

POLK COUNTY, NE

LAND AVAILABLE



182.10

ACRES M/L

DIVERSE PASTURE • TIMBER • RECREATIONAL LAND

SEAN KELLY

NE LIC 20230288

531.250.7800

Sean@PeoplesCompany.com

Listing #19697

PC **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

DESCRIPTION

Peoples Company is pleased to present 182.10 acres m/l of diverse pasture, timber, and recreational land in Polk County, Nebraska, conveniently located approximately five miles south of Columbus. Situated along County Road V and the South Channel of the Platte River, this property offers an attractive combination of agricultural use, wildlife habitat, water resources, and recreational opportunities.

The property consists primarily of approximately 157.1 acres of grass/pasture and 25 acres of timber, creating a versatile landscape well suited for livestock grazing while offering substantial recreational appeal. The combination of mature timber, open grassland, and abundant water resources provides excellent habitat and travel corridors for area wildlife, making the property especially appealing to buyers looking for hunting and recreational land in addition to agricultural use.

One of the property's defining features is its proximity to the South Channel of the Platte River, complemented by Clear Creek and the property's timbered areas. Together, these natural features create a unique setting with strong potential for deer, turkey, waterfowl, and other hunting and outdoor recreational opportunities.

The pasture consists primarily of Boel loam, Inavale-Platte complex, Barney loam, and Platte fine sandy loam soils, with an overall NCCPI rating of 31.4. The combination of productive grassland and natural cover gives a new owner the opportunity to continue utilizing the property for grazing while also managing the timber and habitat for wildlife and recreation.

Located just minutes from Columbus, Nebraska, this is a rare opportunity to acquire a sizable tract offering pasture income potential, timber, hunting, recreation, and Platte River-area habitat within close proximity to one of east-central Nebraska's largest communities. Whether purchased as a livestock property, recreational retreat, hunting property, or long-term land investment, this property offers a compelling combination of location, water, habitat, and usable acreage.



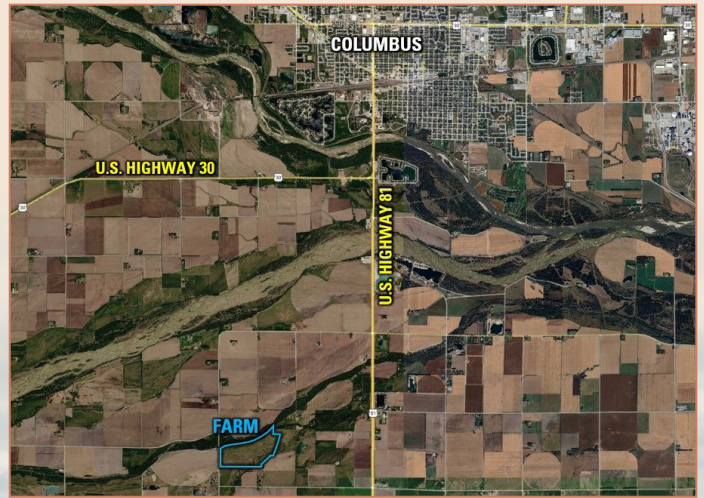
DIRECTIONS

From Columbus, head south on Highway 81 for roughly 6 miles. Turn right and head west on 142 Road; continue for two miles. Turn right onto County Rd V and head north for about 1/2 mile. The entrance to the property will be on your right. Look for the Peoples Company sign.

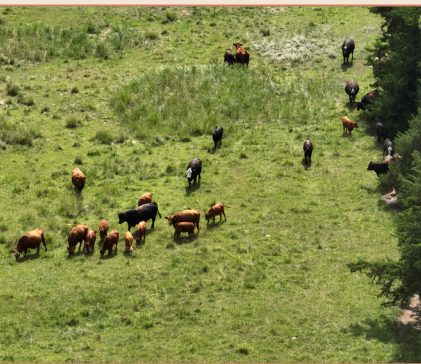
PROPERTY ADDRESS

14210 Co Rd V • Columbus, NE 68601

PRICE: \$1,115,000 (\$6,123/acre)



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Scan the QR code to
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Peoples Company's website.





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