



NORTH PLATTE SOUTH BUFFALO BILL DEVELOPMENT FRONTAGE



Eight parcels of mixed-use land along South Buffalo Bill Ave. and State Farm Road.

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PROPERTY HIGHLIGHTS

List Price

\$3,292,650-All parcels

Location

Along South Buffalo Bill Ave., and West State Farm Road in North Platte, NE

Legal Description

MAJORS REPLAT (OF PT. NE1/4 & PT. SE1/4 18-13-30) PT TRACT B 205.15 A

Acres

205±

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

\$3,908.32-All parcels

Property Summary

North Platte S. Buffalo Bill Development Frontage is a rare opportunity to invest in the future of North Platte through a strategically located, multi-parcel offering in a region already demonstrating strong growth and commercial success. Situated on the southern edge of North Platte, this property includes eight distinct parcels with frontage on both S. Buffalo Bill Avenue and W. State Farm Road, making it ideal for commercial, residential, recreational, or mixed-use development.

Strategic Location & Visibility

Positioned along S. Buffalo Bill Avenue, the property benefits from exceptional commercial frontage and a 12% increase in daily traffic over the past two years. A thriving neighboring establishment further enhances the site's appeal, making it one of the most promising development corridors in the region.

The sellers are open to flexible parcel configurations or redraws, provided reasonable access is maintained giving developers and investors the freedom to tailor the layout to their specific needs.

Additional Notes:

Current Use: All parcels are currently in hay production.

Access: Deeded 66' road easement at S. Buffalo Bill Ave; State Farm Road access subject to county approval.

Survey Requirement: All parcels must be surveyed prior to closing. Survey costs will be shared equally between buyer and seller.

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

Buffalo Bill Avenue Parcels

Buffalo Triangle Frontage (5.18+/- acres, \$129,500)

Highlights: Prime commercial frontage, natural tree line for privacy, ideal for a storefront or headquarters.

Buffalo Triangle Frontage presents a rare chance to invest in the future of North Platte, located in a proven growth corridor on the city's southern edge. This 5.18± acre parcel offers direct frontage on S. Buffalo Bill Avenue, making it an ideal site for a commercial headquarters, storefront, or service-based business.

With a 12% increase in daily traffic over the past two years and a thriving neighborhood establishment already in place, this property stands out as one of the most promising commercial opportunities in the region. A dedicated 66' road easement ensures reliable access from S. Buffalo Bill Ave, and a natural tree line to the north adds privacy and visual appeal.

Key Features:

Frontage: Direct access on S. Buffalo Bill Ave

Traffic Growth: 12% increase in daily traffic over two years

Current Use: Hay production

Access: Dedicated 66' road easement

Flexibility: Sellers are open to parcel reconfiguration, provided reasonable access is maintained

Survey Requirement: All parcels must be surveyed prior to closing; costs to be split equally between buyer and seller.

Buffalo Frontage Lot (23.91+/- acres, \$605,750)

Highlights: Approx. 1,226± feet of direct frontage, potential for a frontage road and subdivision into multiple commercial parcels.

Buffalo Frontage Lot presents a rare chance to invest in the future of North Platte, located in a proven growth corridor on the city's southern edge. This 23.91± acre parcel offers direct frontage on S. Buffalo Bill Avenue, making it an ideal site for a commercial headquarters, storefront, or service-based business.

With a 12% increase in daily traffic over the past two years and a thriving neighborhood establishment already in place, this property stands out as one of the most promising commercial opportunities in the region. A dedicated 66' road easement ensures reliable access from S. Buffalo Bill Ave, and a natural tree line to the north adds privacy and visual appeal.

Key Features:

Frontage: Direct access on S. Buffalo Bill Ave with 1,226± feet of frontage

Traffic Growth: 12% increase in daily traffic over two years

Current Use: Hay production

Access: Dedicated 66' road easement

Flexibility: Sellers are open to parcel reconfiguration, provided reasonable access is maintained

Survey Requirement: All parcels must be surveyed prior to closing; costs to be split equally between buyer and seller.

PROPERTY HIGHLIGHTS

North Grass (55.66+/- acres, \$600,000)

Highlights: Borders Indian Meadows Golf Course, located in the 0.2% floodplain, deeded access via 66' road easement, excellent for residential or recreational development.

North Grass offers a rare opportunity to invest in one of North Platte's most desirable growth areas. Located on the southern edge of Indian Meadows Golf Course, this 55.66± acre parcel combines scenic surroundings with strategic development potential.

With deeded access directly off the dedicated 66' road easement from S. Buffalo Bill Avenue, this property provides full control over future road and entrance infrastructure. Its proximity to a popular golf course, known for both recreational play and competitive events, adds lifestyle appeal and visibility for residential or mixed-use development.

Primarily situated within the 0.2% floodplain, the land remains highly usable and well-positioned for long-term planning. The sellers are open to flexible parcel configurations or redraws, provided reasonable access is maintained, allowing you to tailor the layout to your specific needs.

Key Features:

Location: Adjacent to Indian Meadows Golf Course

Access: Deeded 66' road easement from S. Buffalo Bill Ave

Floodplain: Primarily within the 0.2% floodplain

Current Use: Hay production

Flexibility: Sellers open to parcel reconfiguration

Survey Requirement: All parcels must be surveyed prior to closing; costs to be split equally between buyer and seller.

Pond (59.51+/- acres, \$750,000)

Highlights: Features two scenic ponds, recreational and development potential, direct access via 66' road easement.

Pond offers a rare opportunity to invest in a versatile and visually striking parcel on the southern edge of North Platte. Spanning 59.51± acres, this property features two scenic ponds, making it ideal for a blend of recreational use and visionary development.

With deeded access via a dedicated 66' road easement from S. Buffalo Bill Ave., this parcel provides reliable entry and full control over future road and entrance infrastructure. Whether you're envisioning a residential retreat, a commercial concept with natural amenities, or a mixed-use development, this land offers the space and flexibility to bring your ideas to life.

The sellers are open to flexible parcel configurations or redraws, provided reasonable access is maintained, allowing you to tailor the layout to suit your needs.

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PROPERTY HIGHLIGHTS

Key Features:

Natural Features: Two scenic ponds

Access: Deeded 66' road easement from S. Buffalo Bill Ave

Current Use: Hay production

Flexibility: Sellers open to parcel reconfiguration

Survey Requirement: All parcels must be surveyed prior to closing; costs to be split equally between buyer and seller.

State Farm Road Parcels

Long Acreage East (19.34+/- acres, \$394,400)

Highlights: Flat topography, utilities nearby, ideal for residential or light commercial use. Includes grain bin and irrigation well.

Currently in hay production, Long Acreage East presents a compelling opportunity to invest in the future of North Platte. Situated on the southern edge of the city, this property features valuable frontage along W. State Farm Road, making it ideal for residential or commercial development in a high-growth area.

The property has flat topography and nearby access to utilities, offering a versatile opportunity for building your next home, business, or other ventures. The county has verbally agreed to install a culvert for property access from State Farm Road, simplifying development logistics.

Additional features include:

Grain bin on-site

Irrigation well, last used around 2020 for corn production

Certified irrigated acres per Twin Platte NRD

Current Use: All parcels are actively used for hay production.

Survey Requirement: All parcels must be surveyed prior to closing. Survey costs will be shared equally between buyer and seller if needed.

PROPERTY HIGHLIGHTS

Long Acreage West (19.71+/- acres, \$394,200)

Highlights: Flat topography, utilities nearby, ideal for residential or light commercial use.

Currently in hay production, Long Acreage West presents a compelling opportunity to invest in the future of North Platte. Situated on the southern edge of the city, this property features valuable frontage along W. State Farm Road, making it ideal for residential or commercial development in a high-growth area.

The property has flat topography and nearby access to utilities, offering a versatile opportunity for building your next home, business, or other ventures. The county has verbally agreed to install a culvert for property access from State Farm Road, simplifying development logistics.

Additional features include:

Certified irrigated acres per Twin Platte NRD

Current Use: All parcels are actively used for hay production.

Survey Requirement: All parcels must be surveyed prior to closing. Survey costs will be shared equally between buyer and seller if needed.

Short Acreage East (10.46+/- acres, \$209,200)

Highlights: Flat topography, utilities nearby, ideal for residential or light commercial use.

Currently in hay production, Short Acreage East presents a compelling opportunity to invest in the future of North Platte. Situated on the southern edge of the city, this property features valuable frontage along W. State Farm Road, making it ideal for residential or commercial development in a high-growth area.

The property has flat topography and nearby access to utilities, offering a versatile opportunity for building your next home, business, or other ventures. The county has verbally agreed to install a culvert for property access from State Farm Road, simplifying development logistics.

Additional features include:

Certified irrigated acres per Twin Platte NRD

Current Use: All parcels are actively used for hay production.

Survey Requirement: All parcels must be surveyed prior to closing. Survey costs will be shared equally between buyer and seller if needed.

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PROPERTY HIGHLIGHTS

Short Acreage West (10.48+/- acres, \$209,600)

Highlights: Flat topography, utilities nearby, ideal for residential or light commercial use.

Currently in hay production, Short Acreage West presents a compelling opportunity to invest in the future of North Platte. Situated on the southern edge of the city, this property features valuable frontage along W. State Farm Road, making it ideal for residential or commercial development in a high-growth area.

The property has flat topography and nearby access to utilities, offering a versatile opportunity for building your next home, business, or other ventures. The county has verbally agreed to install a culvert for property access from State Farm Road, simplifying development logistics.

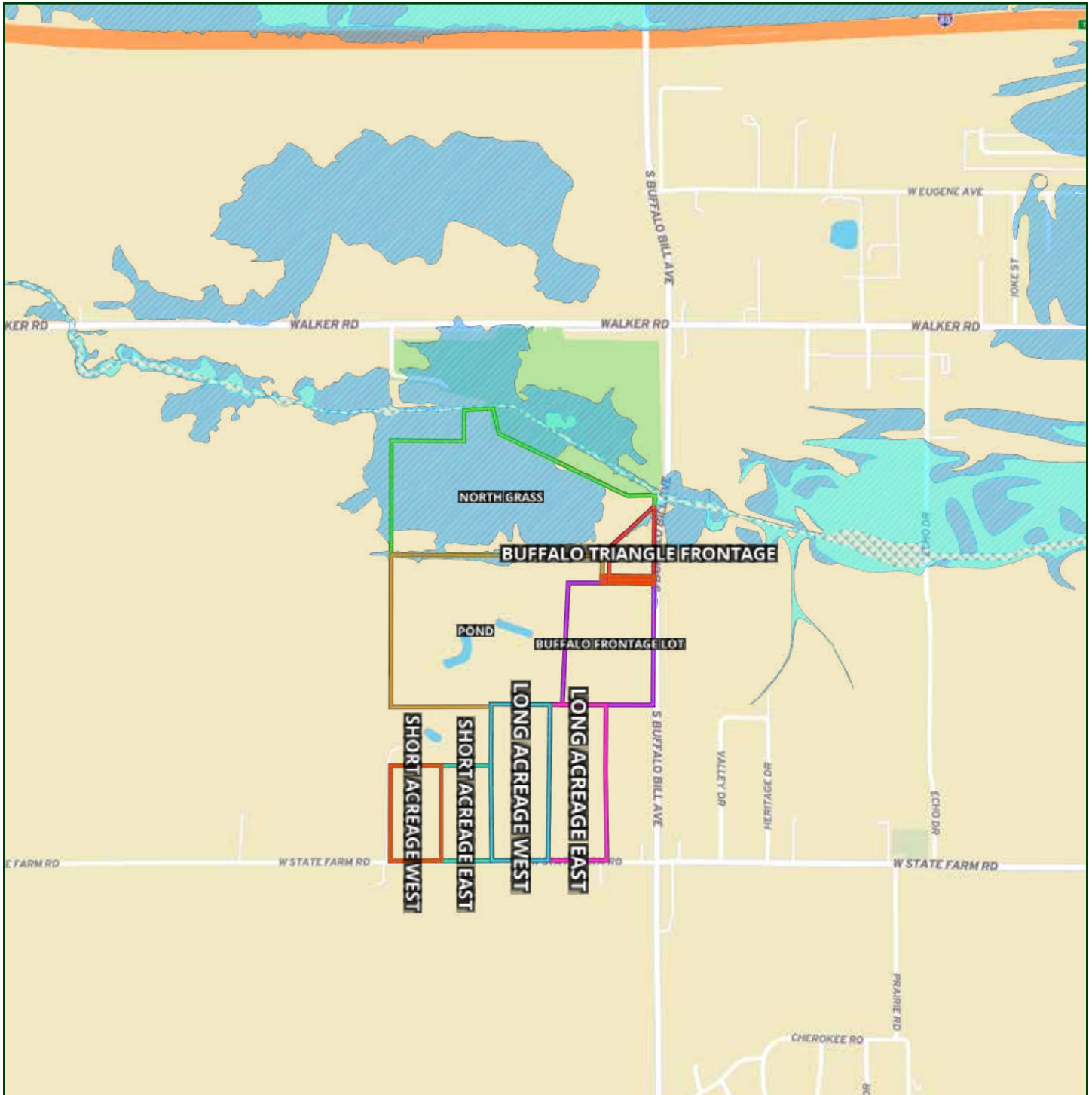
Additional features include:

Certified irrigated acres per Twin Platte NRD

Current Use: All parcels are actively used for hay production.

Survey Requirement: All parcels must be surveyed prior to closing. Survey costs will be shared equally between buyer and seller if needed.

LOCATION MAP

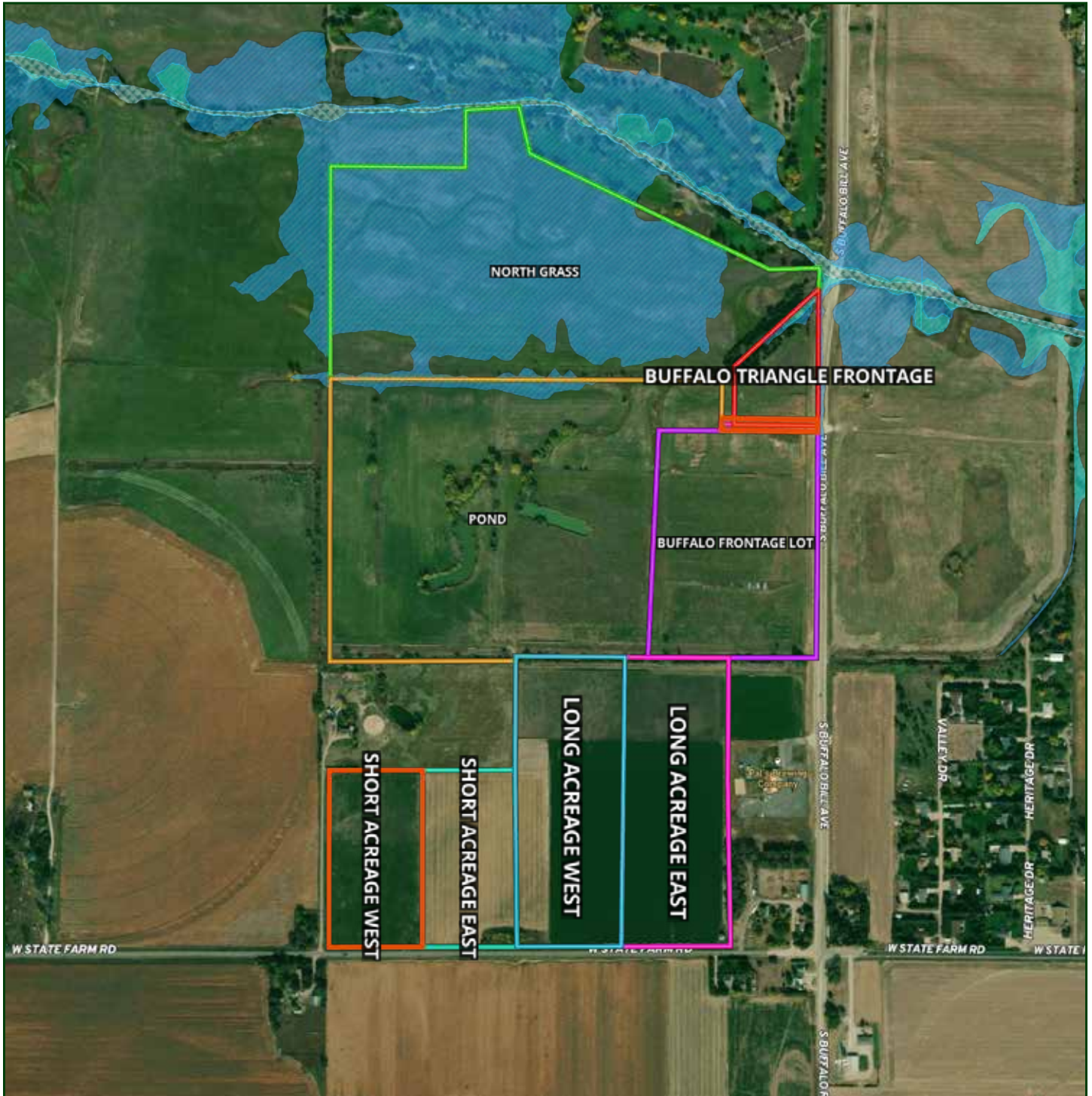


Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



Buffalo Frontage Lot



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PROPERTY IMAGES



Buffalo Triangle Frontage



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North Grass



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PROPERTY IMAGES



Pond



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East and West Long Acreages



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PROPERTY IMAGES



East and West Short Acreages





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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