



AMERICAN LEGACY LAND CO

FOR SALE

ACREAGE
Lancaster County, NE

10 +/- Acres

OFFERED AT:
\$560,000

ABOUT THIS PROPERTY:

Incredible acreage for sale just outside of Lincoln, Nebraska! This is the perfect location for anyone looking to move outside of town, but only minutes from Waverly, and Lincoln. This property is very new and in great shape.

Just 4 miles north of Waverly, Nebraska sits this highly sought after acreage. This newly built 1,500 sq ft house includes 3 beds, 2 baths, and a great kitchen and living room space. Outside the house is a concrete patio perfect for relaxing during a cool evening.

More About this Property:

The property spans nearly 10 acres, including 5 +/- acres of dryland, which has been planted alfalfa. The extra acreage also allows room for additional structures or hobbies. There is a large 30 x 70 utility shed which can hold lots of equipment and several vehicles. The seller also put together a 18 x 30 “man cave” building close to the house. You will not run out of storage space as there are two more additional tool sheds perfect for storing outdoor equipment or renovating it for a chicken coop.

The seller is currently accepting offers,, but will not be able to close on the property until January 15, 2025. Lots of opportunity with this incredible property! Schedule your private showing today, call Nathan Krick at 402-937-3763

Directions: From Waverly, Nebraska take N 141st Street approximately 3.5 miles north until you reach Branched Oak Road. Turn left, heading west on Branched Oak Road for 0.5 miles. You will cross 134th Street and the destination will be on the north side of Branched Oak Road.

Legal Description: S29, T12, R8, 6TH PRINCIPAL MERIDIAN, LOT 13 SE

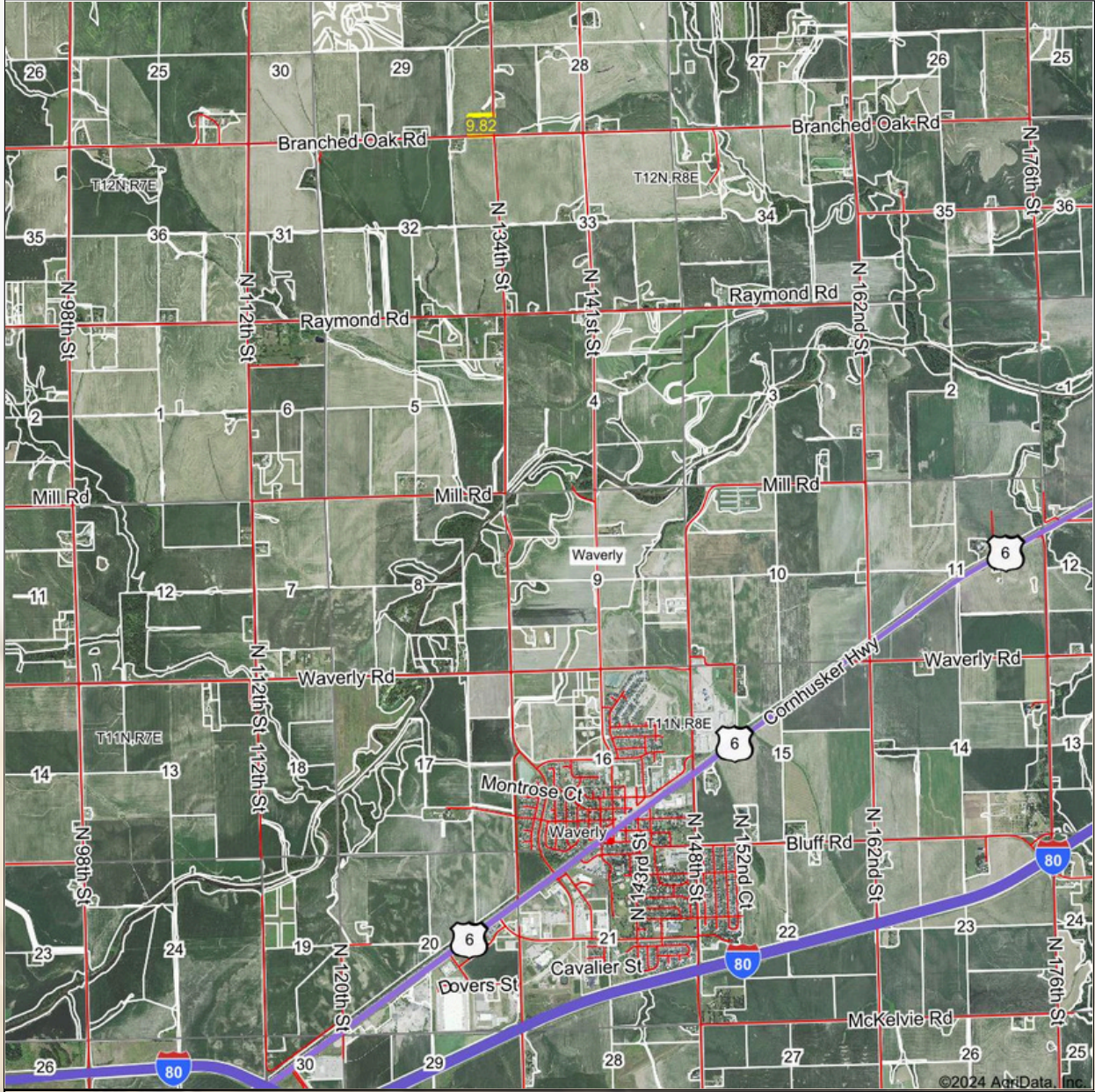
Taxes: \$3650 +/-

Available for 2024

FEATURES:

- 10 +/- Acres
- New house finished in 2024
- Clean and well-kept property
- Several utility sheds for storage
- Close proximity to Waverly, NE
- 15 minute drive to Lincoln, NE

LANCASTER COUNTY, NEBRASKA



Boundary Center: 40° 58' 23.51, -96° 32' 29.91

0ft 4595ft 9191ft



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Field borders provided by Farm Service Agency as of 5/21/2008.

29-12N-8E
Lancaster County
Nebraska



9/13/2024



**HELPING YOU BUY
AND SELL LAND**





Boundary Center: 40° 58' 23.51, -96° 32' 29.91

0ft 253ft 506ft

29-12N-8E
Lancaster County
Nebraska



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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HUNTING • DEVELOPMENT



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



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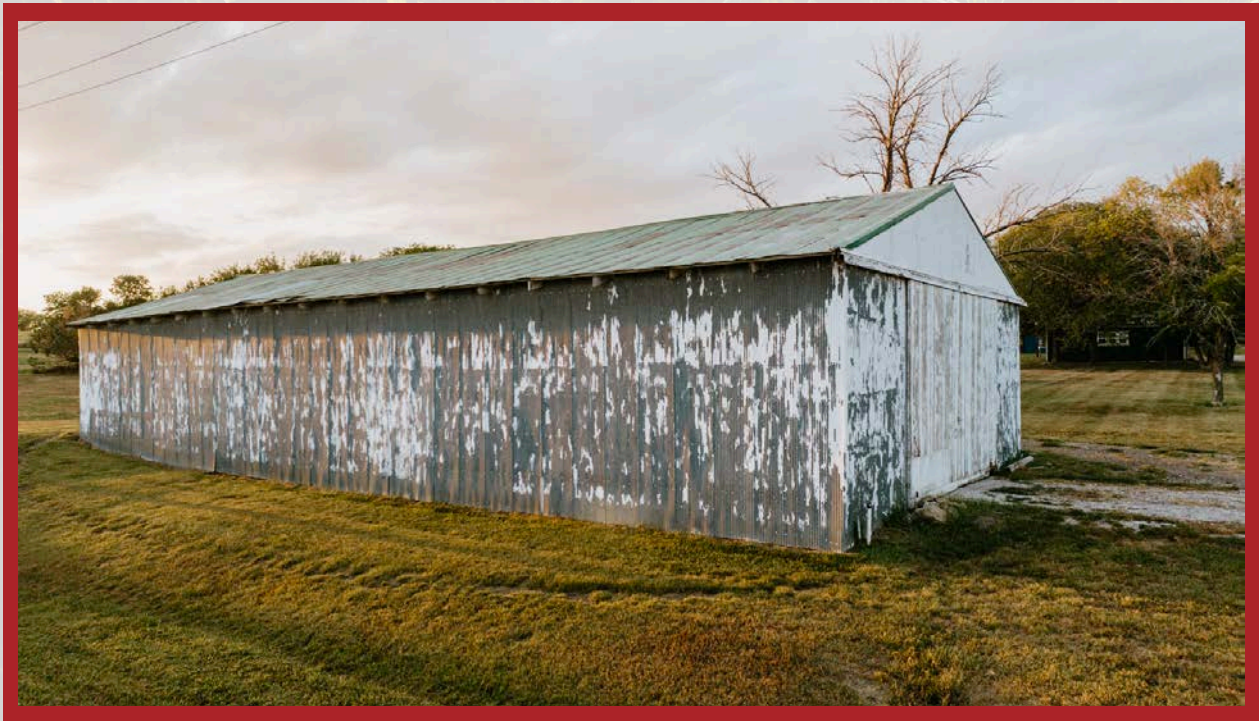


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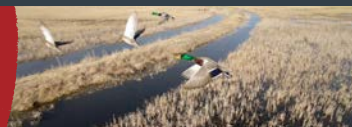
BUYING • SELLING
AUCTIONS





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LEGACY**
LAND CO

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HUNTING • DEVELOPMENT**



About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com