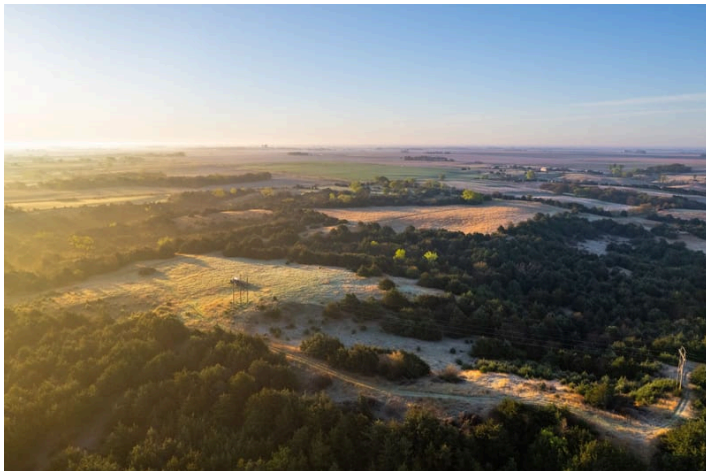
Platte River Legacy Farm
1208 West 23rd Road
Marquette, NE 68854

$3,500,000
691± Acres
Hamilton County







ARROWHEAD LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
1208 West 23rd Road

City, State Zip
Marquette, NE 68854

County
Hamilton County

Type
Farms, Hunting Land, Ranches, Recreational Land, Riverfront, Timberland

Latitude / Longitude
41.0209 / -98.0621

Acreage
691

Price
$3,500,000

Property Website
arrowheadlandcompany.com







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 or Cael Lundstrom at (402) 764-0820.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

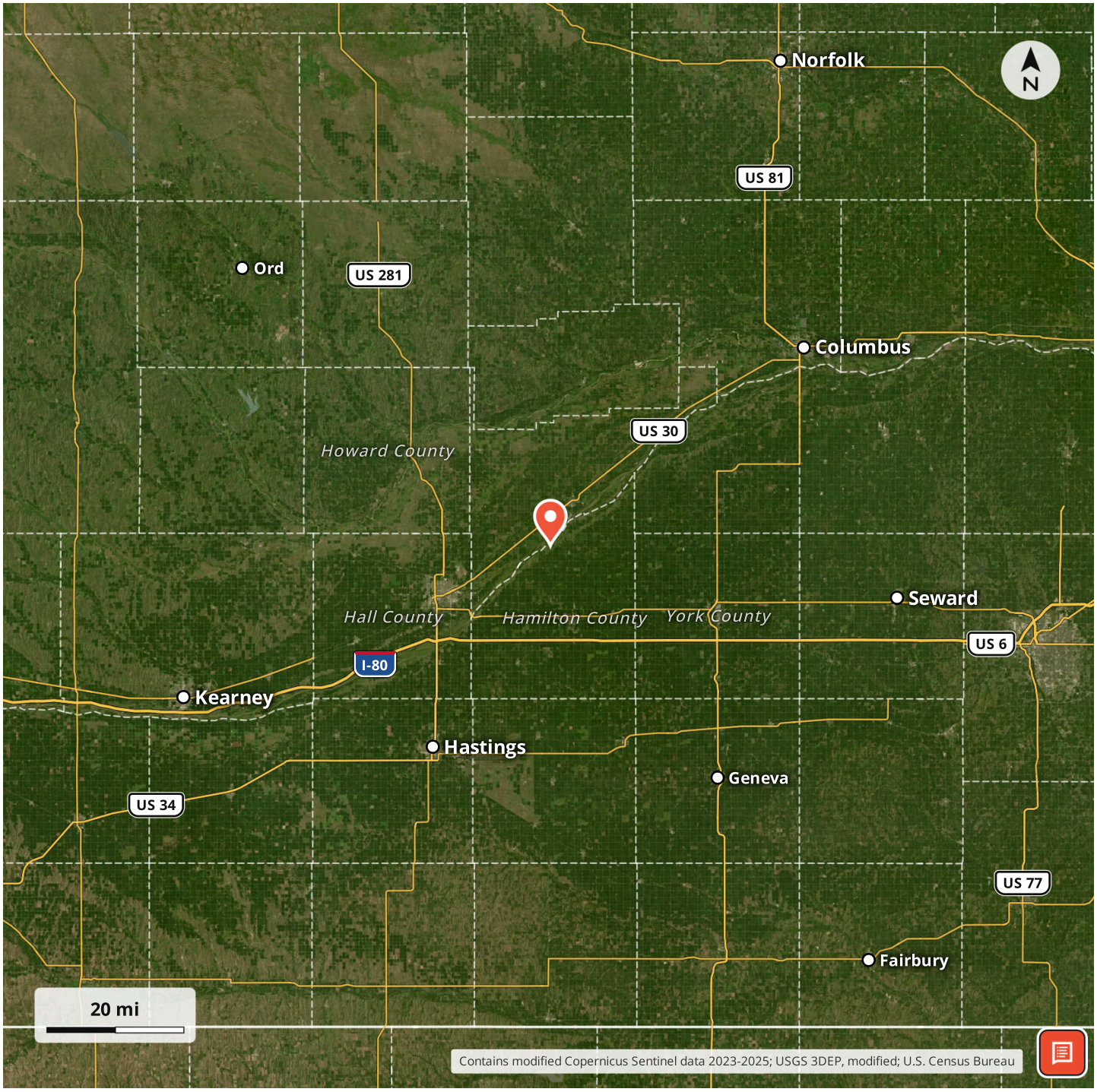
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries



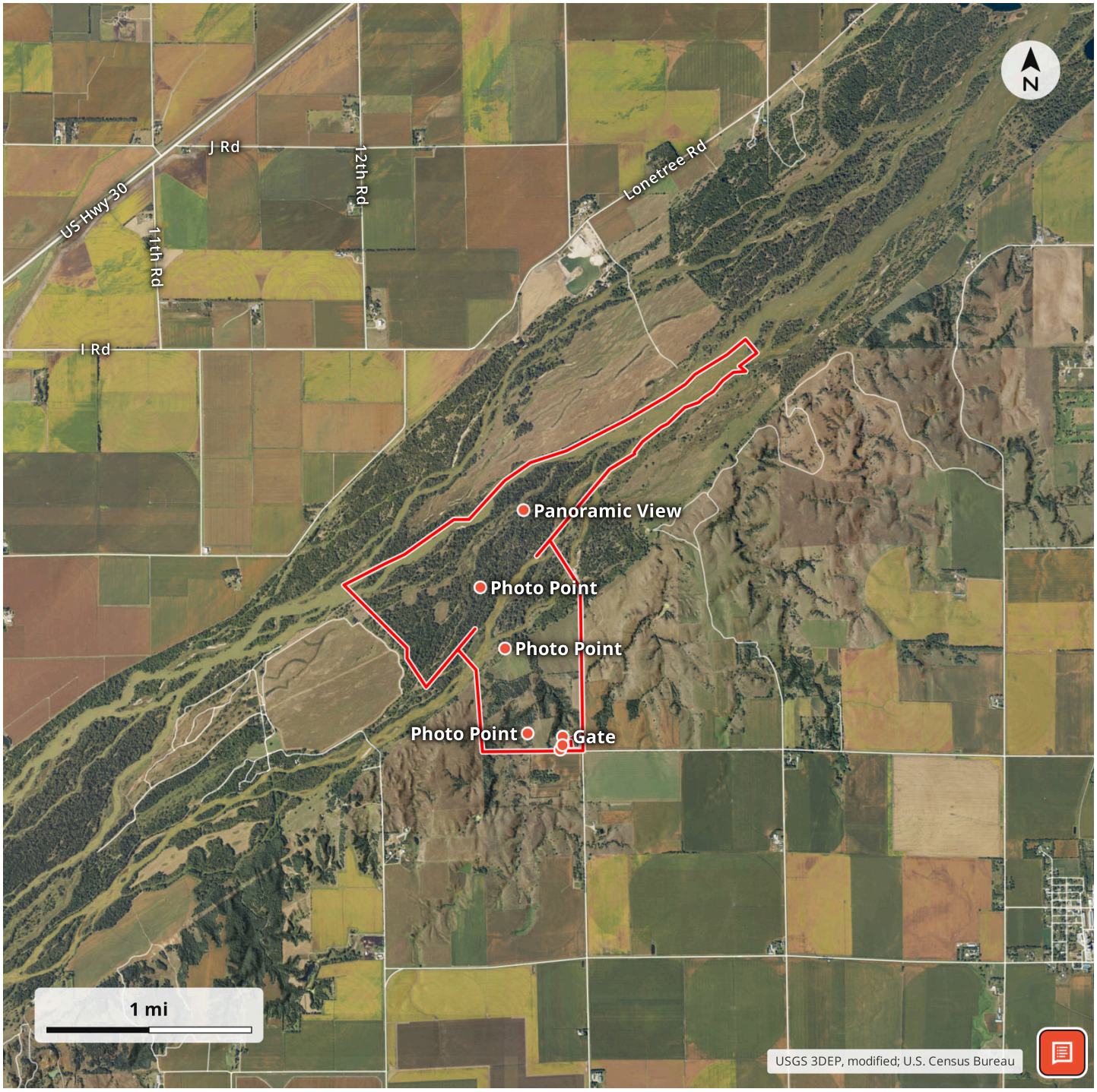




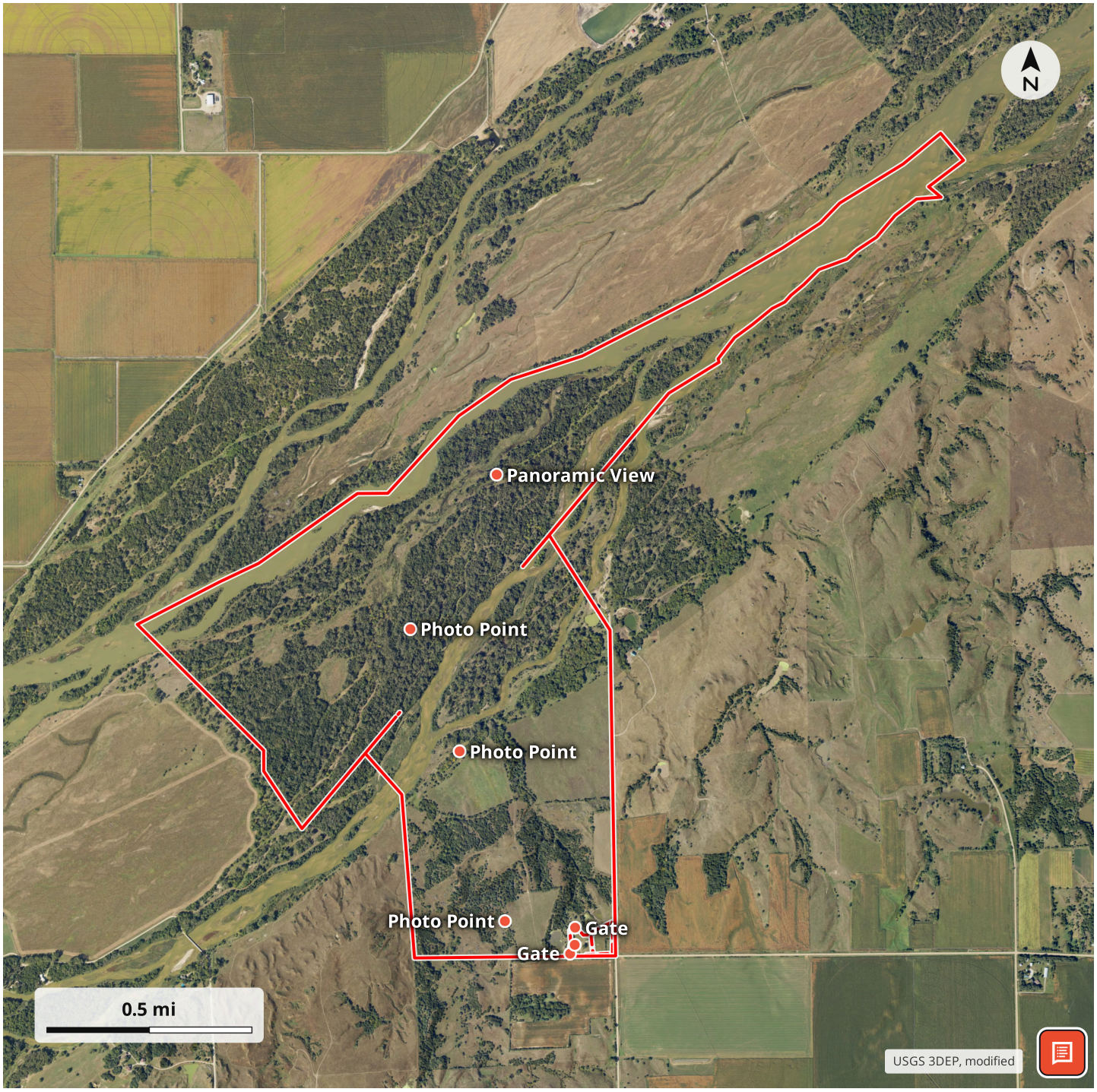

Regional Map



Locator Map


N
J Rd
12th Rd
Lonetree Rd
US Hwy 30
11th Rd
I Rd
Panoramic View
Photo Point
Photo Point
Photo Point
Gate
1 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Panoramic View
Photo Point
Photo Point
Photo Point
Gate
Gate
0.5 mi
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Craig Lundstrom

Mobile
(402) 366-8569

Email
craig.lundstrom@arrowheadlandcompany.com

City / State / Zip
Clarks, NE 68628

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