



PLATTE RIVER WATERFOWL LORE



An ultimate wildlife retreat on the Platte River near Lexington, NE.

JON FARLEY

Sales Associate

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Email: Jon@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$2,200,000**

Location 42610 Drive 755, Lexington, NE

Legal Description

31-10-22 00003050 THAT PART OF GOVT LOTS 4 & 5 LYING S OF I-80 & ACCRETION (181.41) (31-10-22)
DAWSON COUNTY NEBRASKA

Acres 181.41±

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 **\$3,080.76**

Property Summary

Platte River Waterfowl Lore was better known as *The Drakes Nest Hunting Club* and is located in Darr, Nebraska just ten miles west of Lexington, Nebraska off Interstate 80 at exit 231. *The Drakes Nest Hunting Club* was a quality waterfowl hunting destination for hunters from all over the country that wanted a top notch waterfowl hunting experience and a wine and dine experience after the hunt. This business ran successfully for nearly 30 years.

This property sits smack dab in the middle of the Central Flyway so during migration times the sky is full of waterfowl. The Seller has maintained this property over the years with weed and tree management, specifically cottonwood tree removal and Phragmites grass removal. This specific type of grass is an invasive grass that absorbs water and spreads. With this maintenance, the river corridor is wide here, and conducive for waterfowl.

Platte River Waterfowl Lore can also be considered a multi species property as many wild turkeys and white tail deer inhabit the property as well. After the morning hunt, enjoy sitting in the cabin and watch the wildlife come alive. Turkeys will come to the patio window and strut in front of you while wood ducks and other waterfowl land in the pond just off the patio.

Some of the amenities that come with this property include, a top notch propane heated deer stand located in a strategic location, big game hoist to hang your game, a processing table with hole in the center to dispose of scraps, good trails around the property and nearly 22± acres to plant a food plot. No matter what your quarry is, the desirability for a waterfowl spot is at a premium. This property is set up to start enjoying right out of the gate. Please contact me, Jon Farley, to show you this fabulous retreat as I was a guest here for many years and can explain many of the feature benefits that are associated with this top notch hunting property.

Agent note: the east/west fence quality is excellent. The road into the property is excellent!

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

Buildings:

48x84 barndominium completely updated with outdoor patio

Two bedrooms

Spacious open kitchen, living room area

Double stack Kitchen Aid oven/microwave, refrigerator, dishwasher

Massive 42x55 multi use attached garage

1 full bathroom, with 1 toilet and sink in the laundry room

Cabin sleeps 6 people:

Mini split air conditioning

Propane heater

Wood burning stove

Electricity

Inside running water

Kitchen area

Patio facing the pond

The cabin does not have a bathroom, but there is a “head” just off the patio outside

The domestic well next to the main dwelling also feed water to the cabin.



LOCATION MAP



Boundary lines are estimates - Map for illustration only

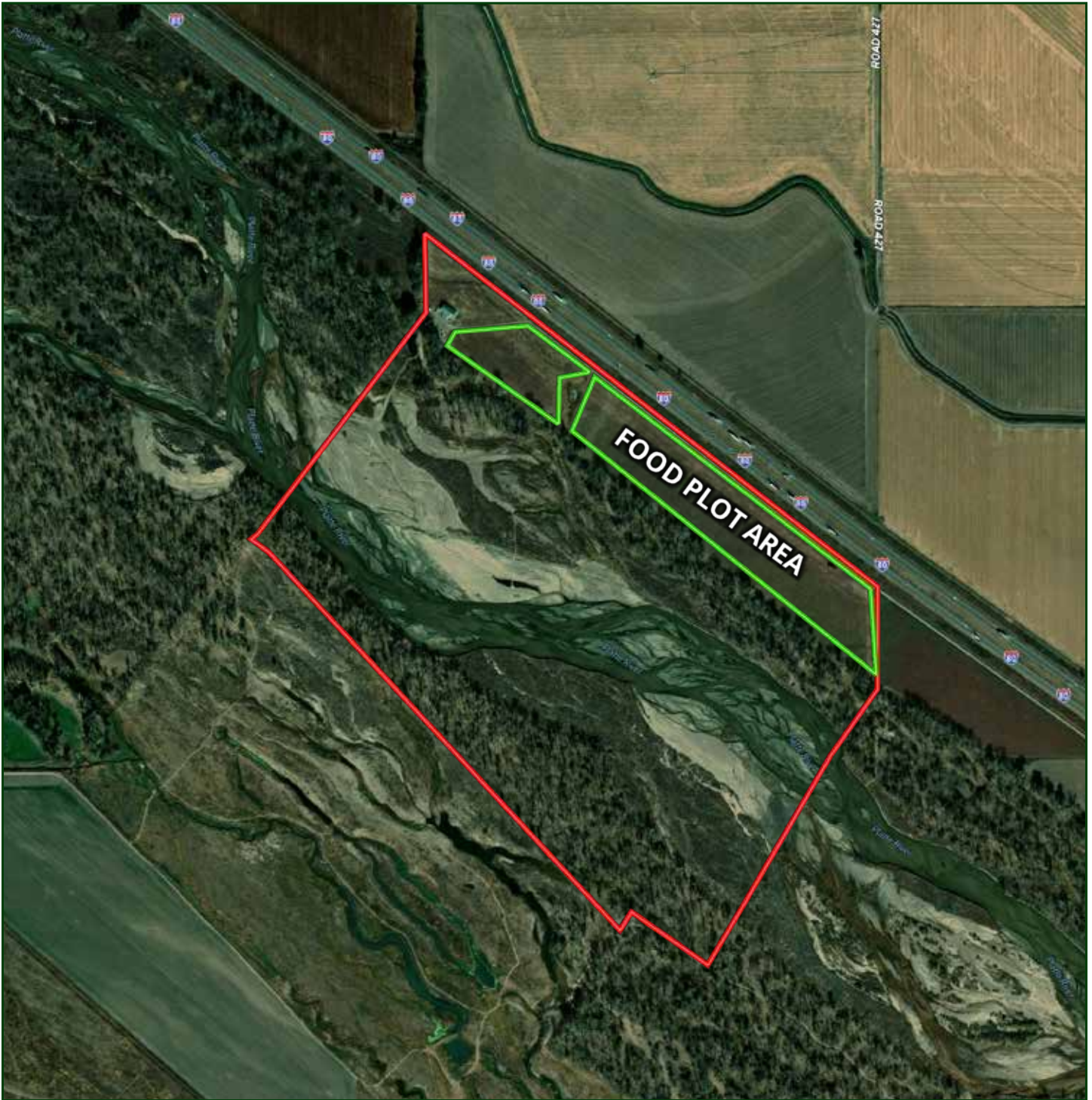
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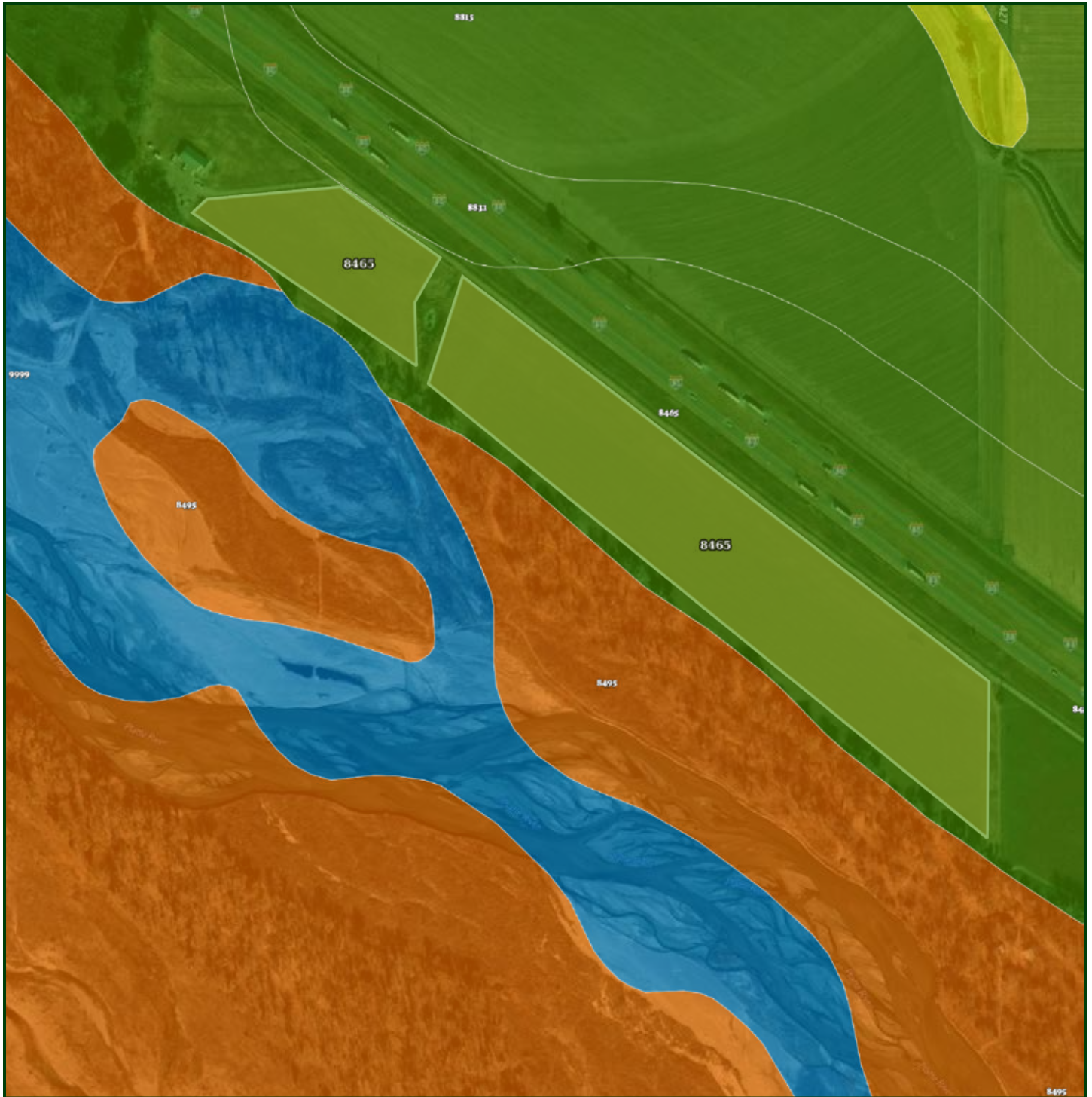
Email: jon@lashleyland.com

AERIAL MAP



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SOILS MAP



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SOILS MAP

1  All Polygons 21.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8465	Gibbon loam, rarely flooded	21.88	100.0	0	58	2w
TOTALS		21.88(*)	100%	-	58.0	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

1  Boundary 17.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8465	Gibbon loam, rarely flooded	17.38	100	0	58	2w
TOTALS		17.38(*)	100%	-	58.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

1  Boundary 4.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8465	Gibbon loam, rarely flooded	4.5	100	0	58	2w
TOTALS		4.5(*)	100%	-	58.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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