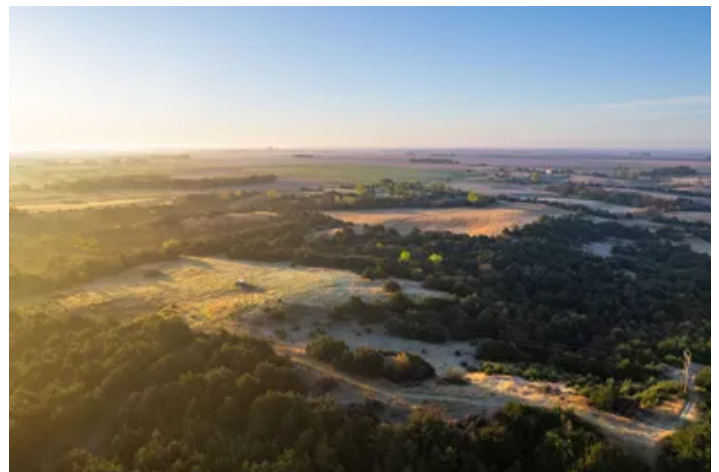


Platte River Legacy Farm
1208 West 23rd Road
Marquette, NE 68854

\$3,500,000
691± Acres
Hamilton County



Platte River Legacy Farm
Marquette, NE / Hamilton County

SUMMARY

Address

1208 West 23rd Road

City, State Zip

Marquette, NE 68854

County

Hamilton County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

41.0209 / -98.0621

Acreage

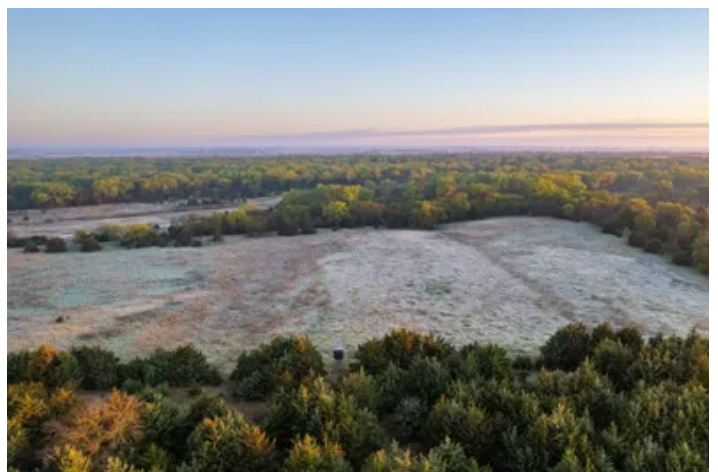
691

Price

\$3,500,000

Property Website

<https://arrowheadlandcompany.com/property/platte-river-legacy-farm/hamilton/nebraska/104569/>



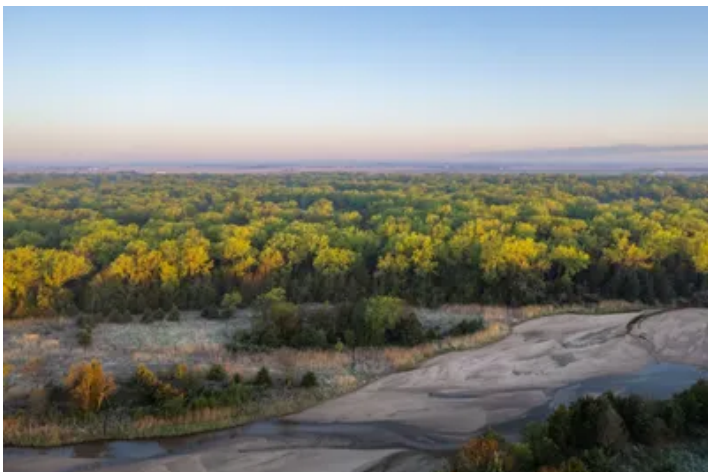
Platte River Legacy Farm Marquette, NE / Hamilton County

PROPERTY DESCRIPTION

Introducing the Platte River Legacy Farm, a 691± acre tract spanning both Merrick and Hamilton County, Nebraska, set along one of the most significant river systems in the state: the Platte River! Properties of this size and caliber along the river are rarely available, offering a unique opportunity for the serious hunter or land manager looking to build something special over time! With over 2 +/- miles of Platte River frontage, this farm provides an exceptional foundation for diverse wildlife habitat. The combination of river bottom ground, timber, and cedar-covered bluffs creates natural travel corridors and bedding areas that consistently hold game. The property includes both mainland access and island features, adding another layer of versatility and seclusion that hunters value. From a hunting perspective, this is a well-rounded property with strong potential across several game. The whitetail presence is evident, with thick timber and natural cover offering the kind of structure needed to grow and hold mature deer. There are several locations suited for food plots, giving a new owner the ability to implement a serious management program. With thoughtful habitat improvements, this farm has the ingredients to become a consistent producer of quality deer. Waterfowl opportunities are already in place, highlighted by a warm-water slough that has been partially cleared to create a solid base for duck hunting. There is still room to expand and refine these areas, making it possible to significantly increase the property's attractiveness to migrating birds. For someone willing to put in the work, this could develop into a highly productive waterfowl setup. In addition, the turkey population is strong, with birds frequently using the timbered corridors and roosting areas along the river. By simply stepping foot on the farm, there is no doubt you will likely hear gobbles from every direction! The property also features a well-established internal trail system, allowing for easy navigation, habitat work, and game retrieval. Whether by ATV or UTV, access throughout the farm is efficient and practical. On top of that, there is one dead-end road on the east side further enhancing the privacy this farm has to offer. One of the more unique aspects of this tract is the inclusion of cedar bluffs overlooking the river. These elevation changes not only provide scenic views but also contribute to the property's overall habitat diversity; something that plays a key role in holding wildlife year-round. A designated build site is already in place, with additional locations available for a home or hunting lodge. Whether you're looking for a seasonal basecamp or a long-term residence, there are several options that take advantage of the surrounding landscape. Platte River Legacy Farm offers a rare combination of scale, location, and potential! For hunters, outfitters, or investors, it presents a genuine opportunity to develop a legacy property tailored to your vision; one that can improve year after year and stand out in a region known for its strong recreational potential! There are additional acres you can purchase that border the farm. The Platte River Legacy Farm is located 10 +/- miles from Central City, 21 +/- miles from Grand Island (Airport), 63 +/- miles from Kearney, 83 +/- miles from Lincoln and 126 +/- 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 Craig Lundstrom at [\(402\) 366-8569](tel:4023668569) or Cael Lundstrom at [\(402\) 764-0820](tel:4027640820).

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

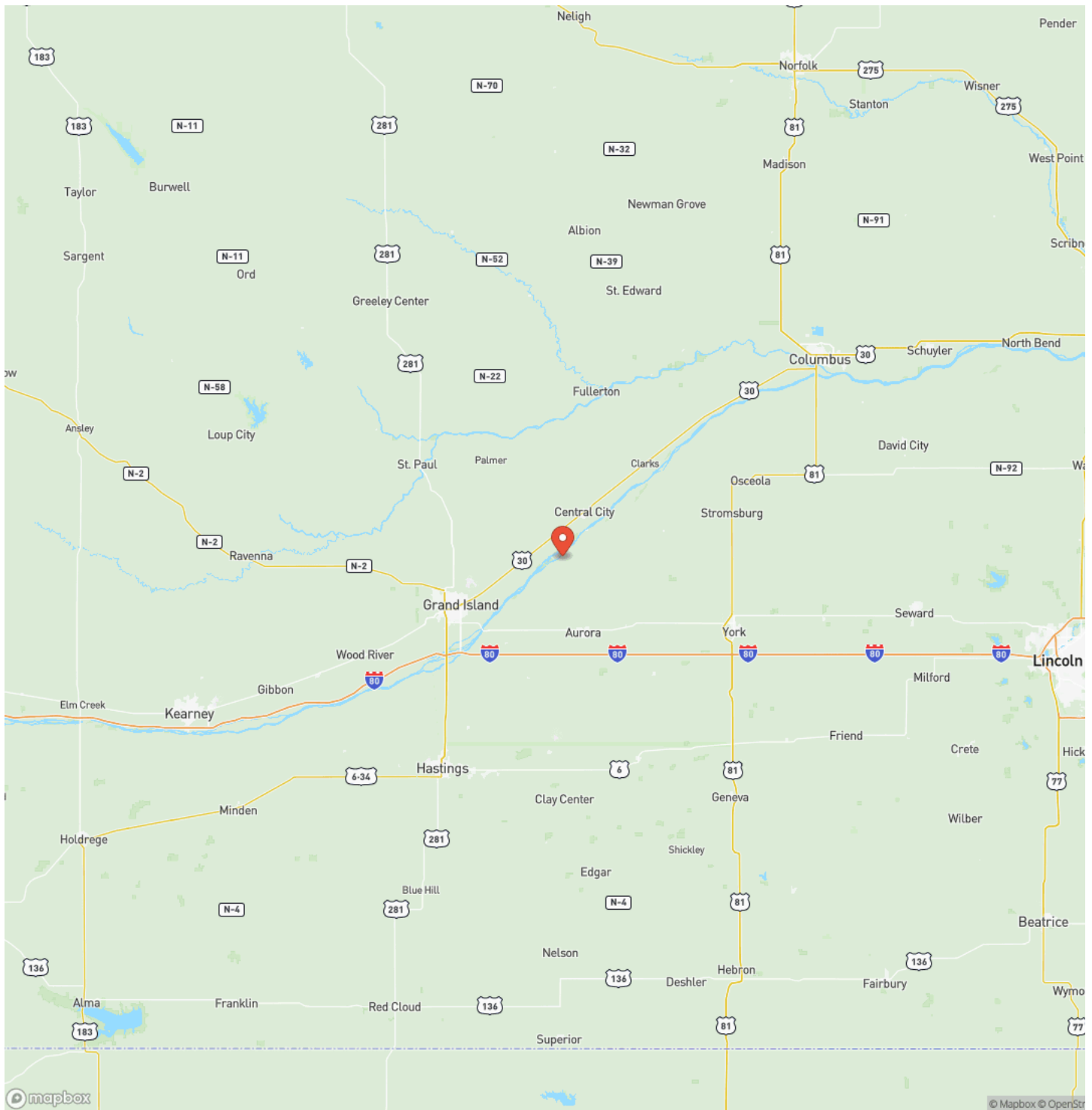
Platte River Legacy Farm
Marquette, NE / Hamilton County



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

