

EAST STATE FARM DEVELOPMENT



A prime development opportunity Southeast of North Platte, NE.

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PROPERTY HIGHLIGHTS

List Price

\$2,785,000-Both Parcels

Location

1806 East State Farm Road, North Platte, NE

Legal Description

PT E1/2 22-13-30 West of the 6th P.M. Lincoln County, Nebraska

Acres

299±

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

\$4,302.70 Real Estate

\$370.96 Occupation

East State Farm Development Parcel 1

Price: \$1,950,000 | **Acres:** 60± | 57.07 Certified Irrigated Acres Twin Platte NRD

Prime Development Opportunity | North Platte, Nebraska

This is a rare opportunity to acquire approximately 60 acres of A1 transitional agricultural land strategically positioned for future development in one of North Platte's fastest-growing corridors.

Located along State Farm Road, the property sits just minutes from major commercial anchors, including the Menards distribution center and Walmart distribution facilities. It is also immediately south of the rapidly expanding Iron Trail Industrial Park—home to the Amazon last-mile facility, Coors Distributing, and a growing number of regional and national businesses.

With continued industrial expansion and strong economic momentum in the area, North Platte is emerging as a key logistics and distribution hub in western Nebraska. This property is ideally positioned to benefit from that growth, offering strong potential for future commercial or residential development.

Whether you are an investor seeking long-term appreciation or a developer looking to capitalize on the area's expansion, this parcel offers the scale, location, and surrounding infrastructure to support a wide range of opportunities.

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

Property Highlights:

±60 total acres of A1 transitional agricultural land

57.07 Certified Irrigated Acres (Twin Platte NRD)

Well Registration: G-003980

Excellent access via State Farm Road

Immediate proximity to Iron Trail Industrial Park

Minutes from major distribution centers and infrastructure

Strong potential for future development

Don't miss your chance to secure a strategic land position in one of North Platte's most active growth areas.

East State Farm Development Parcel 2

Price: \$835,000 | **Acres:** 239.58±

Improvements/Outbuildings: Livestock well | 1982 year 48x42 Morton building

239± Acres | Prime Development and Acreage Opportunity | North Platte, Nebraska

This is a rare opportunity to acquire approximately 239± acres of A-1 transitional agricultural land offering exceptional potential for both future development and a premier rural homesite. Ideally located along State Farm Road, just minutes from major commercial anchors including Menards and the Walmart Distribution Center, this property sits directly in the path of North Platte's continued growth and expansion.

The property offers an outstanding combination of accessibility and seclusion, featuring paved road access while maintaining a quiet, rural setting. Improvements include a quality Morton steel pole building, a domestic/livestock well, and established mature trees that provide natural wind protection and privacy. The diverse landscape creates a truly unique setting, with rolling terrain, canyon pasture to the south, and elevated areas that offer excellent views of the surrounding valley.

Multiple prime building sites make this an ideal location for a custom home, acreage development, or hobby ranch. Whether you're looking to establish a private retreat or invest in long-term growth, this property offers the flexibility to meet a wide range of objectives.

Strategically positioned just south of the rapidly expanding Iron Trail Industrial Park, home to the Amazon last-mile facility, Coors Distributing, and several other commercial and industrial operations, this parcel is well-suited for future commercial or residential development. With continued economic momentum and new industry entering the area, North Platte is emerging as a key regional hub.

Properties of this size, location, and versatility are increasingly difficult to find. Take advantage of this opportunity to invest in the future of North Platte while securing a property that offers immediate usability and long-term upside.

The sellers would consider splitting the property, so call today to discuss!

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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