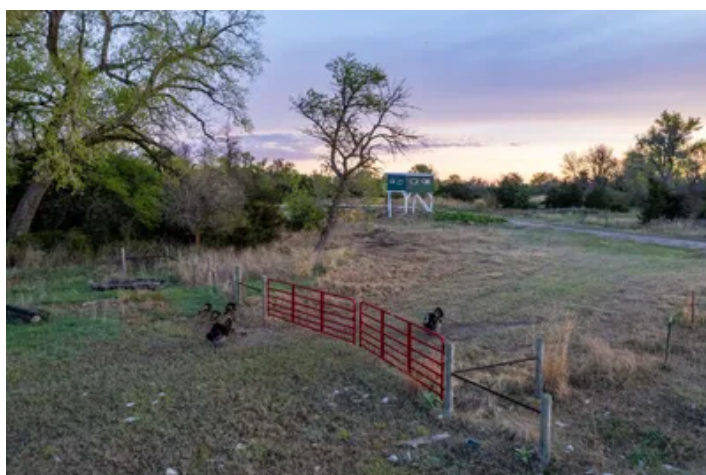
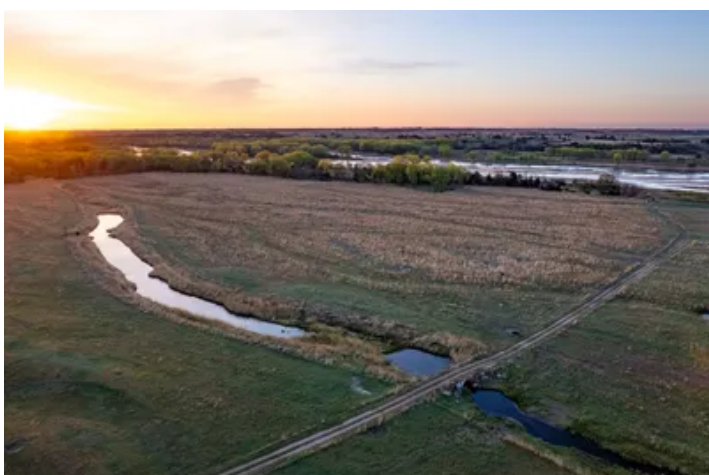
<https://arrowheadlandcompany.com/property/platte-river-paradise-merrick-nebraska/104407/>



PROPERTY DESCRIPTION

Introducing the Platte River Paradise, 448.7 +/- acres located in Merrick County, Nebraska, nestled up next to the stunning Platte River! This unique piece of land not only provides a beautiful backdrop but also combines grazing potential with a recreational paradise, making it an ideal investment for those seeking both beauty and functionality. This prime river frontage property is perfect for a variety of uses. It consists of native grasses, ponds, sloughs, and timber along the river channels. Whether you envision running a thriving cattle operation or developing recreational activities, the possibilities are endless. This tract has been logged in the past ten years and approximately 394 +/- acres are enrolled in a Wetlands Reserve Program. There are enough acres outside the easement that a buyer could build a structure as well. The property includes seven cross-fenced cattle pastures, designed for intensive grazing. This setup not only optimizes land use but also promotes sustainable livestock management. Each pasture features a buried waterline, ensuring a reliable water source for your cattle, which can significantly enhance productivity. In addition to the opportunities to run cattle, this property offers an array of possibilities that cater to avid outdoorsmen! The Platte River is renowned for its world-class whitetail deer, waterfowl, and turkey hunting, and this property will not disappoint hunters. The native grasses act as a major bedding area for deer. This area has a history of growing big deer, housing lots of turkeys, and being a great flyway for ducks and geese. This property also allows you to explore and access the river by jeeping, air boating, or riding four-wheelers while having a "home base" and place to get in and out. One of the standout features of this property is the two bridges that provide reliable access across the river channels. Built to accommodate heavy equipment, these bridges ensure seamless movement throughout the land, enhancing its usability for agricultural and recreational purposes. Platte River ground is extremely rare and highly sought after. It's not very often that you have the opportunity to own a 448.7 +/- acre island. Whether you're an outdoorsman, a cattle rancher, or simply seeking a gorgeous escape, the Platte River Paradise property is a must-see! It is located 6 +/- miles from Central City, 18 +/- miles from Grand Island, 61 +/- miles from Kearney, 91 +/- miles from Lincoln and 121 +/- miles from Omaha. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Cael Lundstrom at [\(402\) 764-0820](tel:(402)764-0820) or Craig Lundstrom at [\(402\) 366-8569](tel:(402)366-8569). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

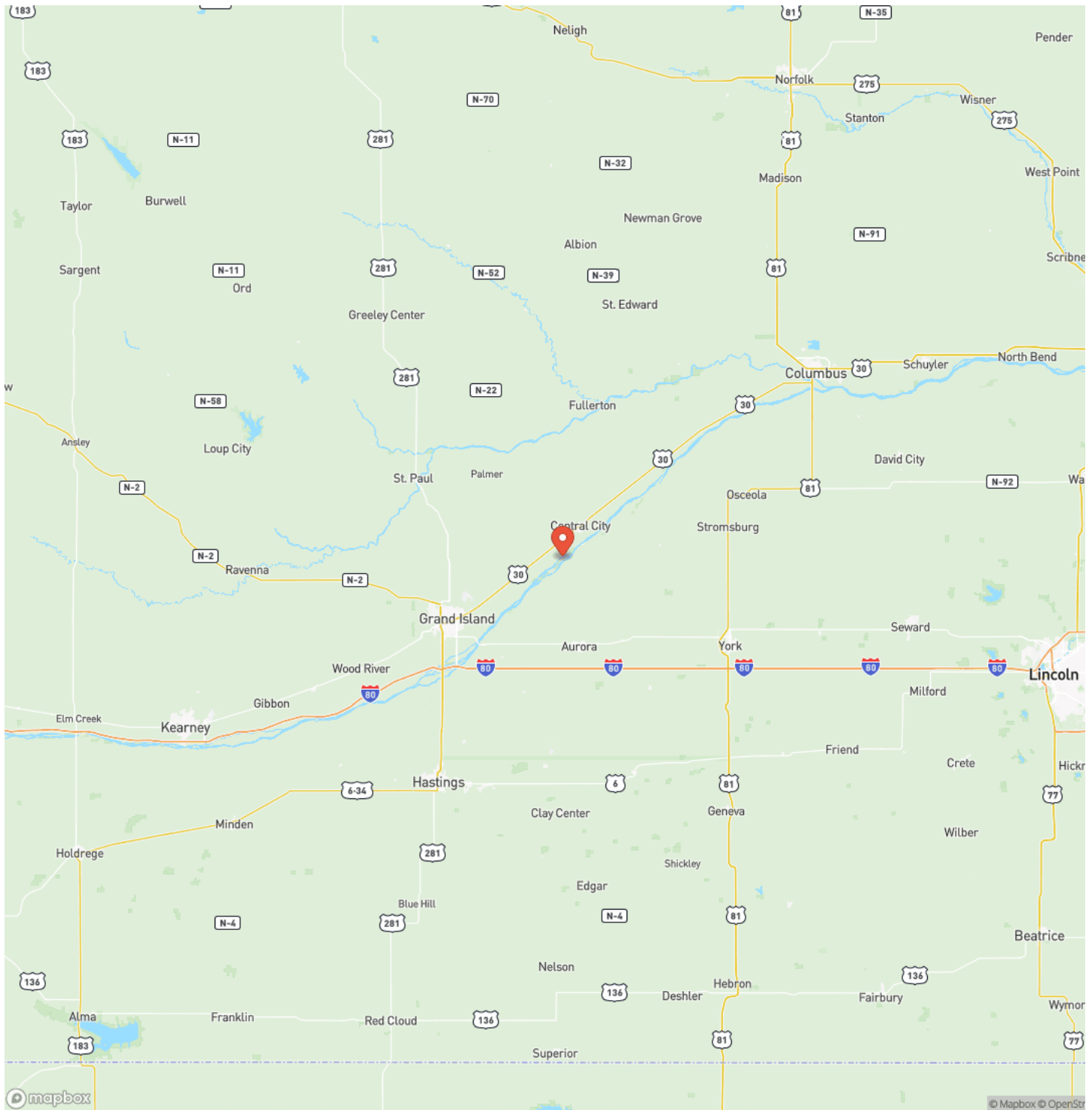
Platte River Paradise
Central City, NE / Merrick County



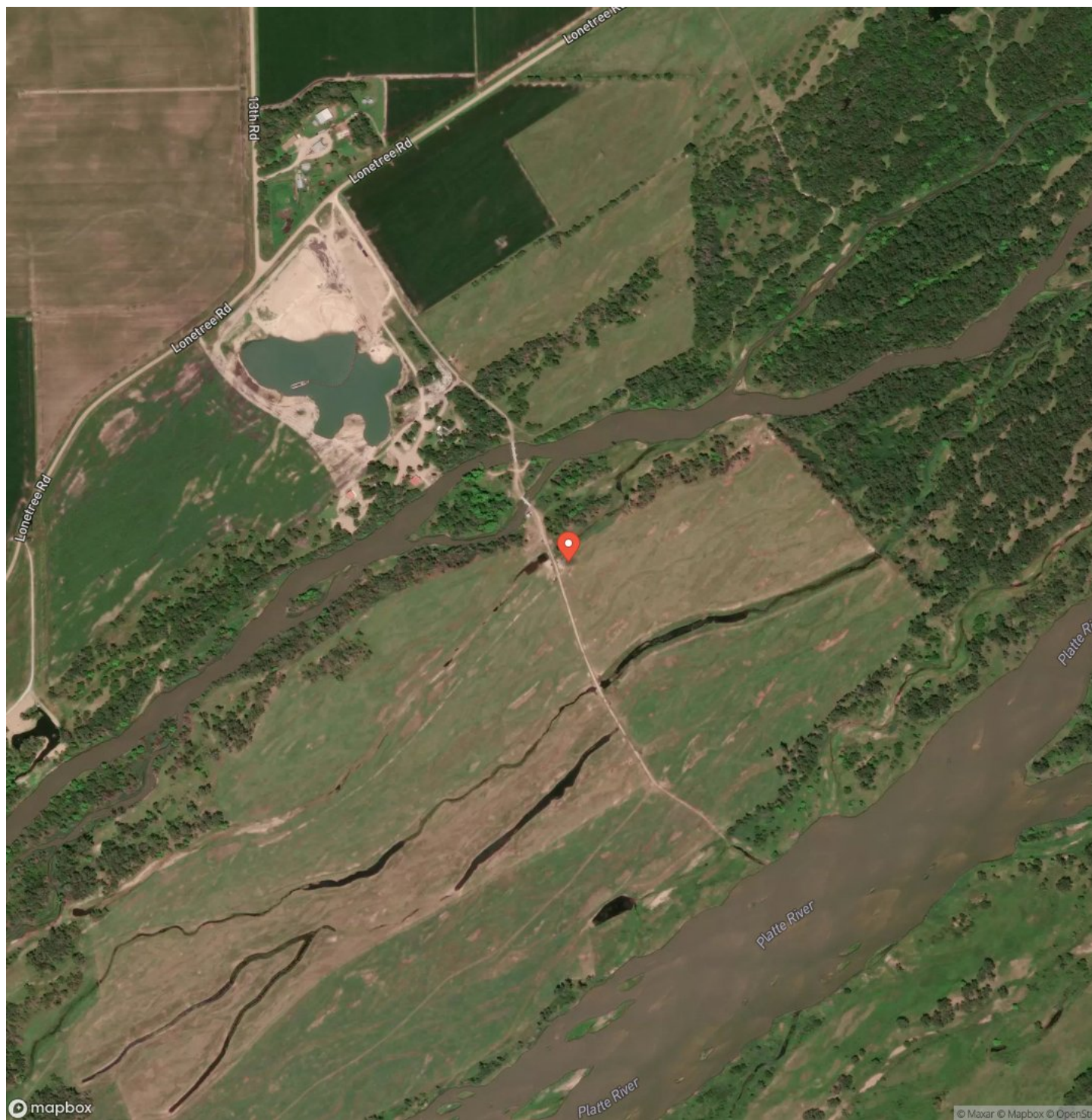
Locator Map



Locator Map



Satellite Map



Platte River Paradise

Central City, NE / Merrick County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cael Lundstrom

Mobile

(402) 764-0820

Email

cael.lundstrom@arrowheadlandcompany.com

Address

City / State / Zip

Silver Creek, NE 68663

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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