



**AMERICAN
LEGACY**
LAND CO

FOR SALE

PLATTE RIVER RETREAT

Lexington, NE

181 +/- Acres

OFFERED AT:

\$2,700,000

ABOUT THIS PROPERTY:



Welcome to your private Platte River retreat — a one-of-a-kind property where comfort, recreation, and Nebraska beauty meet. Nestled on 181 ± acres of river ground, this property offers everything from luxurious indoor amenities to endless outdoor adventures. Wildlife enthusiasts will delight in the extensive waterfowl population, with ducks and geese taking flight across the river and fields, while deer roam freely along the riverbanks. In the skies, graceful sandhill cranes provide a stunning natural spectacle, making this property a true haven for both relaxation and nature observation.



In the main cabin and living quarters, step inside an open concept living and kitchen area (18x23 ft) that blends rustic charm with modern convenience. The kitchen is fully equipped with updated built-in appliances, including an oven, microwave, and refrigerator — ready for home-cooked meals or gatherings after a long day outdoors.

More About this Property:

The primary bedroom (14x11.5 ft) features a double closet and easy access to a full bath with a shower/tub combo. A second bedroom (12x11.5 ft) offers a cozy space for guests or family.

The combined laundry, bath, and mechanical room includes a shower, tub, toilet, utility sink, and comes complete with washer and dryer hookups and a water purifier, giving this cabin full home functionality.

The garage and outdoor living include a dream setup for hunters, hobbyists, or anyone who loves their workspace — the 40x54 ft garage (2,022 sq ft) is fully insulated and finished, featuring two 9x7 garage doors with remotes, three shop benches, and plenty of room for vehicles and gear.

Step outside to the impressive 37x23 ft open patio, where entertainment meets relaxation. The patio includes a built-in TV, electric fireplace, pine ceiling, and two outdoor fans, creating the perfect place to unwind or host friends. Surrounding the building is a 120x30 ft concrete approach, offering excellent accessibility and clean outdoor space.

The hunter's quarters are designed for comfort and camaraderie, this building provide space for six beds (16x24 ft) with a kitchen and commons area (12x24 ft). Complete with a wood stove, electric heat/ A/C split unit, gas range, refrigerator, and outdoor poured patio, this area is ready to welcome family, friends, or hunting guests.

The west property line borders over 4 miles of Nebraska Game and Parks Commission ground allowing access to another 1,800 acres of prime hunting opportunities.



The property also includes:

- Utility shed (12x12) with 150-amp service to the cabin
- Decoy shed (12x8.5)
- Small fishing pond for relaxing or stocking
- 38 acre brome hay mix — ideal for feed or income production

From the hay field to the ponds, every corner of this property reflects pride of ownership and a love for the outdoors. Whether you're looking for a personal retreat, a hunting lodge, or a full-time residence, 42610 Drive 755 offers unmatched privacy, functionality, and natural beauty.

Tax Information: \$3,154.62

Address: 42610 Drive 755 Lexington, NE 68850

Legal Description: 00003050 THAT PART OF GOVT LOTS 4 & 5 LYING S OF I-80 & ACCRETION (181.41) (31-10-22) Dawson County, NE

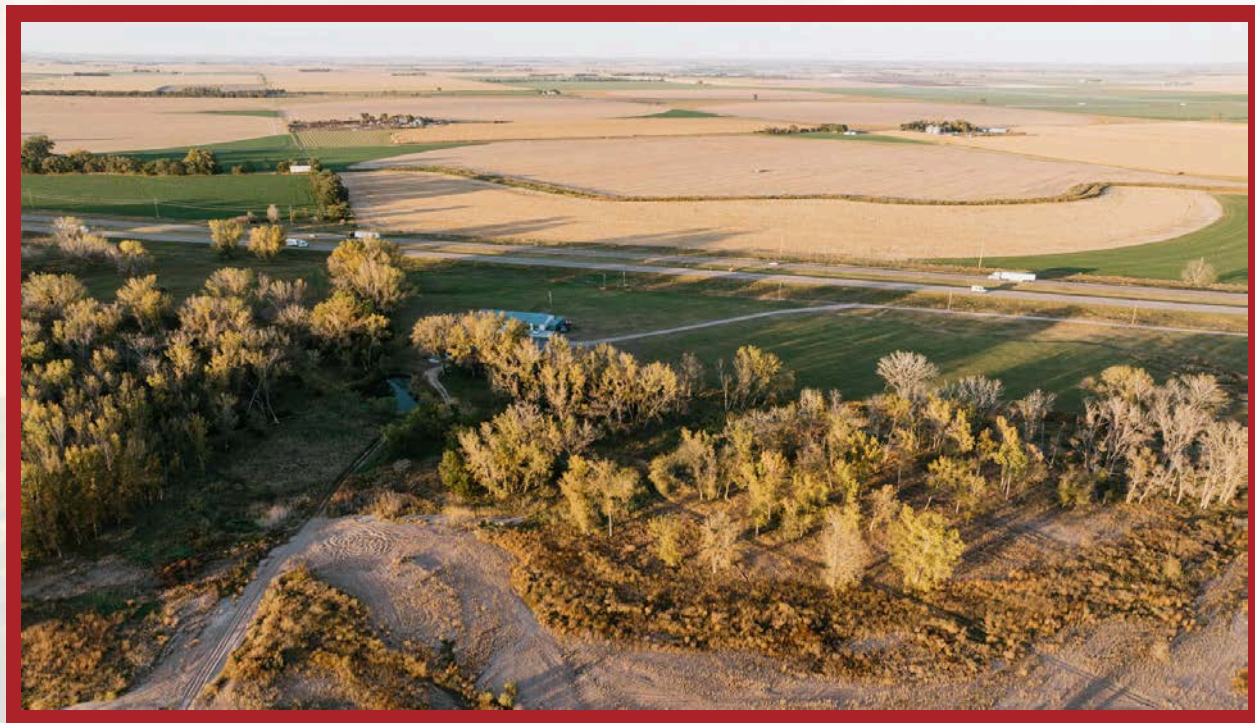
Parcel ID: 240149319

FEATURES:

- 181 +/- acres
- Open concept main cabin
- 40 x 54 ft garage
- Hunter's quarters
- 12 x 12 ft utility shed with 150-amp service to the cabin
- 12 x 8.5 ft decoy shed
- Small pond for relaxing or stocking





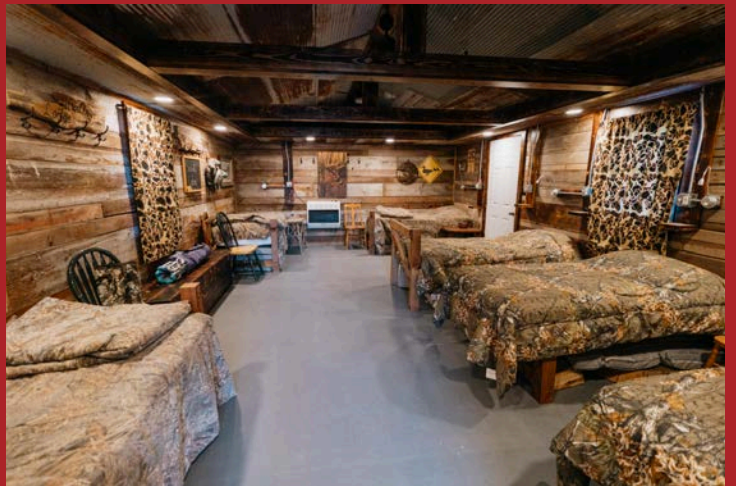
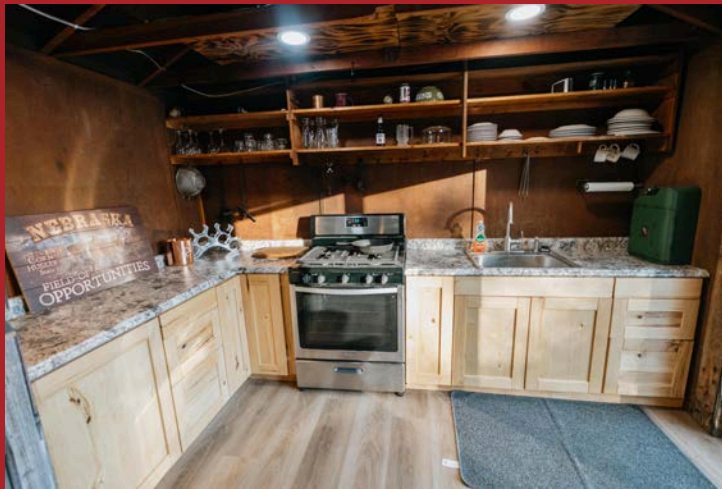


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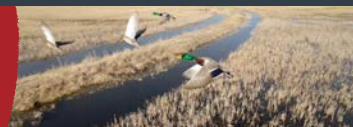






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**COMMITTED • DETERMINED
TRUSTED**





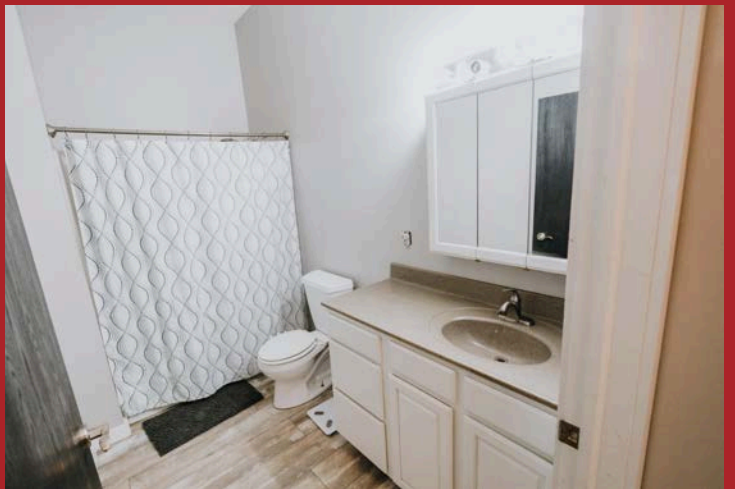
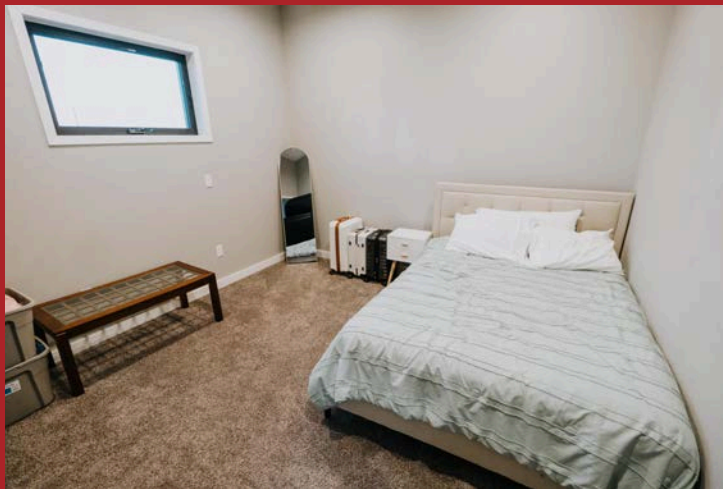
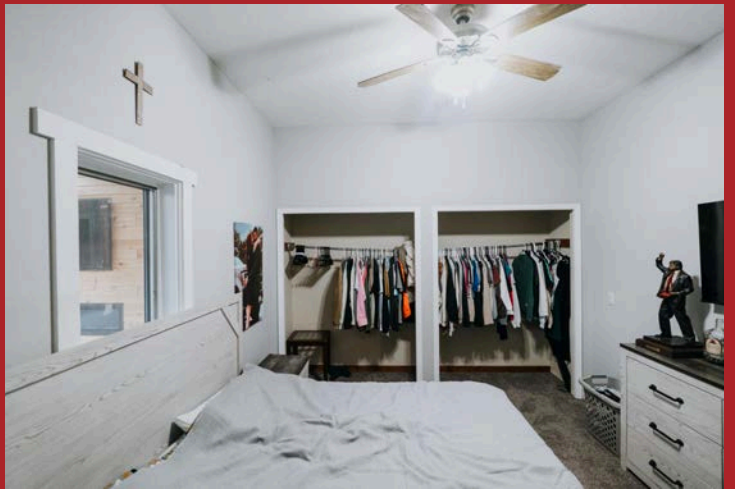


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AND SELL LAND







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Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.
308-325-2858
Bryan@AmericanLegacyLandCo.com

Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

LAND AGENT
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