



## NORTH PLATTE FREMONT SLOUGH DEVELOPMENT



30± acres with development and recreational potential.

JORDAN MAASSEN

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# PROPERTY HIGHLIGHTS

## List Price

~~\$378,750~~

**\$328,000**

## Location

South end of Oak Street via 35' access easement and just off of Walker Road in North Platte, NE

## Legal Description

Lincoln County Parcel #:0053666.00 A TRACT OF LAND IN PT. NE1/4 17-T13-R30 (#5)

Lincoln County Parcel #:0053666.10 A TRACT OF LAND IN PT. NE1/4 17-T13-R30 (#6)

Lincoln County Parcel #:0053666.20 A TRACT OF LAND IN PT. NE1/4 17-T13-R30 (#7)

## Acres

30.03±

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

**\$1,046.76**

## Property Summary

North Platte Fremont Slough Development-Rare 30-Acre Opportunity in the Heart of North Platte

Discover a truly unique property offering both development potential and recreational appeal, located in the heart of North Platte, Nebraska. With convenient access from Walker Road and Oak Street, this approximately 30-acre parcel presents a rare opportunity to own land in a highly desirable area where properties of this nature seldom come to market.

### Property Features:

**-Prime Location:** Centrally situated with excellent access, making it ideal for residential development or a private retreat close to town.

**-Development Potential:** The property's size and layout offer flexibility for future home sites, with ample space for infrastructure and landscaping. Access to city sanitary connections along the North side of the property.

**-Natural Beauty & Recreation:** The Fremont Slough adds scenic value and recreational possibilities, perfect for nature enthusiasts or those seeking a peaceful getaway.

**-Access Improvements:** While current vehicle access to the south side of the Slough is limited, installation of culverts would allow for full drive-through accessibility.

**-Limitless Possibilities:** With the right vision, this property could be transformed into a vibrant residential community, a private estate, or a recreational haven.

Whether you're an investor, developer, or someone looking for a tranquil escape close to home, the North Platte Fremont Slough Development offers unmatched potential in a location that combine convenience with natural charm.

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.

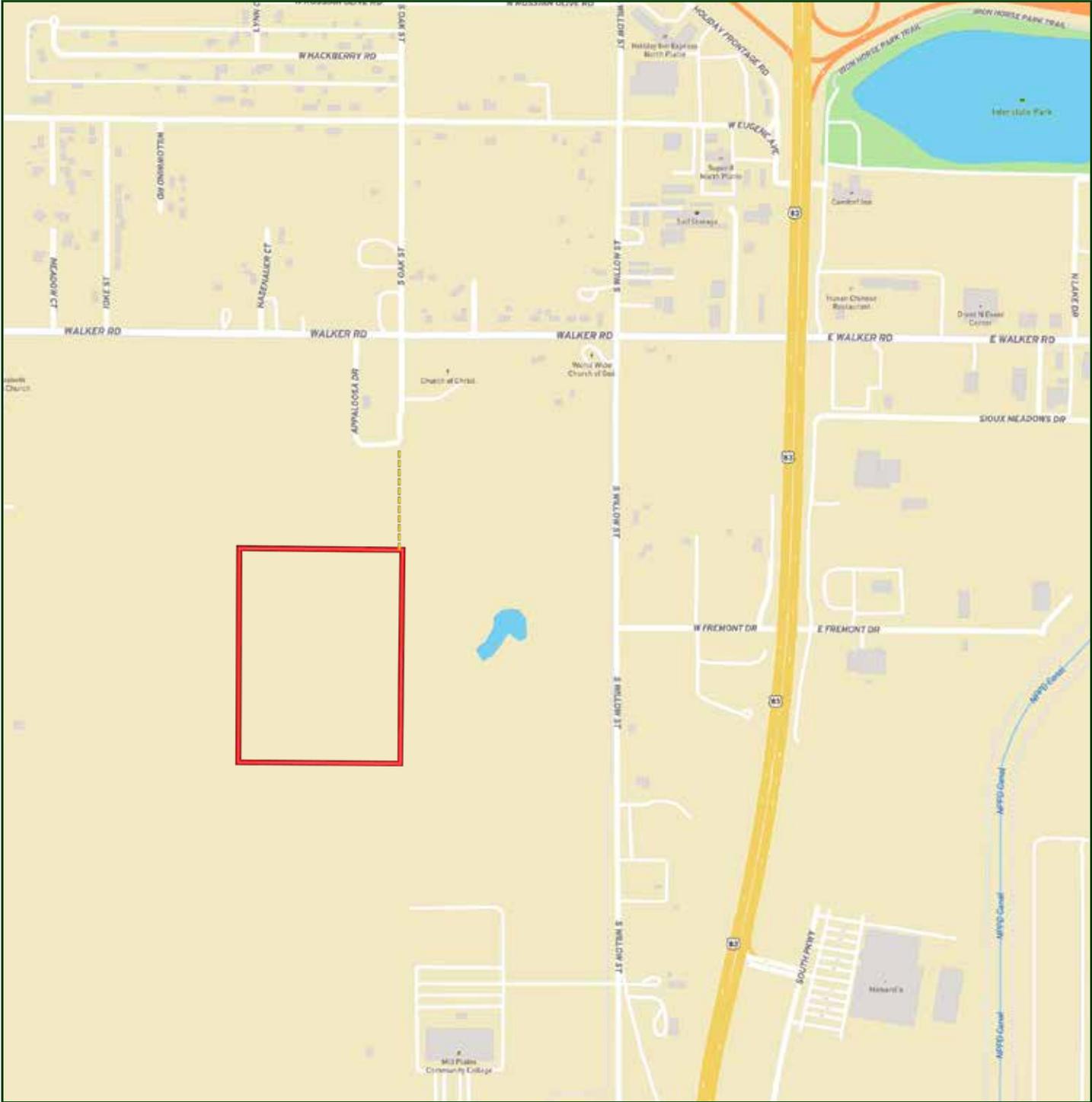
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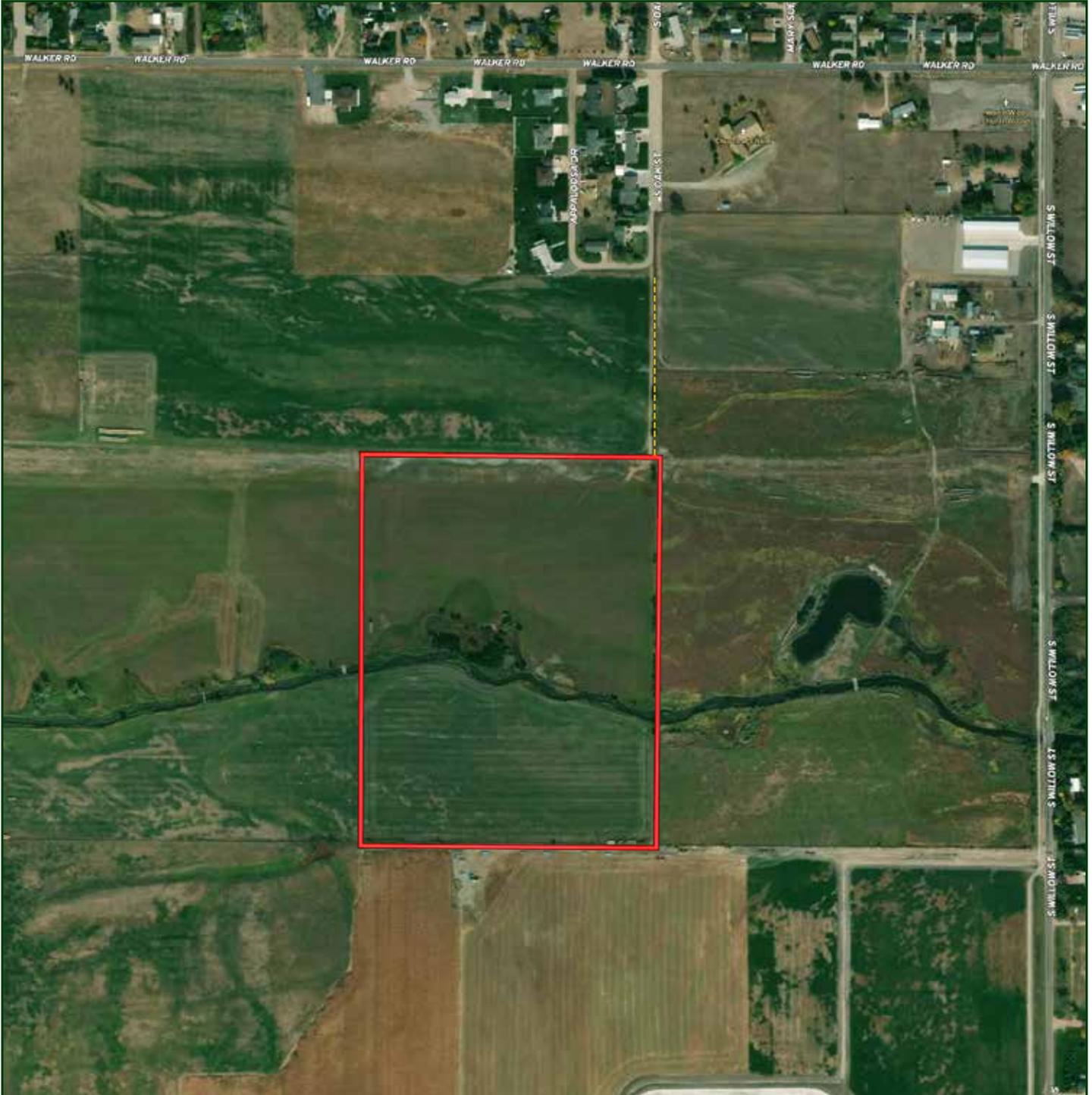
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

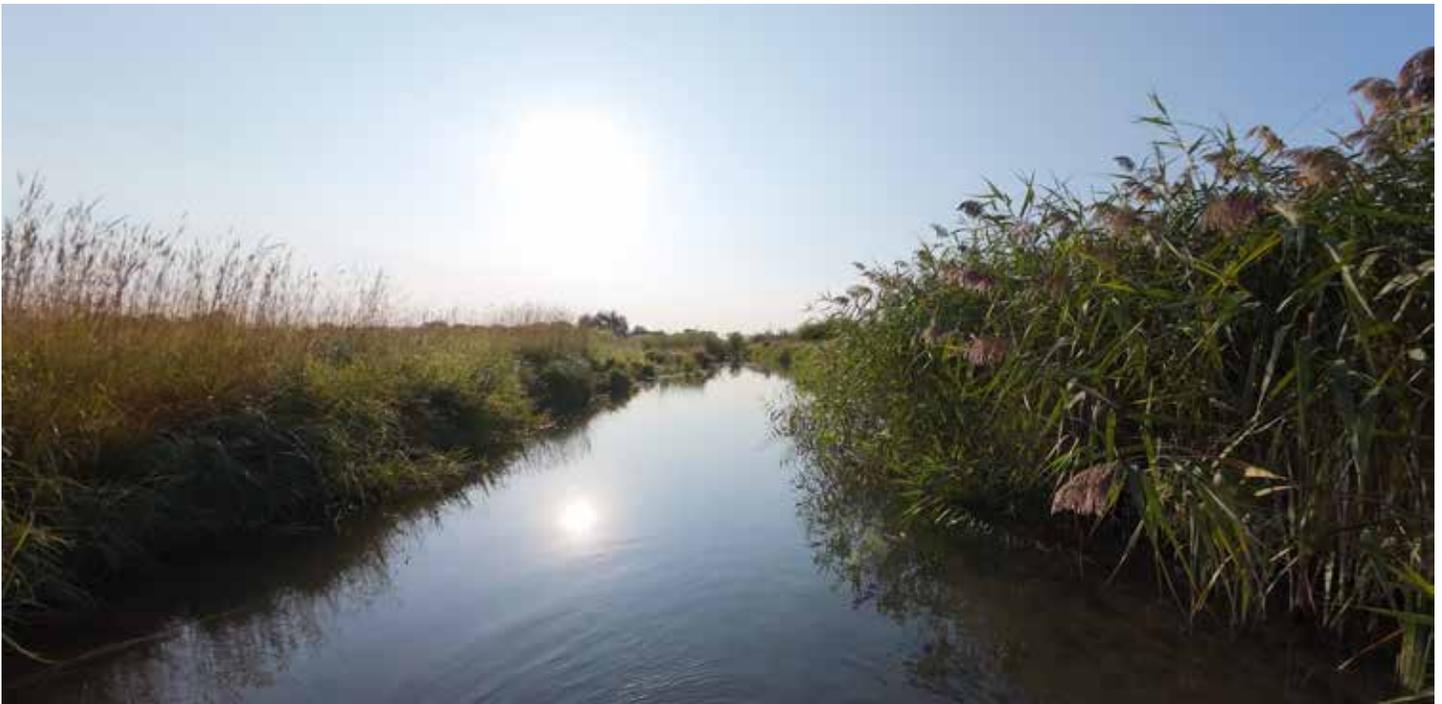
# AERIAL MAP



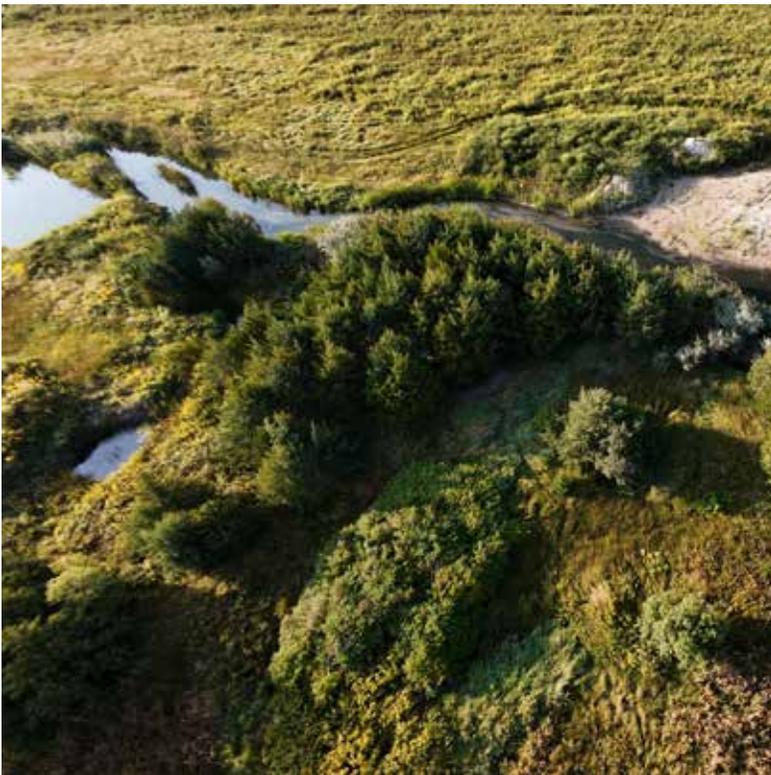
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# PROPERTY IMAGES



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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