

LAND FOR SALE



310 ± ACRES | LINCOLN COUNTY, NEBRASKA

White Horse Creek Meadow

Highly productive wet meadow offering high-quality grass hay in a prime location with excellent access.

Zoned Traditional Agriculture, allowing for continued agricultural use, investment potential, or rural residential opportunities - just outside of North Platte city limits.



Jerry Weaver, AFM

LISTING AGENT:

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Offered exclusively by:

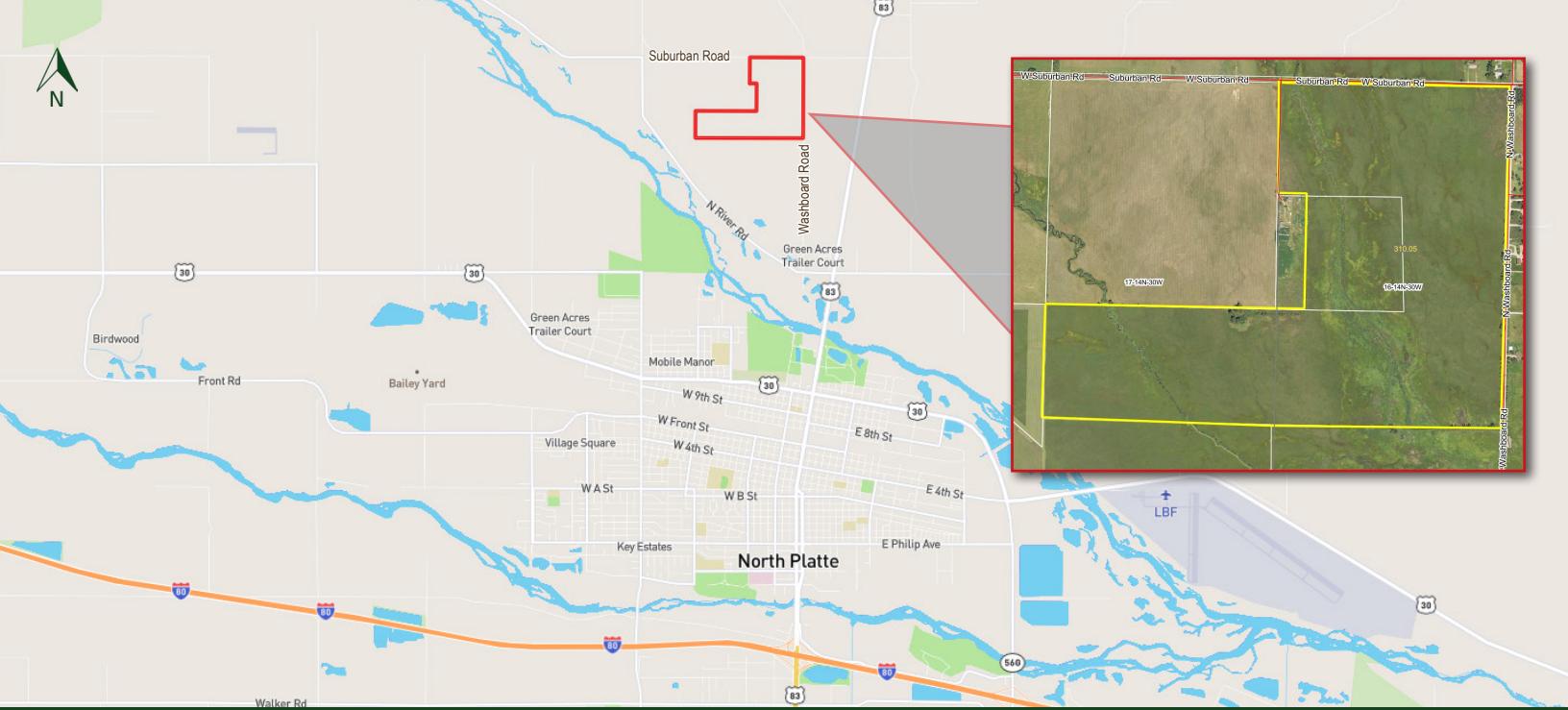
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LEGAL DESCRIPTION:	NW $\frac{1}{4}$, except for Albrecht outage, N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 16; N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 17, Township 14 North, Range 30 West of the 6th P.M. in Lincoln County, Nebraska.
LOCATION & ACCESS:	From North Platte, travel north on U.S. Highway 83 for approximately 3 $\frac{1}{4}$ miles. Turn west onto West Suburban Road and continue for $\frac{3}{4}$ mile. The property is located on the south side of the road. Access is from Suburban Road on the north and Washboard Road on the east.
TAXES & ACRES:	310 \pm Tax-assessed acres. Taxes paid in 2025: \$2,586.
LAND USE:	310 acres of wet meadow and wetlands along White Horse Creek. Zoned as Agriculture and Transitional Agriculture.
FENCING:	Perimeter has fair, mostly 3-strand barb wire fence.
POSSESSION:	Possession at closing, subject to lease ending February 28th, 2026.
PRICE:	\$989,000 OR \$3,190 / Taxed Acre!

