



## BIGNELL HILL FARM AND RECREATION



A 320± acre combination property with farmland, grass, and recreational potential.

**JORDAN MAASSEN**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$801,725**

**Location** 6 miles Southeast of North Platte, NE

## Legal Description

Pt. NE 1/4 & Pt. SE 1/4 Section 9; Pt. E/12 Section 4 all in Township 12- Range 29 West of the 6th P.M. Lincoln County, Nebraska

**Acres** 205.04± Drycrop  
115.65± Grass  
**320.69± TOTAL**

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** **\$3,045.70**

## Property Summary

Bignell Hill Farm & Recreation offers a rare combination of productive farmland, native grass, and outstanding recreational potential across 320.69± total acres, including 205.04± drycrop acres and 115.65± grass and habitat acres.

The dryland cropland provides dependable agricultural use and income potential, while the grass acres create excellent wildlife cover and hunting opportunities. Perched on higher ground, the property captures sweeping, unobstructed views of the Platte River Valley to the north-delivering both privacy and a truly scenic setting rarely found in the area.

Access is convenient via Bignell Road at the southeast corner along with a short recorded easement. Three-phase electrical service is available at the southwest corner, supporting future improvements such as a shop, equipment building, or other infrastructure.

The property presents a blank canvas for enhancements including food plots, habitat projects, or recreational development. With county approval and potential road improvements, it also offers an exceptional homesite opportunity-ideal for those looking to build a private residence with expansive views and quiet seclusion.

Whether expanding an operation, diversifying an investment portfolio, or creating a personal retreat, Bignell Hill Farm and Recreation delivers the productivity, versatility, and natural beauty Nebraska landowners value most.

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.

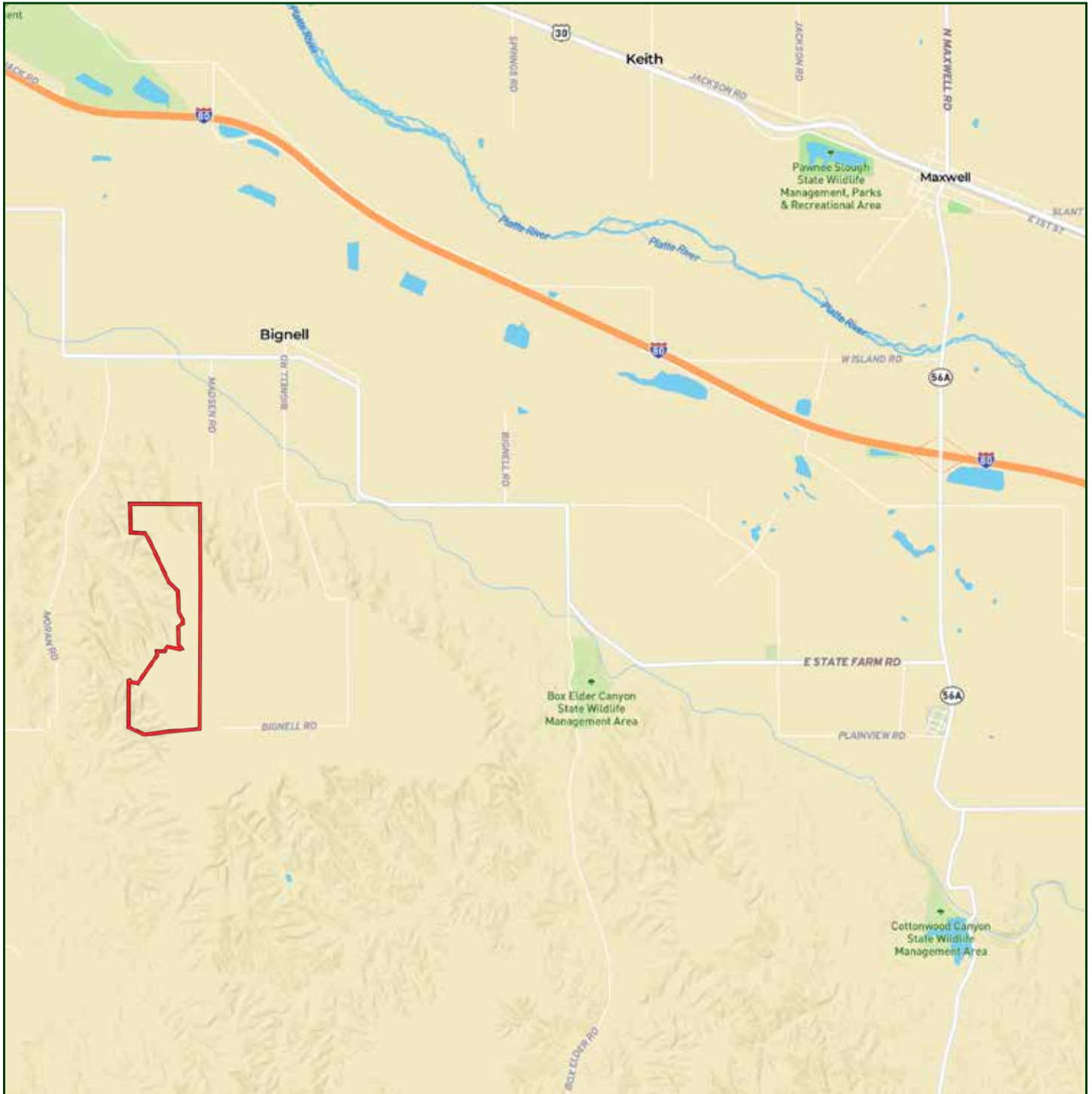
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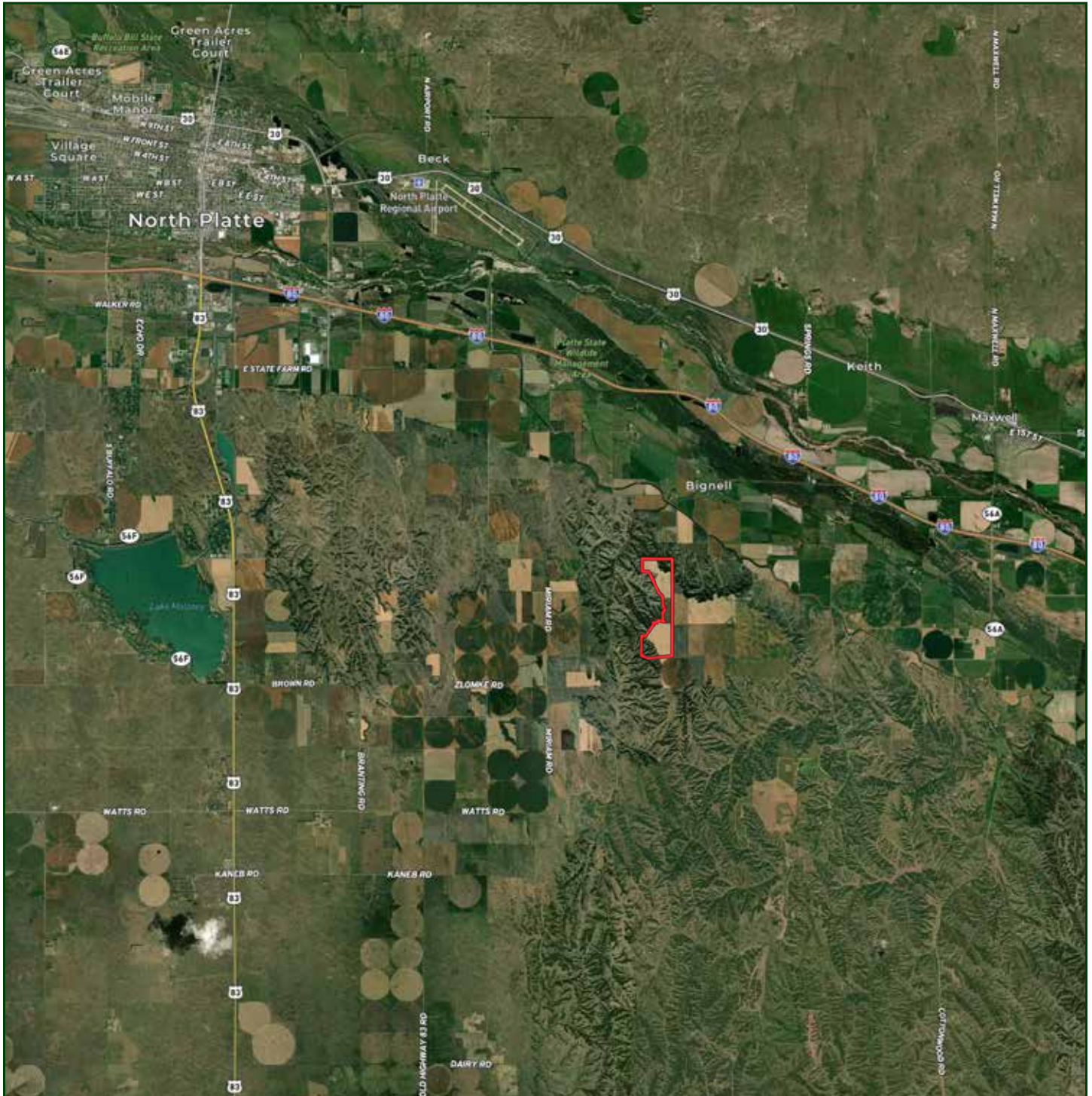
# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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# PROPERTY IMAGES



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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