



AMERICAN LEGACY LAND CO

FOR SALE

ELWOOD RESERVOIR 98

Elwood, NE

98+/- Acres

OFFERED AT:

\$495,000

ABOUT THIS PROPERTY:

Welcome to a recreational and agricultural paradise located along the banks of Elwood Reservoir, offering the perfect blend of location and opportunity. This property offers a rare chance to own a piece of land where outdoor enthusiasts can stake their claim in a recreational landscape full of hunting and fishing opportunities.

Spanning 98 acres of diverse terrain, this hunting property boasts a blend of agriculture, big topography changes, and quality grass, creating an environment that supports a wide variety of wildlife. Do not let the open nature of this property fool you, it holds deer and has proven it is a producer of quality bucks each year. The area is home to whitetail and mule deer, and has the right topography and cover to hold them throughout the year. Productive farmland in the amount of 25 acres supplies one of the only destination food sources for the animals in the area.



More About this Property:

Several portions of the property are secluded from roads and make for incredible hunting areas as bucks are seeking for does throughout the fall. Aside from big game opportunities, this property also offers great predator hunting and trapping, with several areas making for perfect coyote and bobcat calling setups.

The location of this property only adds to its appeal. While the property itself is a high quality hunting destination, it sits along Elwood Reservoir, a lake known for its quality fishing opportunities for several species of fish. With fish species to include catfish, crappie, perch, bass, walleye and muskie, this reservoir provides something for every angler. This property allows for someone to hunt their own land and fish the reservoir just a few hundred yards apart on the same day. The property is located close to a boat ramp and allows convenience to the water for the boater or an angler looking to fish from land.

For those who envision making this setting a permanent residence or a seasonal getaway, there are several build site options thoughtfully situated to offer vast views of the reservoir and the surrounding landscape. Whether you prefer a cabin for weekend stays or a more expansive home overlooking the water, the build site options offer the flexibility to bring your vision to life. With electric and water available, utilities are a breeze and make this a perfect setup to build your hunting and fishing getaway or permanent residence in an ideal location.

Adding to its appeal, this property features 25 acres of dryland cropland, adding a touch of practicality. This cropland not only provides potential income opportunities but also enhances the property's wildlife capacity as it is one of the only destination food sources for wildlife in the immediate area. This farmland also lies in close proximity to the bedding areas for deer and creates a very convenient opportunity for wildlife to bed and feed in the same area, especially during a tough winter. It should also be noted that the owner has recently been approved for irrigation via a nearby canal. Irrigation potential adds value in the form of more production on the agricultural side, while residually creating an even more reliable food source for wildlife. The owner has constructed an agricultural development plan to increase the amount of farmland on the property to allow pivot irrigation. This plan can be found in the photo gallery for this listing.



More About this Property:

The plan would increase production and income for a new owner should they want to implement this strategy. The property also includes quality fencing throughout, as well as a good water system. It is ready for cattle to create another income stream should a new owner desire.

The property's unique blend of lakeside location, recreational opportunities, and potential income from the cropland makes it a haven for outdoor adventurers and land stewards alike. The location and diversity of the property allows for hunting, fishing, building, and farming all within a localized area. Land with this many opportunities in the same place is very hard to find.

With its proximity to Elwood Reservoir, abundant wildlife, versatile build site options, and the added benefit of cropland, this Nebraska recreational and agricultural property offers a rare chance to experience the best of both worlds – the thrill of the hunt, the serenity of lakeside living, and the practicality of agricultural potential.

Directions: From Elwood, go 2.5 miles north on highway 283, turn left onto Elwood Lake Dr., go .5 miles and the property is on the north side of the road, just across the road from the boat ramp and marked with a sign.

Legal Description: 29 8 22 PT. SW1/4 29-8-22 98.07 acres Gosper County
Taxes:\$1,081.32

FEATURES:

- 98 acres
- 25 acres dryland farmland
- 73 acres grass
- Quality deer, predator and waterfowl hunting
- Fishing opportunities via Elwood Reservoir
- Electricity and Well with several build sites
- Irrigation approval
- Cattle ready



Aerial Map



Boundary Center: 40° 37' 48.19, -99° 50' 42.58

0ft 822ft 1644ft



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29-8N-22W
Gosper County
Nebraska



10/31/2024

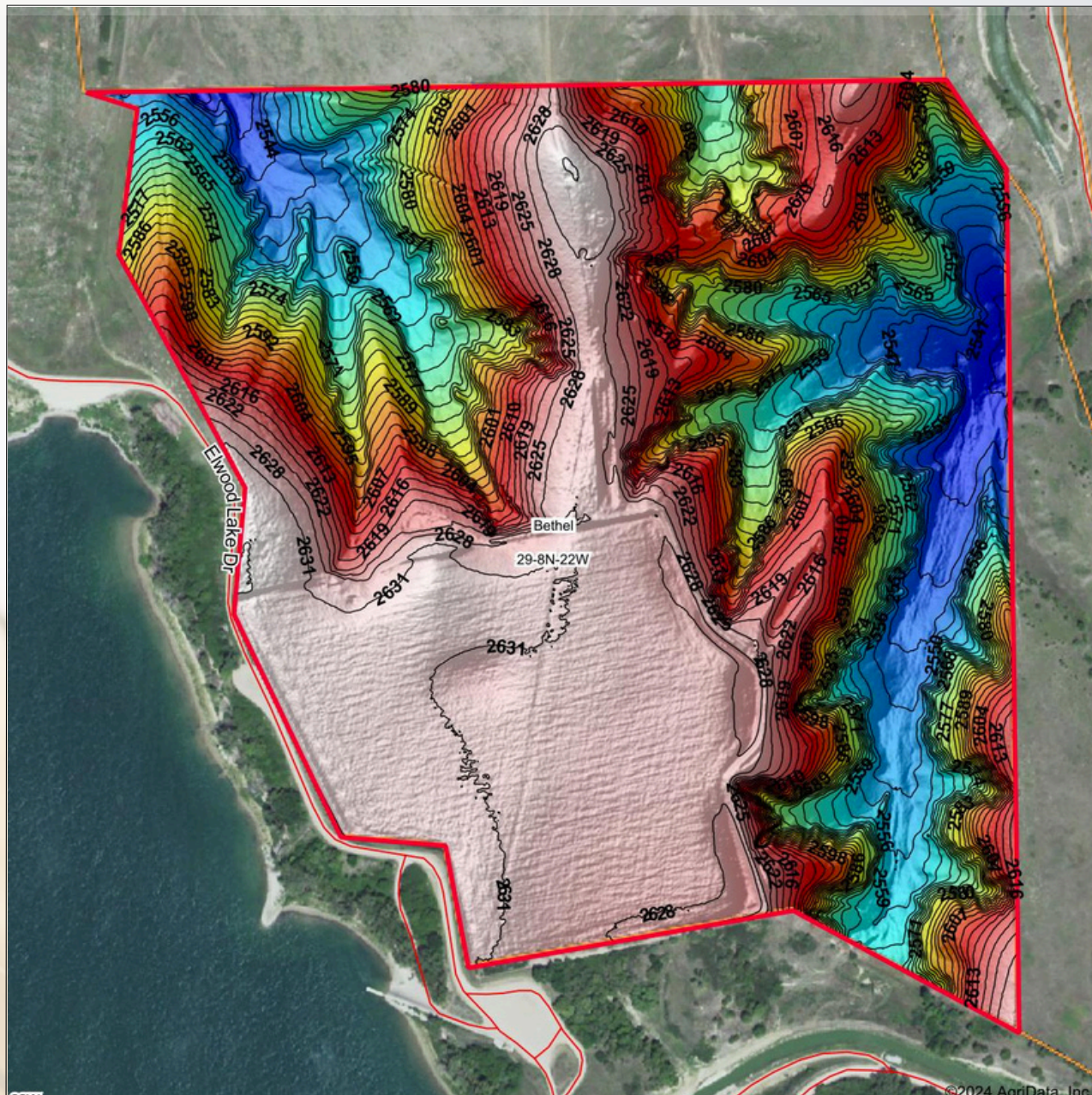


- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



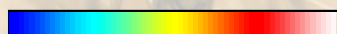


Topography Hillshade

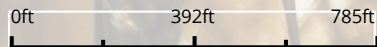


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Low Elevation High



Source: 1 meter dem 3 Min:
Interval: 3.5 Max: 2,634.3



Maps Provided By:



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Range: 97.8
Average: 2,599.1
Standard Deviation: 29.89 ft



10/31/2024

29-8N-22W
Gosper County
Nebraska

Boundary Center: 40° 37' 48.19, -99° 50' 42.58

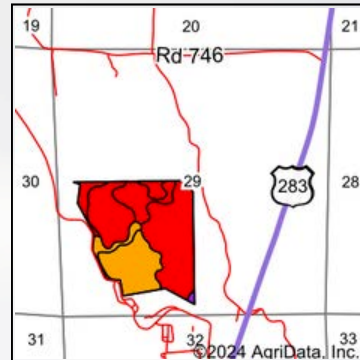
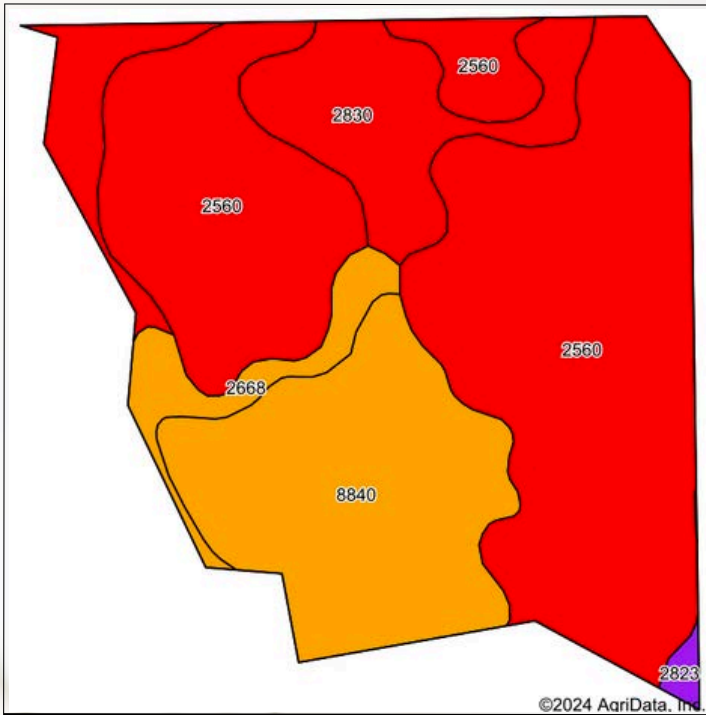


HELPING YOU BUY AND SELL LAND



Gosper County Nebraska

Soils Map



State: **Nebraska**
 County: **Gosper**
 Location: **29-8N-22W**
 Township: **Bethel**
 Acres: **96.29**
 Date: **10/31/2024**



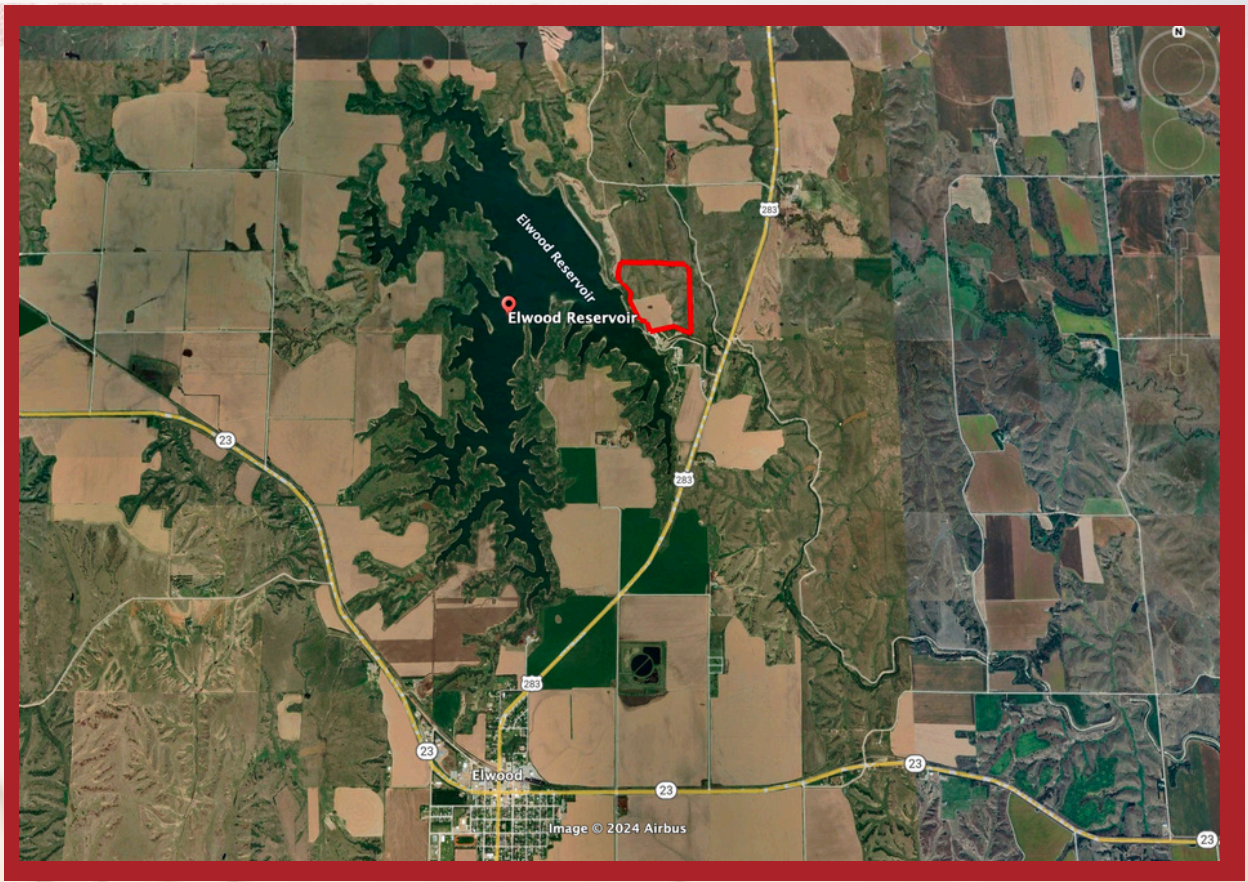
Soils data provided by USDA and NRCS.

Area Symbol: NE073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non Irr Class *c	Class P	Range oduction (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain wheat Irrigated Bu	Winter CCPI NC Bu	*n Overall	*n Co		
2560	ColyUly Hobbs silt loams, 3 to 60 percent slopes	55.73	57.9%		VIe		2985	45									33		
8840	Hatt silt loam, 0 to 1 percent slopes	21.51	22.3%		IIC	Iw	2980	71	3	7	48	157	58	118	42	73			
2830	UlyColy silt loams, 11 to 30 percent slopes	14.43	15.0%		VIe		2870	32									62		
2668	Holdrege silt loam, 1 to 3 percent slopes	4.05	4.2%		IIE	IIE	3661	71									78		
2823	Uly silt loam, 11 to 17 percent slopes, eroded	0.57	0.6%		VIe		3115	57									60		
Weighted Average					5.52	*	2995.9	50	0.7	1.6	10.7	35.1	13	26.4	9.4	*n 48.3	*n		

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

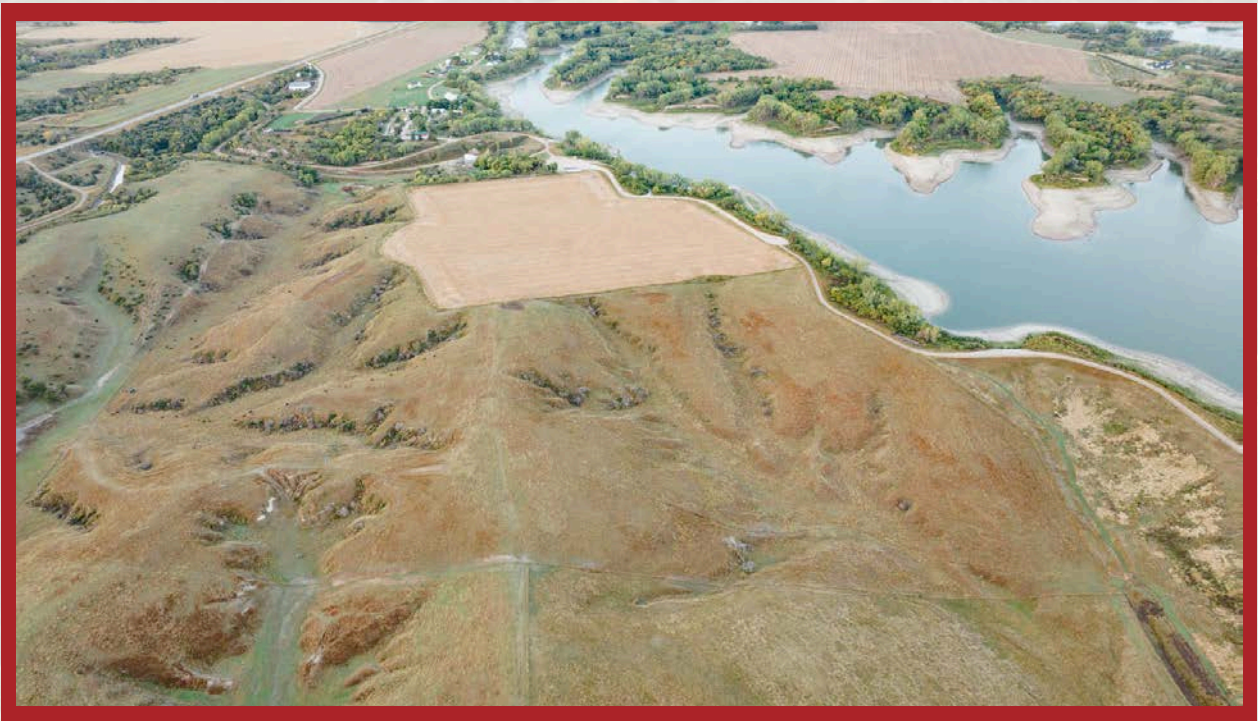


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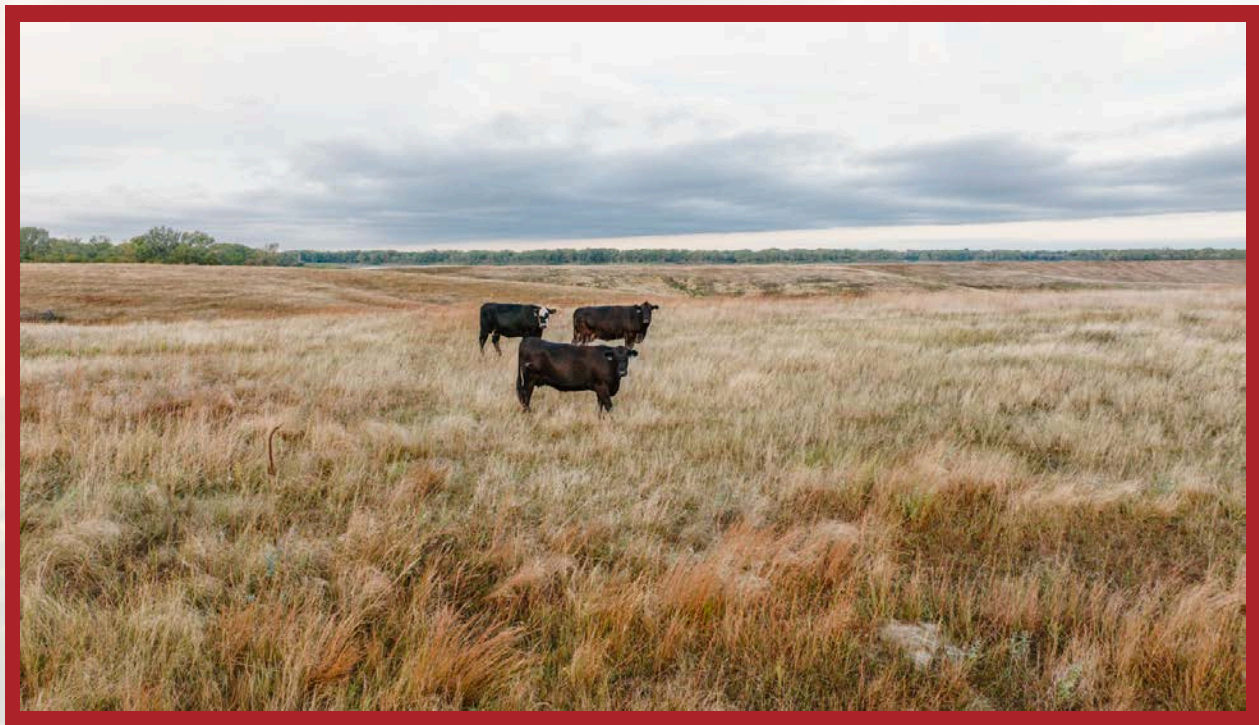
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TRUSTED



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BUYING • SELLING AUCTIONS





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HUNTING • DEVELOPMENT**



About the Agent:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Brady spent several years in the outfitting industry guiding clients and making relationships with landowners. This also allowed him to analyze many properties all over the Midwest for recreational potential.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. Throughout this education, Brady developed a great skill for evaluating land for recreational potential and agricultural use. He now lives in Rockville, Nebraska with his wife where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



BRADY RASMUSSEN, LAND AGENT



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