

LAND FOR SALE

DEVELOPMENT OPPORTUNITY



North Platte/Newberry Access
209 ± ACRES | LINCOLN COUNTY, NEBRASKA

Invest in North Platte

Be a part of the 10% anticipated growth over the next 5 - 8 years, joining the other 25 new businesses calling North Platte their home.

Including the Sustainable Beef Plant & Hershey's Industrial Rail Park.
Plus the revitalization of shopping in North Platte.



Chase Dodson

LISTING AGENT:

CHASE DODSON

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**TAKE A
TOUR**



Offered exclusively by:



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

North Platte, NE • AgriAffiliates.com • 308.534.9240

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NORTH PLATTE/NEWBERRY ACCESS DEVELOPMENT OPPORTUNITY



PROPERTY INFORMATION

LOCATION:

From I-80, Exit 179 – go north on Newberry Access Road over the South Platte River bridge. Property is located on the north side of the South Platte River and on the west side of Newberry Access Road. Access to the east side of the property is directly off of Newberry Access Road.

Access to northwest corner: take Phillip Ave to Bicentennial Ave and go south approximately .15 miles via trail road.

LEGAL DESCRIPTION:

PT. E1/2SW1/4 & PT. W1/2SW1/4 2-13-30;
PT.L.3 & PT.4 N. OF SUB. IRR. DITCH 11-13-30;
PT. ACCRE. TO L. 3 & 4 11-13-30
All of the 6th P.M., Lincoln County, Nebraska.

ACRES & TAXES:

209.73 Tax Assessed Acres
2023 Taxes due in 2024: \$11,006.52

ZONING:

A-1 Agriculture.

WATER RIGHTS:

180.21 certified irrigated acres in the Twin Platte NRD. Two registered wells: G-036785 and G-085549

SOILS:

99.6% Class III Soils: Lawet silt loam, Lawet fine sandy loam, Bankard loamy fine sand, and Silver Creek silt loam; 0.4% Class I Soil: Caruso Loam

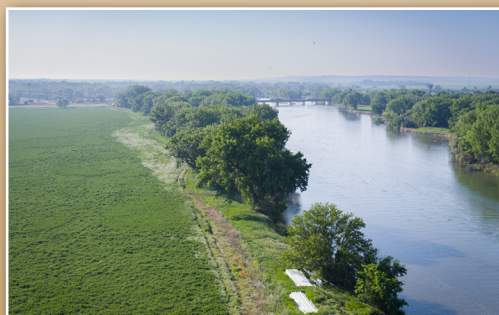
CURRENT LAND USE:

The majority of the property is growing alfalfa with a good stand that sub irrigates.

CALL FOR PRICE! (308) 520-1168

With population in excess of 24,000, North Platte continues to experience significant growth in new industry segments, including: health and medical, education, tourism, trucking, warehousing, distribution, retail, and agriculture/value-added agriculture industries, such as the Sustainable Beef Plant.

- North Platte Area Chamber & Economic Development



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