



PLATTE RIVER WATERFOWL LORE



An ultimate wildlife retreat on the Platte River near Lexington, NE.

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com

PROPERTY HIGHLIGHTS

Location

42610 Drive 755, Lexington, NE

Legal Description

31-10-22 00003050 THAT PART OF GOVT LOTS 4 & 5 LYING S OF I-80 & ACCRETION (181.41) (31-10-22) DAWSON COUNTY NEBRASKA

Acres

181.41±

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

\$3,080.76

Property Summary

SELLER APPROVED AUCTION

Bidding open from September 26, 2026 - November 10, 2026

Platte River Waterfowl Lore was better known as *The Drakes Nest Hunting Club* and is located in Darr, Nebraska just ten miles west of Lexington, Nebraska off Interstate 80 at exit 231. *The Drakes Nest Hunting Club* was a quality waterfowl hunting destination for hunters from all over the country that wanted a top notch waterfowl hunting experience and a wine and dine experience after the hunt. This business ran successfully for nearly 30 years.

This property sits smack dab in the middle of the Central Flyway so during migration times the sky is full of waterfowl. The Seller has maintained this property over the years with weed and tree management, specifically cottonwood tree removal and Phragmites grass removal. This specific type of grass is an invasive grass that absorbs water and spreads. With this maintenance, the river corridor is wide here, and conducive for waterfowl.

Platte River Waterfowl Lore can also be considered a multi species property as many wild turkeys and white tail deer inhabit the property as well. After the morning hunt, enjoy sitting in the cabin and watch the wildlife come alive. Turkeys will come to the patio window and strut in front of you while wood ducks and other waterfowl land in the pond just off the patio.

Some of the amenities that come with this property include, a top notch propane heated deer stand located in a strategic location, big game hoist to hang your game, a processing table with hole in the center to dispose of scraps, good trails around the property and nearly 22± acres to plant a food plot. No matter what your quarry is, the desirability for a waterfowl spot is at a premium. This property is set up to start enjoying right out of the gate. Please contact me, Jon Farley, to show you this fabulous retreat as I was a guest here for many years and can explain many of the feature benefits that are associated with this top notch hunting property.

Agent note: Adjacent to this property on the West side is 200± acres of public hunting ground that is owned by the state of Nebraska. The only access to the public hunting land is through this property.

Agent note: The east/west fence quality is excellent. The road into the property is excellent! This property has excellent county road access that ends at the entrance to the land with NO easements.

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

Buildings:

48x84 barndominium completely updated with outdoor patio

Two bedrooms

Spacious open kitchen, living room area

Double stack Kitchen Aid oven/microwave, refrigerator, dishwasher

Massive 42x55 multi use attached garage

1 full bathroom, with 1 toilet and sink in the laundry room

Cabin sleeps 6 people:

Mini split air conditioning

Propane heater

Wood burning stove

Electricity

Inside running water

Kitchen area

Patio facing the pond

The cabin does not have a bathroom, but there is a “head” just off the patio outside

The domestic well next to the main dwelling also feed water to the cabin.



AUCTION TERMS

Terms and Conditions

By participating in the Seller Approved Auction: Platte River Waterfowl Lore, the bidder agrees to the following terms and conditions.

HOW DOES A 'SELLER APPROVED AUCTION' WORK? A Seller Approved Auction is an auction in which the final sale price is not automatically binding to the Seller until it is accepted by the seller. In this seller approved auction, the seller is required to accept or reject the high bid within three (3) business days. If the seller rejects the bid, the sale is nullified, and the high bidder's deposit will be immediately returned. If the seller accepts the bid, the property will close on or before December 10, 2026. The high bidder cannot withdraw the offer once it's declared 'subject to approved', the bid is considered binding to the Buyer until the Seller rejects it.

BIDDING REGISTRATION FORM: Bidders are required to fill out a bid certification form before being allowed to bid. They are available on the website to download. Once completed, submit to Ellie Schad at ellie@lashleyland.com. They need to be submitted at least 48 hours before the auction close to be approved for bidding online.

BIDDING: Opening Bid is \$1,000,000. Bidding ends November 10, 2026 at 5:00 PM Central Time. Bid Certification Form is required before being allowed to bid.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction.

PAYMENT: The winning bidder will be required to electronically sign the purchase agreement immediately upon notice of being the successful bidder. Upon becoming the high bidder, I understand that I will be required to make an immediate 20% down payment via wire transfer. I understand that the down payment will be forfeited if I fail to close on the property.

POSSESSION: Full possession of the property will be given upon closing.

TAXES: Seller shall pay all 2026 and previous year's taxes.

TITLE: Seller to convey title by warranty deed. Merchantable title(s) will be made available. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller. Title insurance escrow services will be provided by Title Services of the Plains dba Scott Abstract.

PROPERTY CONDITION: The property and improvements are selling in "AS-IS; WHERE-IS" condition - NO warranties expressed or implied to the condition of the property.

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AGENCY: All representatives of Lashley Land & Recreational Brokers, Inc. are acting as agents of the seller. are agents representing the seller.

METHOD OF SALE: This will be a Seller Approved Auction. The administrator will determine the process of the sale and bid increments accepted. The auction date will be November 10, 2026.

OWNED RIGHTS: All subsurface and water rights owned by the Sellers will pass to the Buyers, if any.

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are problems with the website, server or technology, the auction company reserves the right to extend the bidding or close the bidding. Lashley Land & Recreational Brokers shall not be held responsible for missed bids or failure of the software to function properly on the day of the auction for any reason.

AGE REQUIREMENT: All bidders must be 18 years of age or older.

DISCLAIMER: All information is deemed reliable but is not guaranteed. Buyers are urged to inspect the property and rely upon their own inspections, due diligence, and conclusions. All maps, aerials, acreage illustrations, and boundary lines are for illustrative purposes only and are not intended to represent an actual survey. Existing fence lines may not be located on the actual property boundaries. Announcements made the day of the auction will take precedence over any information provided herein.

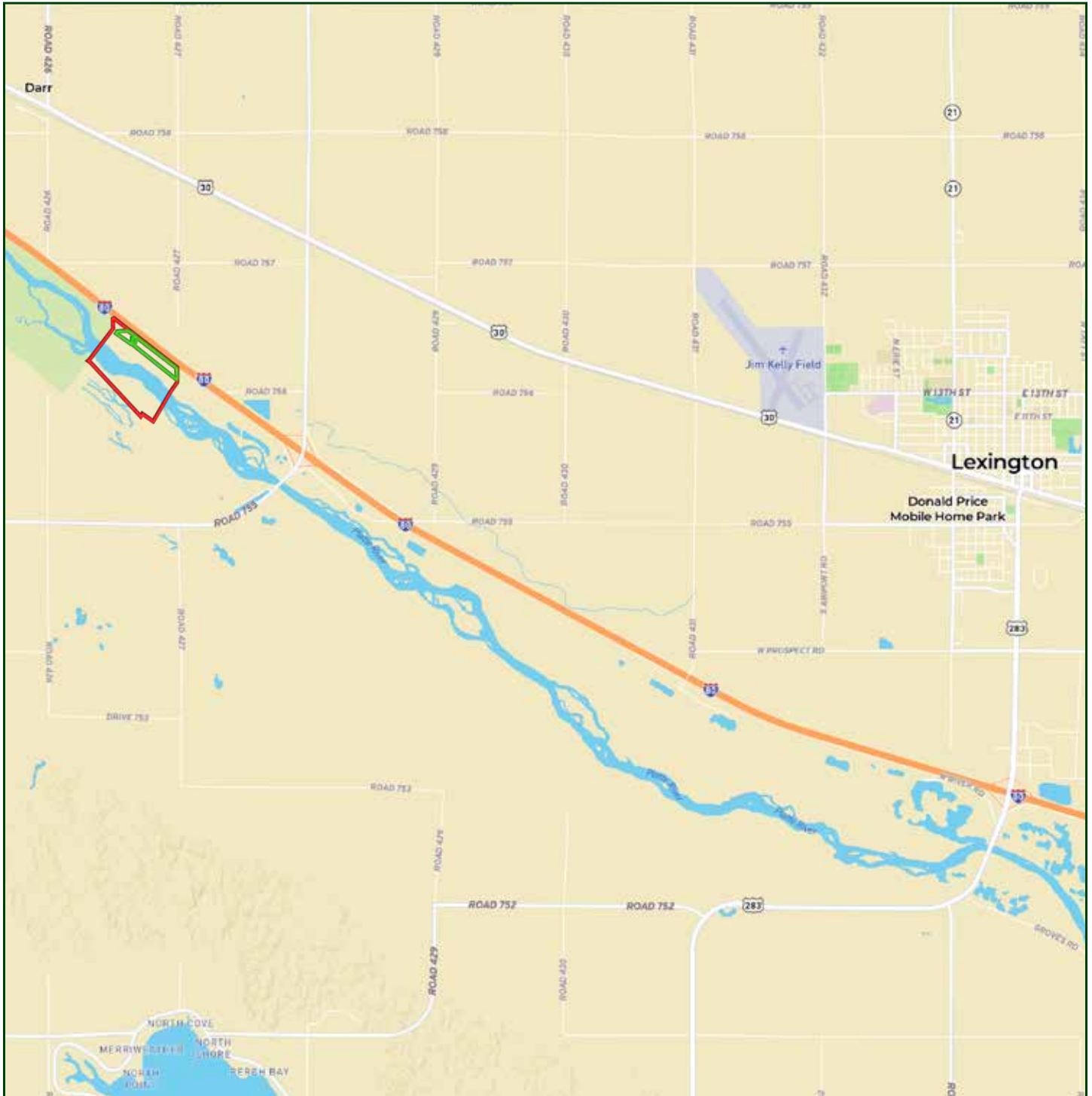
WEBSITE TERMS:

1. Lashley Land & Recreational Brokers, Inc., (hereinafter referred to as LL) is providing internet only bidding for this auction. Bidder acknowledges and understands that this service may or may not function correctly at any time, including the auction closing time. Under no circumstances shall Bidder have any kind of claim against LL or anyone else if the internet service fails to work correctly before or during the auction closing time. LL will not be responsible for any missed or failed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should place their maximum bids at least two hours prior to the auction closing time. LL reserves the right to withdraw or re-catalog items in this auction. In the event of any software problem, mistake or other issue, LL reserves the right to extend the closing times, change the extension time, stop, restart or cancel this auction at its sole discretion.

2. LL may refuse registration and bidding privileges to anyone for any reason. Bidder agrees to provide any identification LL may request including but not limited to: driver's license & state ID card. Bidder agrees to comply with any stated additional terms or conditions.

3. Any/all Purchasers will be expected to rely upon his/her personal inspection or investigation of the property being offered at the Auction, or that of an approved party to Buyer, and not upon any representation of warranty or condition by the Seller or LL. Seller or LL will, in NO WAY, be held responsible for any discrepancies, damage or loss of any property of the Buyer.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

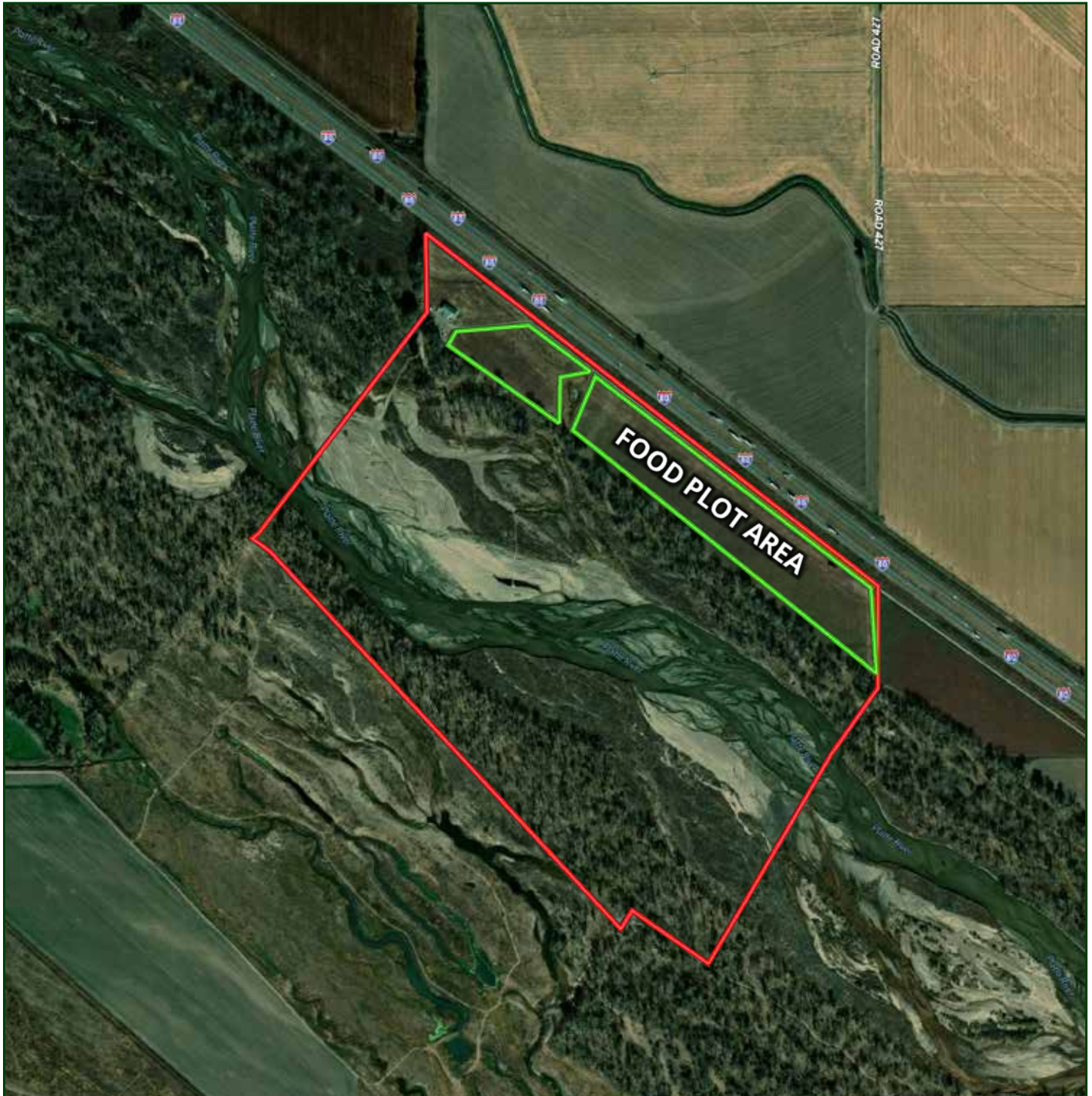
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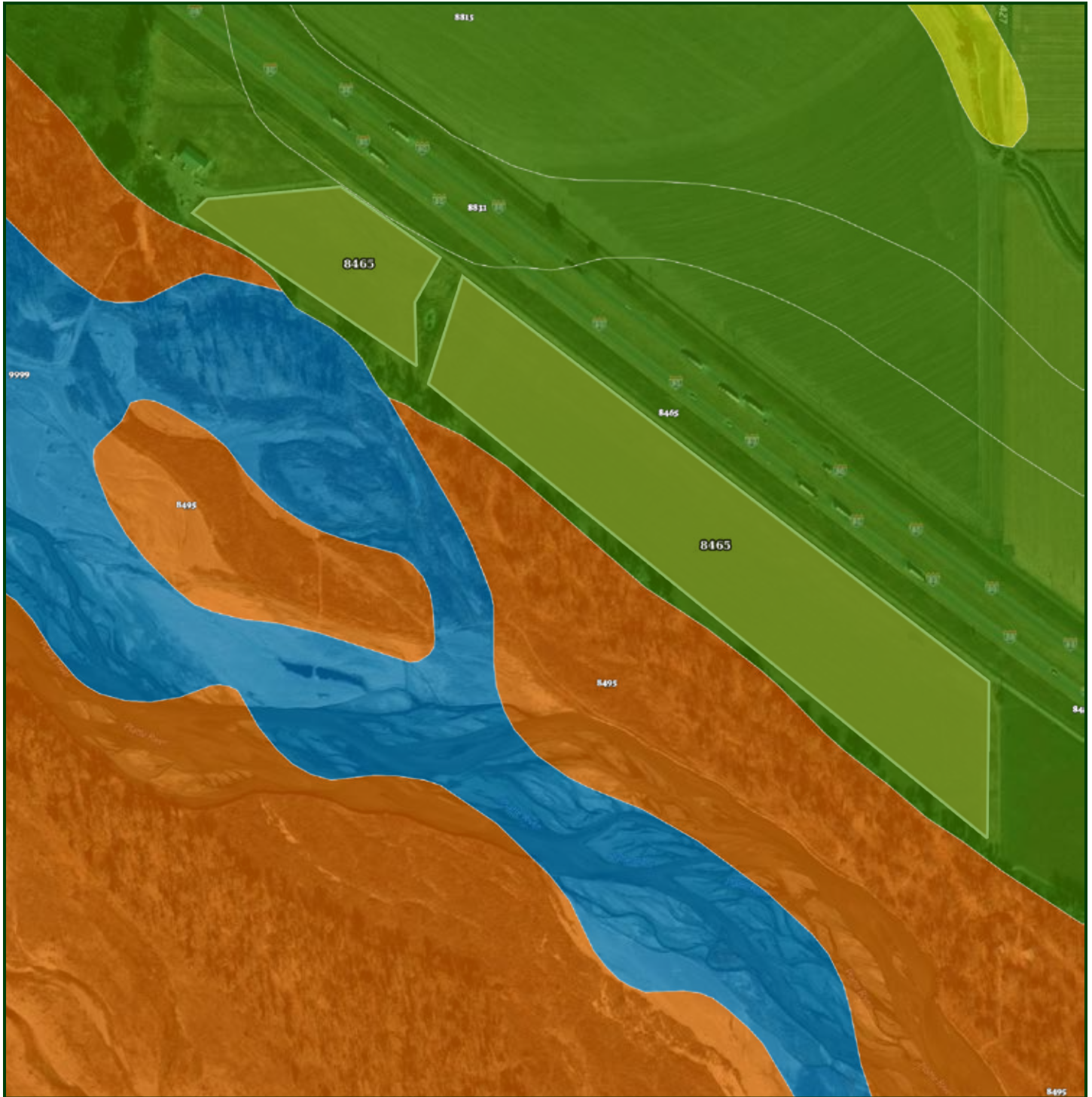
Email: jon@lashleyland.com

AERIAL MAP



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SOILS MAP



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PROPERTY IMAGES

I  All Polygons 21.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8465	Gibbon loam, rarely flooded	21.88	100.0	0	58	2w
TOTALS		21.88(*)	100%	-	58.0	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

I  Boundary 17.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8465	Gibbon loam, rarely flooded	17.38	100	0	58	2w
TOTALS		17.38(*)	100%	-	58.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

I  Boundary 4.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8465	Gibbon loam, rarely flooded	4.5	100	0	58	2w
TOTALS		4.5(*)	100%	-	58.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability									
		1	2	3	4	5	6	7	8
'Wild Life'		•	•	•	•	•	•	•	•
Forestry		•	•	•	•	•	•	•	
Limited		•	•	•	•	•	•	•	
Moderate		•	•	•	•	•	•		
Intense		•	•	•	•	•			
Limited		•	•	•	•				
Moderate		•	•	•					
Intense		•	•						
Very Intense		•							
Grazing Cultivation									
(c) climatic limitations (e) susceptibility to erosion									
(s) soil limitations within the rooting zone (w) excess of water									

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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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