



## PLATTE RIVER RECREATIONAL ACCRETION SANCTUARY AND INCOME PRODUCING FARM LAND



Two tracts - Phelps County, Nebraska - 380± acres

JON FARLEY

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# PROPERTY HIGHLIGHTS

## List Price

**\$4,305,000-Both Tracts**

**\$1,480,000-Farm land**

**\$2,825,000-Accretion land**

## Location

Odessa, NE

## Legal Description

Two tracts available for purchase together or separate.

Parcel# 0005519.00-17-8-17 L. 1-2-3 17-8-17 COTTONWOOD (Farm land)

Parcel# 0005520.00-17-8-17 ADJOINING L. 1-2-3 17-8-17 COTTONWOOD PHELPS COUNTY NEBRASKA (Accretion land)

## Acres

**380± total acres** (Survey to determine acres on parcel  
#0005520.00 which is accretion ground and Platte River access.)

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

**\$10,107.62**

Parcel# 0005519.00 = \$8,132.68 (Farm land)

Parcel# 0005520.00 = \$1,974.94 (Accretion land)

## Property Summary

Seize the rare opportunity to own a one-of-a-kind property located just minutes from Kearney. This secluded getaway is located South of I-80 on exit 263, just off the pavement of 747 Road. The acreage boasts many unique characteristics and is a top-notch multi-functional property along with seasonal recreation. Breathtaking views and a sense of serenity would make an ideal location for building your dream cabin.

The recreational accretion land features 226.62± acres of heavily wooded areas with excellent whitetail deer genetics, a slough that dumps into the Platte River and a 53.71± acre horseshoe lake that has many varieties of fish. The Canadian geese and a vast array of ducks have also been viewed. The prime location of this secluded area, combined with its natural beauty and potential for relaxation or recreation, is what makes this property distinct. The approximate 154.19± acres of gravity-irrigated farm ground and gravel pumping possibilities could add income producing opportunities.

All 380± acres can be sold together, or if you are specifically looking for farm ground or recreation land only, each parcel has the option to be sold separately.

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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# LOCATION MAP

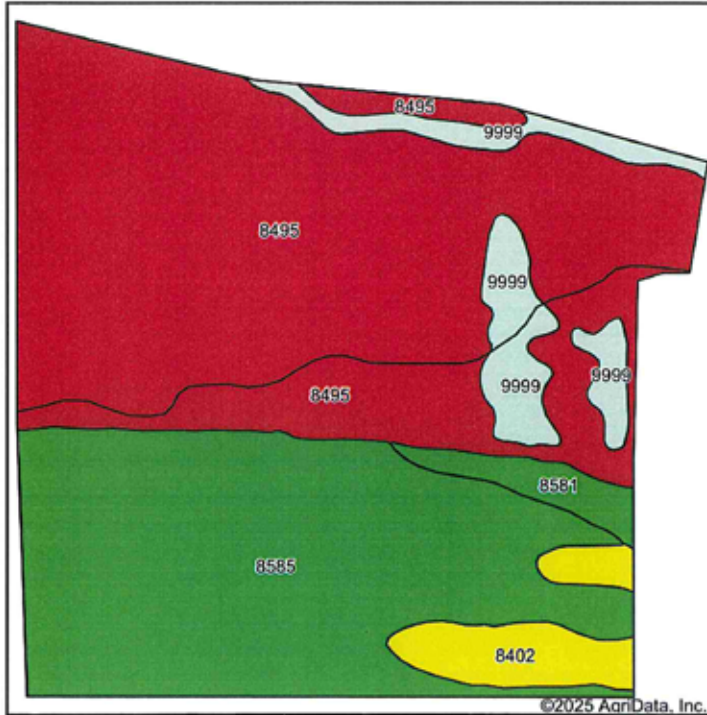


Boundary lines are estimates - Map for illustration only



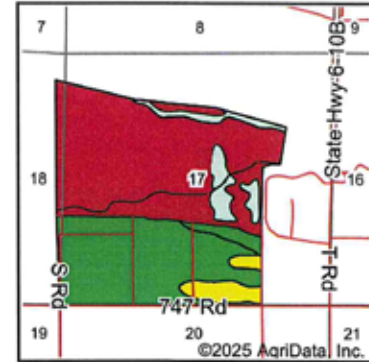
# SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**  
County: **Buffalo**  
Location: **17-8N-17W**  
Township: **Odessa**  
Acres: **381.57**  
Date: **5/19/2025**

**LASHLEY**  
**LAND** AND RECREATIONAL BROKERS

Maps Provided By:

**surety**  
CUSTOMER ONLINE MAPPING  
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Area Symbol: NE019, Soil Area Version: 27  
Area Symbol: NE137, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
8495	Gothenburg soils, frequently flooded	165.60	43.3%		0ft.	Vlls		20					9
8585	Wann loam, rarely flooded	128.57	33.7%		2.5ft.	llw	llw	50	4	48	57	30	53
8495	Gothenburg soils, frequently flooded	38.16	10.0%		0.7ft.	Vlls		18					8
8402	Alda loam, rarely flooded	16.61	4.4%		2.2ft.	llw	llw	35	4	77	84	39	22
9999	Water	13.50	3.5%		> 6.5ft.								
9999	Water	10.88	2.9%		> 6.5ft.			0					
8581	Wann fine sandy loam, rarely flooded	8.25	2.2%		2.5ft.	llw	llw	45	3	38	48	26	48
Weighted Average						*-	*-	29.8	1.6	20.3	23.9	12.4	*n 24.6

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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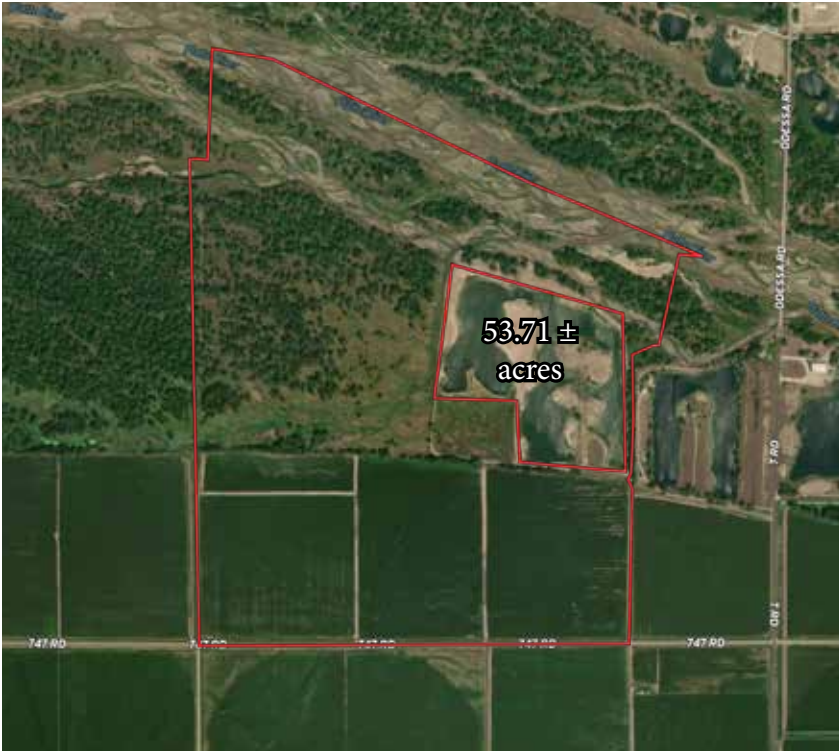
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# PROPERTY IMAGES





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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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