



# AMERICAN LEGACY LAND CO

# FOR SALE

## HUNTING PROPERTY

Seward County, NE

**28.76 +/- Acres**

**OFFERED AT:**

**\$222,890**

### *ABOUT THIS PROPERTY:*

Ideally situated 10 miles southwest of Valparaiso, this property packs a lot into a small package! These 28 +/- acres are located in the northeast corner of Seward County making it only 25 minutes from Lincoln city limits. The beautiful country setting would make the perfect retreat from the sounds and lights of the city. Perfect for star gazing, camping, walks in the spring or fall to enjoy the variety of trees, flowers, and native grasses...this property is a nature lover's dream.



## More About this Property:

The property is well-balanced between the timber and open pockets of native grasses. Previously enrolled in the Pathway for Wildlife Program, the landscape has benefited tremendously from the establishment of many different varieties of native wildflowers, bushes, grasses, and trees. This has helped to create great habitat for deer, turkey, and quail. Truly a turn-key deer hunting property as all stands, deer blinds, and feeders are included with the sale! In addition to the benefits for game animals, the variety of the plant mix benefits local pollinators, songbirds, butterflies, and other wildlife.

Directions: Property is located approximately 7 miles west off of Highway 79 on West Agnew Road. Located on the north side of the road at 168th Road and Agnew Road. Property will be marked with a sign.

Legal Description: 11-12-4 SW1/4 SW1/4 28.76AC Seward County, NE

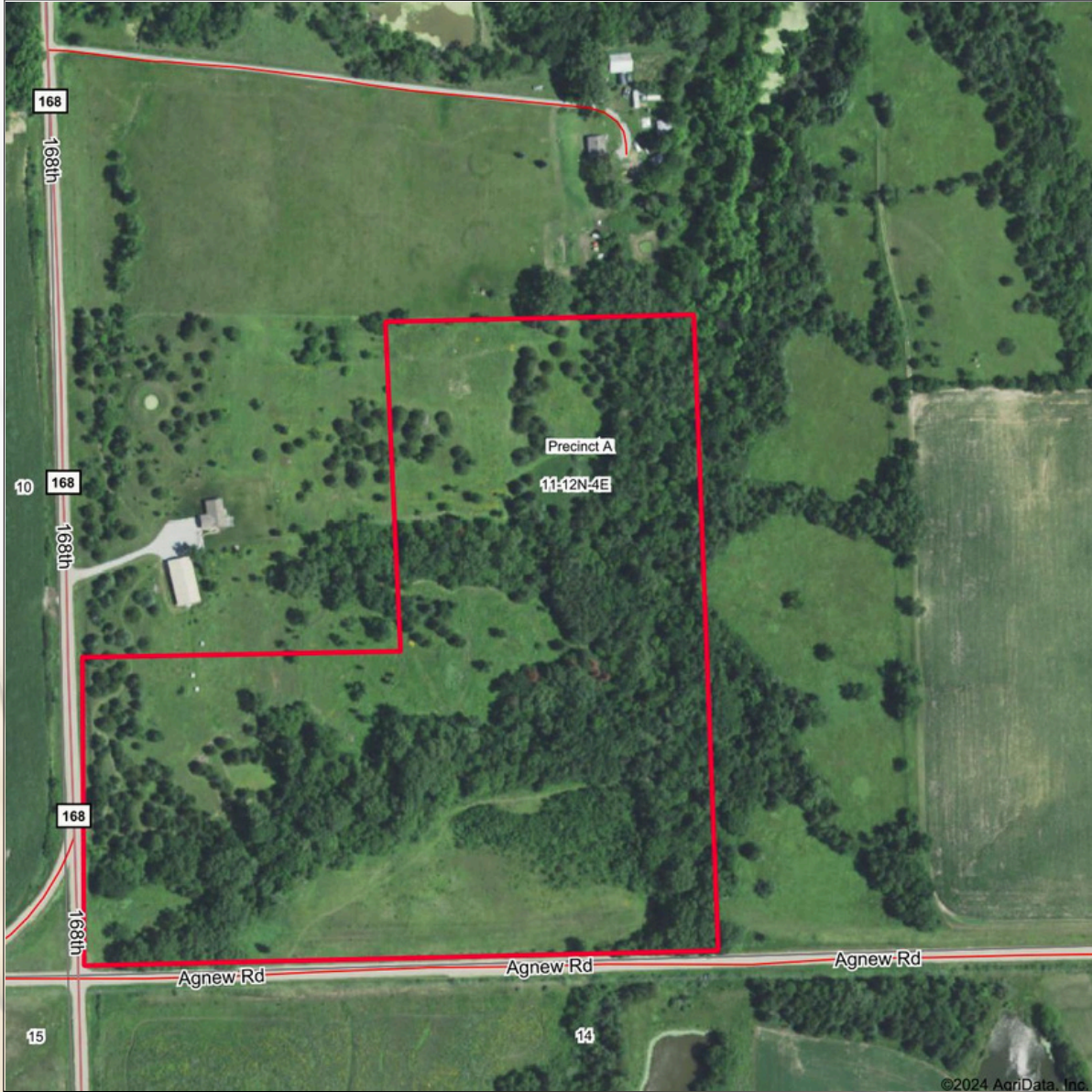
Taxes: Approximately \$700

Available for 2024

## FEATURES:

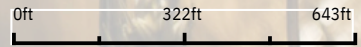
- 28.76 +/- acres
- Turn-key deer hunting property
- Beautiful array of native plants
- Close to Branched Oak SRA, Pawnee Lake SRA, Wildwood WMA
- Electricity across the road
- Easy access from Agnew Road and 168th Road
- Less than 30 minutes from Lincoln city limits
- Located approximately 10 miles SW of Valparaiso
- Deer and turkey sign present on property

**SEWARD COUNTY,  
NEBRASKA**



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Boundary Center: 41° 1' 7.38, -96° 56' 47.91



Maps Provided By:  
**surety**  
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**11-12N-4E**  
**Seward County**  
**Nebraska**



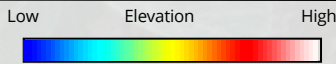
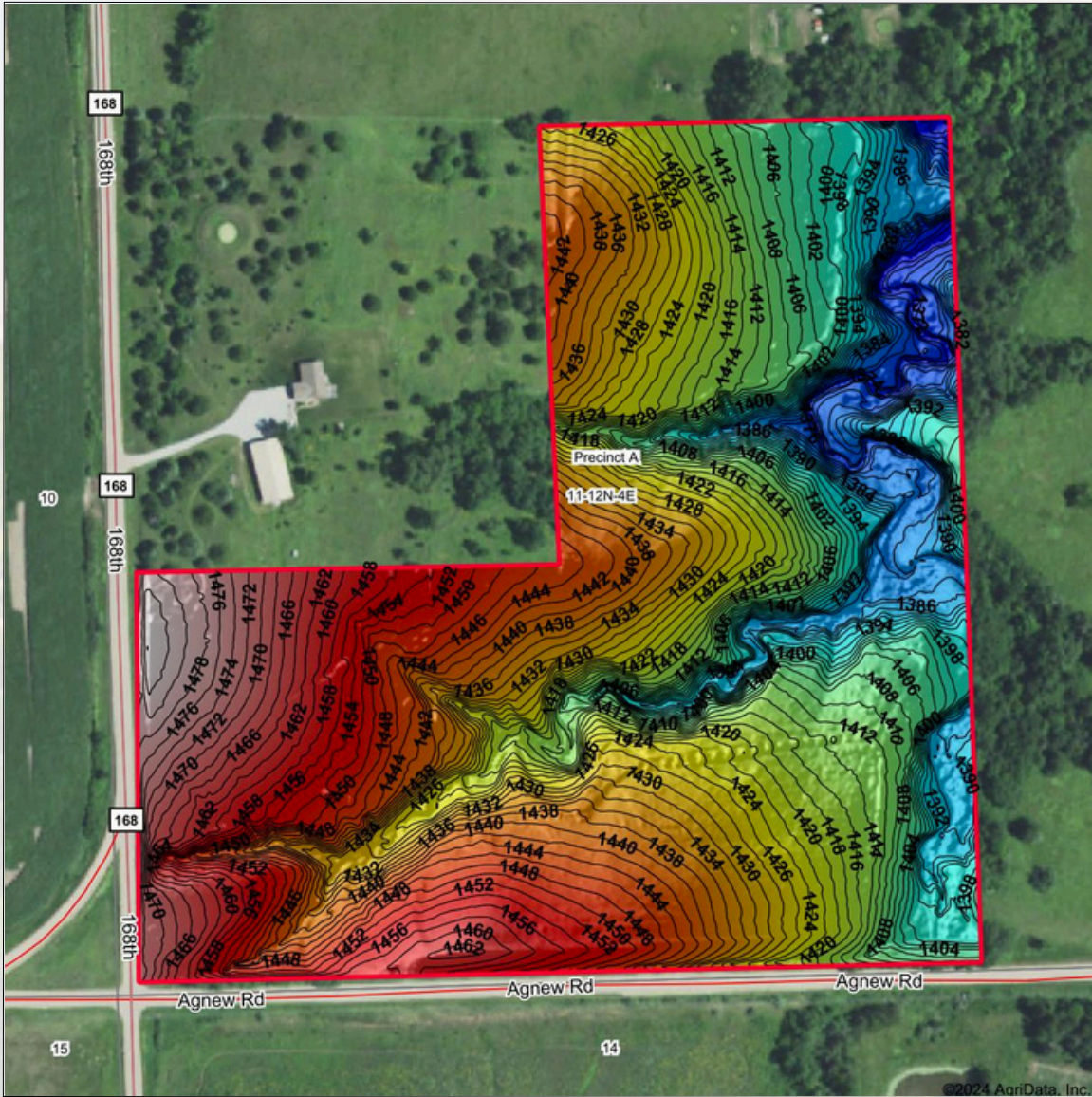
9/10/2024



**HELPING YOU BUY  
AND SELL LAND**



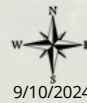
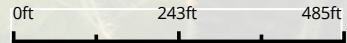
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Maps Provided By:



Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 1,365.6  
 Max: 1,484.0  
 Range: 118.4  
 Average: 1,425.9  
 Standard Deviation: 26.38 ft



11-12N-4E  
 Seward County  
 Nebraska

Boundary Center: 41° 1' 7.38, -96° 56' 47.91





**AMERICAN  
LEGACY**  
LAND CO

**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**



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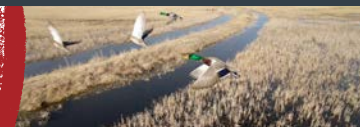
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



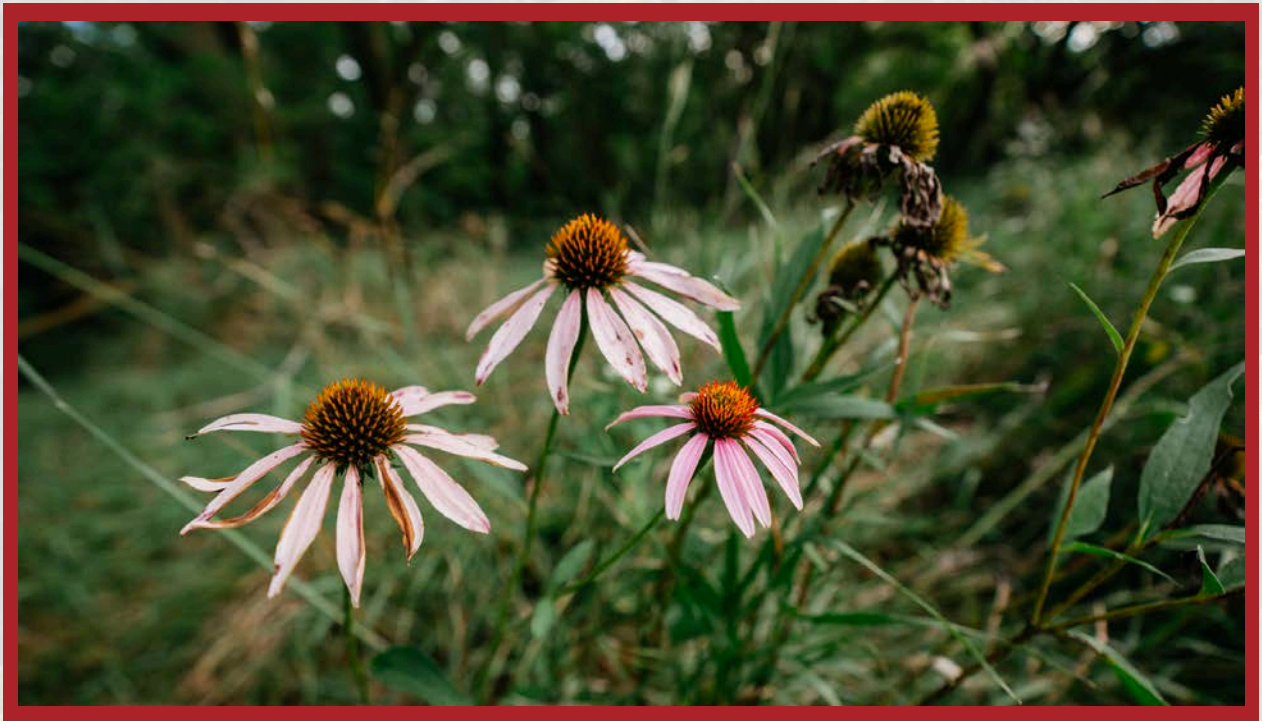


**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED**  
**TRUSTED**



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## About the Agent:

Wyatt Olson was raised on a small farm in Broken Bow, Nebraska where he developed a strong work ethic and passion for the outdoors. With roots in the Sandhills, he is very familiar with the farm and ranch communities he serves.

Wyatt has a diverse background with over 20 years in sales and customer service. He takes pride in building long lasting relationships with customers. Wyatt has specialized in land real estate sales for almost 4 years and has helped his clients buy and sell properties of all types across Nebraska and parts of Kansas. He is a licensed agent in Nebraska and Kansas with the intent of becoming licensed in other states to better serve his clientele. Prior to his career in land sales, Wyatt was an Account Manager representing capital medical imaging equipment in greater Nebraska was highlighted by earning the coveted company award for accountability. He developed a love for the mountains during his time managing a five state territory (NE, WY, ND, SD, MT) for a company leading the market in educational materials. Wyatt earned a bachelor's in Industrial Distribution from the University of Nebraska-Kearney, while working in the archery department at Cabela's.

As a land agent, Wyatt focuses on establishing an exceptional customer relationship built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done.

In his spare time, Wyatt enjoys spending time with family and friends, scouting land, fishing, hunting, and Husker athletics. He is passionate about bowhunting for turkeys, deer, and pursuing elk in the mountains. Wyatt and his wife, Adrienne, have three children and a yellow lab.



## WYATT OLSON, LAND AGENT



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