

An aerial photograph of a river delta at sunset. The river branches out into many smaller channels, creating a complex, winding pattern. The water is dark, and the sandbars are light-colored. The sky is filled with orange and yellow clouds, and the sun is low on the horizon, casting a warm glow over the entire scene.

# Platte River Frontage & Sandpit Central City, NE – Tract 2

145.00 Acres | Merrick County, NE | \$1,500,000

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## Activities & Amenities

ATV/Off Road  
Beach Access  
Boating/Sailing/Rafting  
Development Potential  
Farm/Crops/Ag  
Fishing  
Hunting - Big Game, Predator/Varmint, Small  
Game, Turkey, Upland Birds & Waterfowl  
Income Producing  
Irrigation  
Pond/Lake  
Stream/River  
Water Access  
Water Rights  
Water View  
Waterfront  
Wooded

## Land Details

Address: 0001 Bareland HWY 14,  
Central City, Nebraska 68826, USA  
Closest Town: Central City  
Total Acres: 145.00  
Deeded Acres: 145.00  
Zoning: Agricultural  
Irrigated Acres: 17  
Water Rights: Yes  
All owned will transfer  
Mineral Rights: Yes  
All owned will transfer  
Estimated Income: 5313  
Income Type: Crop Share 60/40  
Estimated Taxes: \$2,338 - 2024  
Source of lot size: Assessor/Tax Data



### About This Property

Tract 2 offers 0.75 miles of Platte River frontage, a 33± acre shared sandpit lake, and 17± acres of irrigated cropland with lake-fed water. Enjoy fishing, watersports, hunting along river frontage and islands, and a private boat ramp with trails. With Highway 14 and Dark Island Trail access, the property provides recreation, income, and development potential for a private estate or future lots.





## Land

This extraordinary Platte River property blends recreation, agricultural income, and development opportunity. The 33± acre shared sandpit, known as McHargue Lake, is an angler's paradise, stocked for outstanding fishing and ideal for waterskiing, wakeboarding, jet skiing, paddleboarding, and kayaking. Surrounding trails provide easy access for walking, biking, or UTV riding.

The property also offers exceptional hunting opportunities along the Platte River frontage and surrounding islands, where waterfowl, deer, and upland birds are regularly observed. The mix of river corridors, sandbar islands, and mature riparian habitat creates a dynamic setting for both trophy and recreational hunting.

Beyond recreation, Tract 2 includes approximately 17± acres of gravity-irrigated cropland with Class II and III soils, supported by irrigation pumped from the lake. This provides a reliable income source and long-term agricultural value. The combination of productive farmland, shared lake, river frontage, and diverse wildlife habitat makes this property highly versatile.

Tract 2 also presents significant development potential. Its scenic setting, excellent water features, and convenient access make it ideal for a private estate or family retreat. The property could also be subdivided into multiple residential lots or lakefront homesites, creating a unique community centered around the lake and recreational amenities.





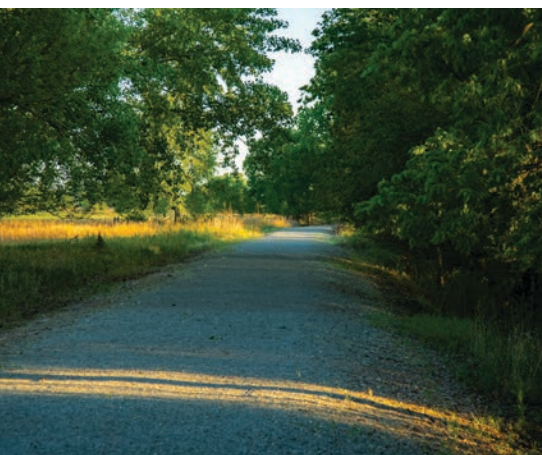
Located adjacent to the popular Dark Island Trail and offering easy access from Highway 14, Tract 2 delivers an unmatched combination of lifestyle, income, recreation, and investment potential—a rare opportunity to own, enjoy, and develop one of the Platte River Valley’s premier properties.

Looking for additional land? Explore Platte River Frontage & Sandpit – Central City, NE, Tract 1.

### **Region & Climate**

Central City, NE, boasts a temperate climate with four distinct seasons, offering something for everyone. Summers are hot and humid, with highs around 90°F, while winters are cold with occasional snowfall and temperatures often dropping below freezing. Spring and fall are pleasantly mild, with temperatures ranging from the upper 40s to low 70s. The area receives about 29 inches of annual rainfall, evenly spread throughout the year, and enjoys approximately 220 sunny days, perfect for outdoor activities like hiking, fishing, and camping. This well-rounded climate makes Central City an inviting place to live or visit year-round.





## Location

The Platte River near Central City, Nebraska offers a wide range of outdoor activities and scenic experiences that highlight the beauty of central Nebraska's natural landscape. This broad, braided river is known for its tranquil flow, sandy channels, and abundant wildlife. Each spring, the Platte becomes one of North America's most spectacular birding destinations as hundreds of thousands of Sandhill Cranes and countless waterfowl migrate through the region, creating unforgettable viewing opportunities for residents and visitors alike. The area is also popular for kayaking, canoeing, and tubing during the warmer months, with gentle currents and sandbars perfect for a relaxed float or a quiet afternoon picnic along the riverbank. Anglers can enjoy fishing from the shore or small craft, while nearby walking trails and riparian meadows provide peaceful settings for hiking and nature photography. Whether exploring by water or simply enjoying the view, the Platte River near Central City offers a unique combination of recreation, wildlife, and serenity that captures the essence of Nebraska's heartland.

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# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



**Justin Hertzel**

📍 Licensed in AR, IA, KS, MO, NE, SD & MS

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