



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**WATERFOWL HUNTING
AND RIVER VIEWS**

Hall County, NE

46 +/- Acres

OFFERED AT:

\$595,000

ABOUT THIS PROPERTY:

We are excited to bring to market this 46 +/- acre tract of land in Hall County, NE. This listing is offering a future buyer an exciting opportunity for income and hunting opportunity. This tract sits along the middle channel of the Platte River, offering world class waterfowl hunting and river views.



More About this Property:

Located on the north side of the middle channel of the Platte River lays this high quality property. This property is primarily made up of grass and a few scattered clumps of trees. The hunting and income potential on this parcel is very good with the hay acres and potential waterfowl lease. This tract is set up perfect for the avid waterfowl hunter. Besides sitting on the river, there is a dug out pond with a new submersible well, and a 20 x 24 pit blind with 7 ft. ceilings and shooting windows. The pit blind has electricity and is hunt ready. The property is easily accessible off the gravel I-80 access road and a short drive from Grand Island and Hastings, NE. Contact Land Agent: Nate Krick, at 402-937-3763 for your private showing.

Directions: From Grand Island, NE: Take HWY 30 west out of Grand Island for 7.2 miles. Just before you reach Alda, NE take a left turn, heading south, on S 60th RD (County Rd 22). Drive south on S 60th Rd for 5.5 miles, going over the I-80 bridge, and after 5.5 miles the property will be on the south side of the I-80 Access Road.

Legal Description: S-T-R: 28-10-10

ALDA TWP LT 6 ISL & PT E 1/2 NW 1/4 SOUTH OF I-80 28-10-10 46 AC

Taxes:\$1,017.00

Income Potential: Hay ground lease (\$6200) and waterfowl lease (\$7500)

Available for 2025

FEATURES:

- 46 +/- Acres
- Easy access from I-80
- Minutes from Grand Island, NE
- Platte River frontage
- High quality waterfowl hunting
- Pond - with new submersible well



HALL COUNTY,
NEBRASKA



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Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 40° 48' 28.13, -98° 26' 53.74

28-10N-10W
Hall County
Nebraska

0ft 636ft 1272ft



2/25/2025



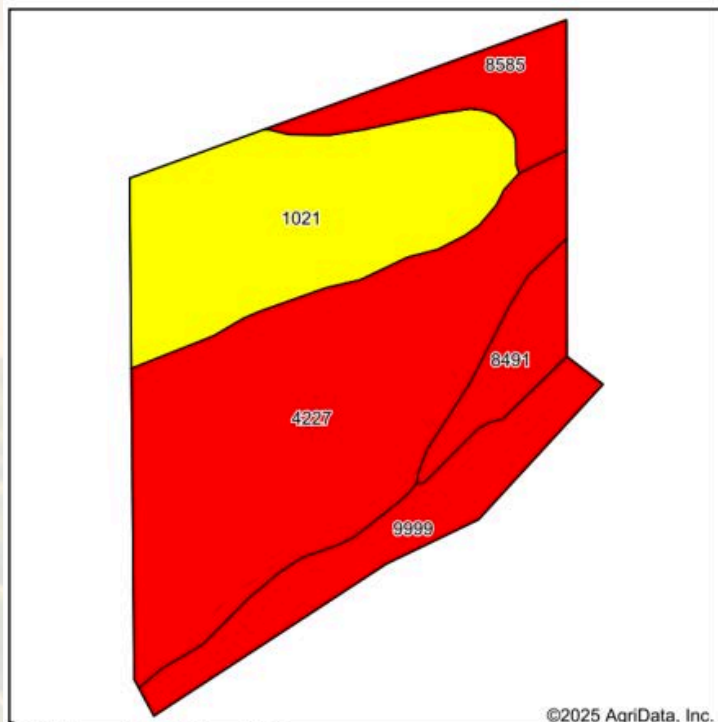
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HELPING YOU BUY
AND SELL LAND

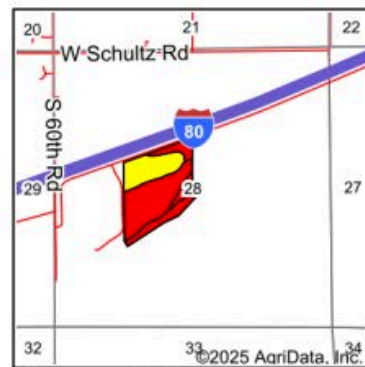




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Hall**
 Location: **28-10N-10W**
 Township: **Alda**
 Acres: **43.9**
 Date: **2/25/2025**

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Area Symbol: NE079, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn
4227	Bolent-Calamus complex, occasionally flooded	20.38	46.4%		IVw	IVw	4350	37	2	4	34	110	13	43	38	3
1021	Caruso loam, rarely flooded	12.23	27.9%		IIw	IIw	4872	65	3	4	41	117	16	46	62	4
9999	Water	5.39	12.3%				0	0								
8585	Wann loam, rarely flooded	3.47	7.9%		IIw	IIw	5006	49	4	5	61	133	24	52	57	4
8491	Gothenburg loam, frequently flooded	2.43	5.5%		VIIa		840	19							23	1
Weighted Average					*-	*-	3818.9	40.2	2.1	3.4	32	94.2	12.4	36.9	*n 40.7	*n 31.1

*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.

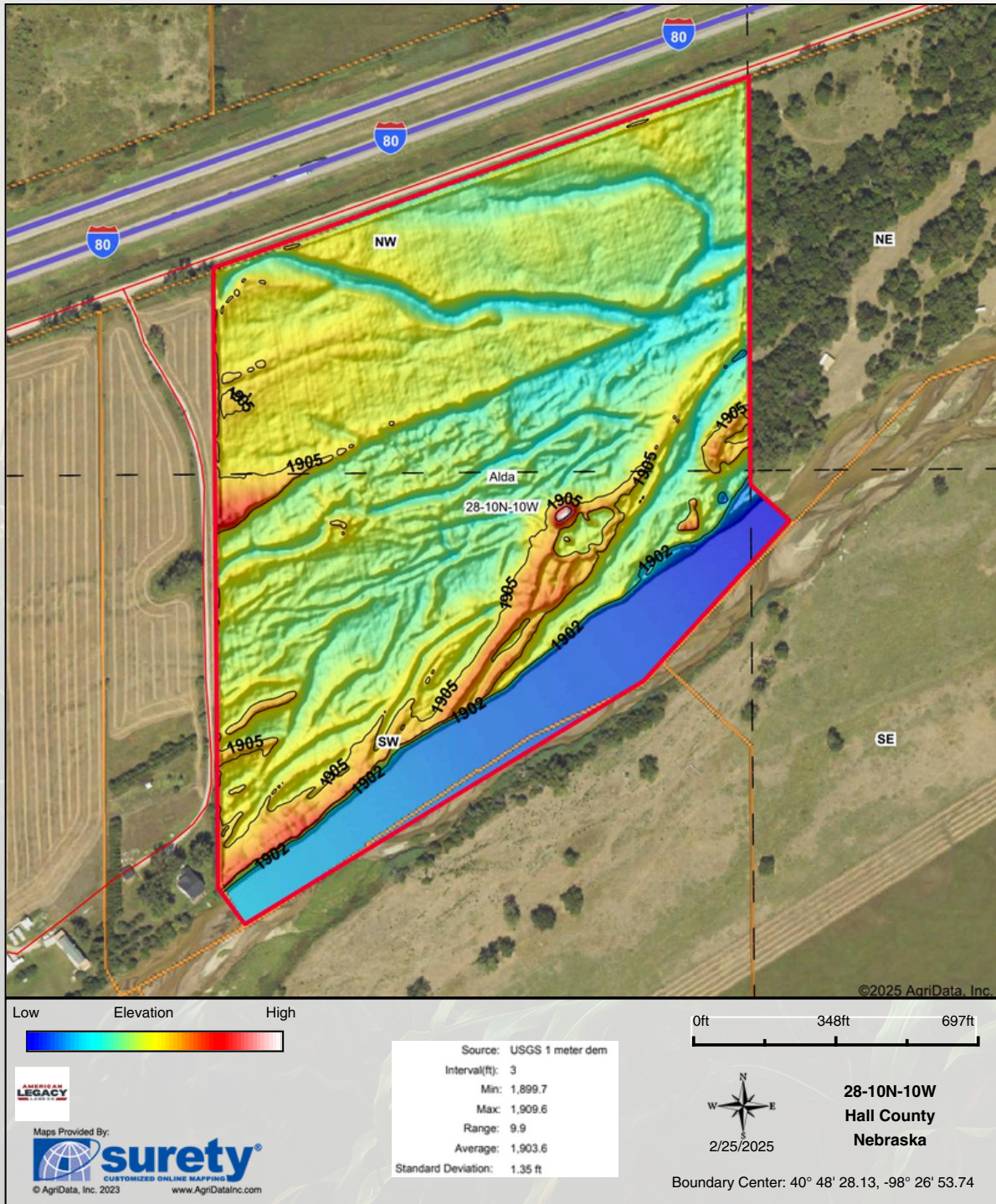
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

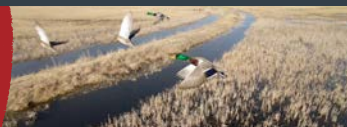






**AMERICAN
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**COMMITTED • DETERMINED
TRUSTED**





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HELPING **YOU** BUY
AND SELL LAND





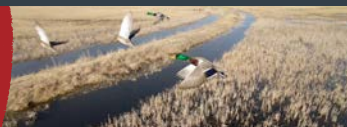
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About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com