



AMERICAN LEGACY LAND CO

FOR SALE

HUNTING FARM

Sherman County, NE

80 +/- Acres

OFFERED AT:

\$380,000

ABOUT THIS PROPERTY:

This 80 +/- acre farm sits just a couple of miles southwest of Hazard, NE, and only 30 miles north of Kearney. The property consists of 38 acres of dry cropland, currently planted to alfalfa, with a cash rent agreement in place. The remaining 42 acres are a mixture of native grass and timber.

The grass has not been grazed recently and is in excellent shape, creating exceptional bedding cover for wildlife. The property contains a mix of cedar and oak trees. These mature oaks grow along each side of Spring Branch Creek, which flows throughout the entire property. This live water plays a huge part in why this property holds so many deer and turkey.



More About this Property:

With significant elevation changes throughout the property, it truly hunts and feels larger than what it is, with several good pockets of cover throughout. The hilltops make for great blind locations for a rifle hunter, and several good pinch points along the creek make for ideal bow hunting setups. This property is home to an abundance of deer and turkey and has produced quality bucks year after year. The amount of rubs, scrapes, and trails seen while viewing this farm was incredible.

With a high abundance of cover, live water, and food sources, this property is a terrific place to hold a high number of deer throughout the whole year. The farmland acres create an exciting opportunity for a new owner to create a diverse area of different food sources or even add some CRP, or possibly both! The property has road access from the north and south, and electric and water are available. The possibility of building a home or getaway cabin for hunting is all there. With quality hunting, building potential, and just a short drive to Kearney, this property is a perfect blend of a rural recreational farm with a terrific location to hunt and enjoy year after year.

Directions: From Hazard, take Highway 10 south for 1/4 mile and turn west onto 777 Rd. Go west just over 1 mile and the property is on the south side of the road.

Legal Description: 24 13 16 E1/2 NW1/4 24-13-16 (80 Acres) Sherman County, NE

Taxes:\$1,550.00

FEATURES:

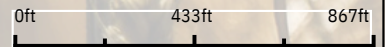
- 80 +/- acres
- 38 +/- acres dryland farmland
- 42 +/- acres native grass and timber
- Abundance of deer and turkey
- Live water via Spring Branch Creek
- Electric and water (via well) available

SHERMAN COUNTY, NEBRASKA



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Boundary Center: 41° 5' 12.72, -99° 6' 14.77



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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24-13N-16W
Sherman County
Nebraska



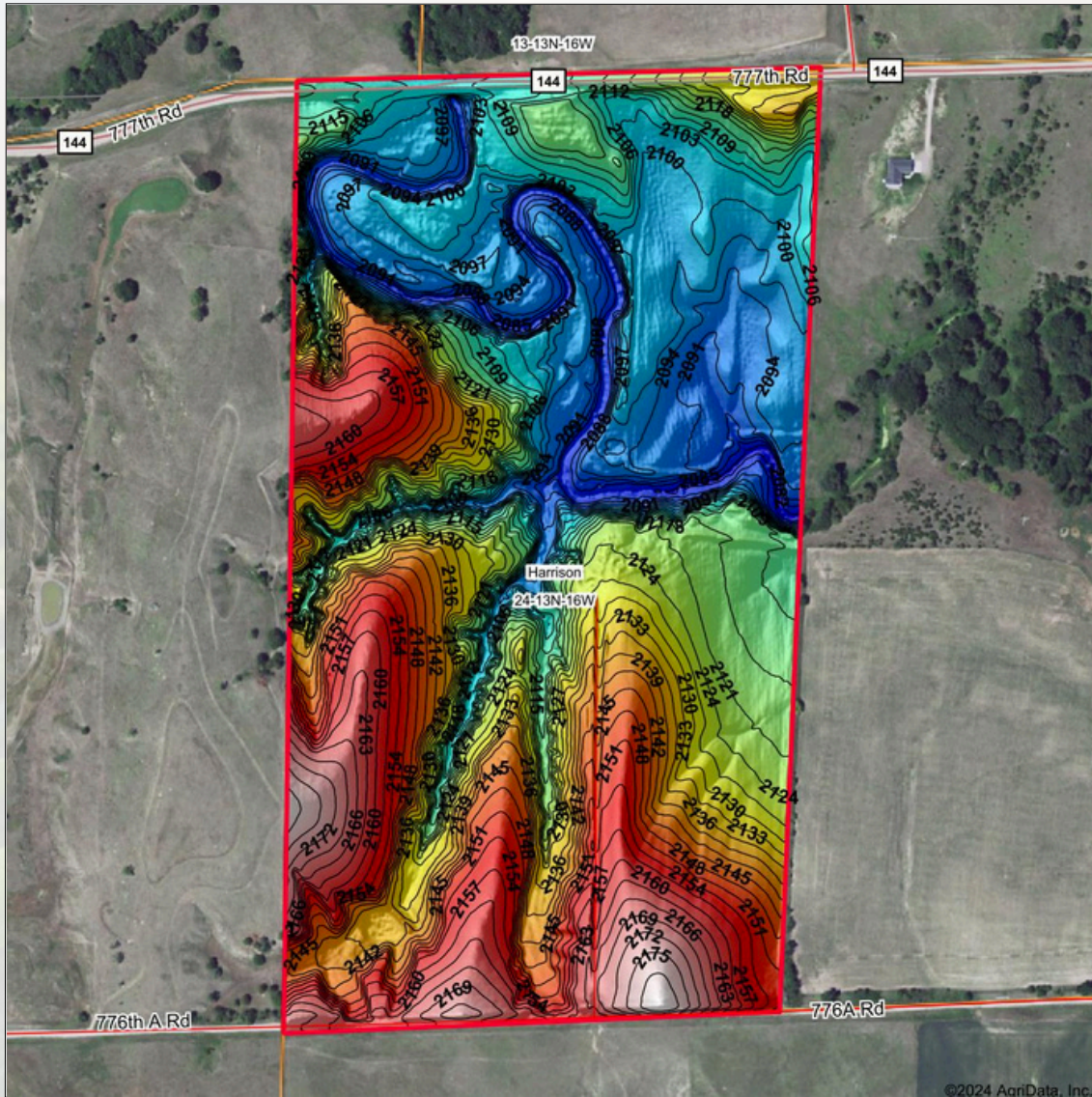
10/21/2024



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Low Elevation High

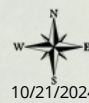


Maps Provided By:



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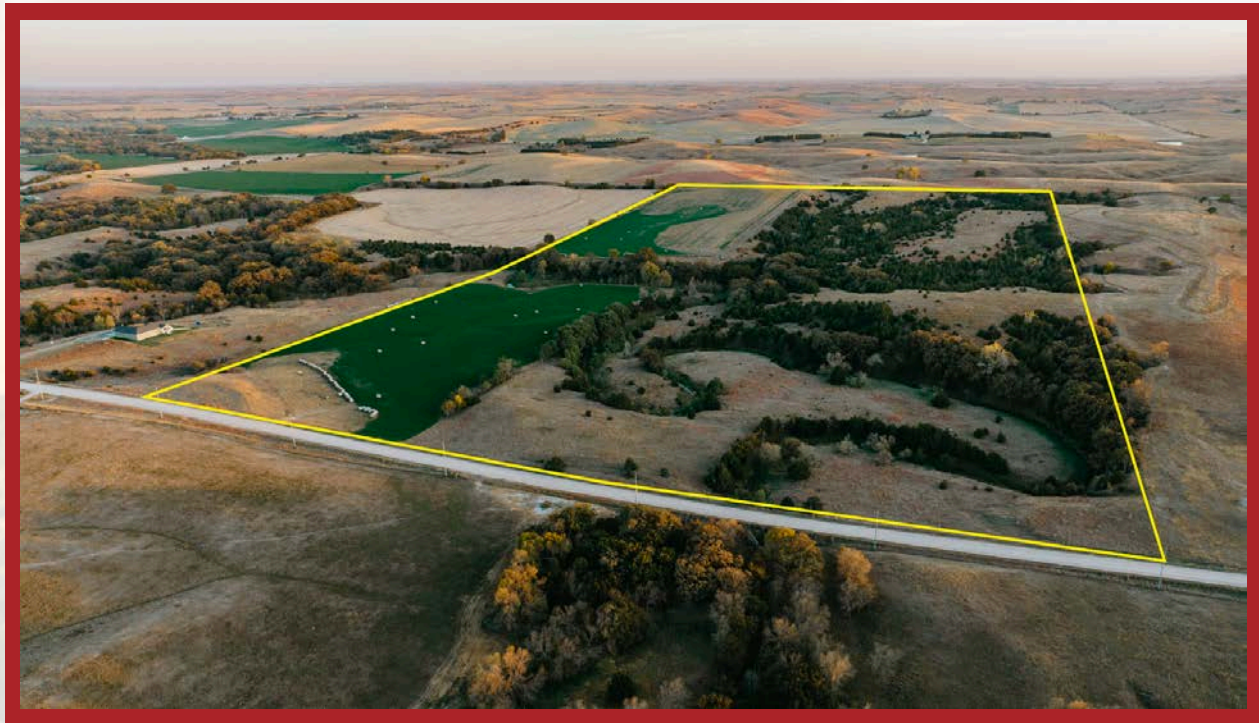
Source: USGS 1 meter dem
 Interval(Ft): 3
 Min: 2,079.8
 Max: 2,180.4
 Range: 100.6
 Average: 2,125.0
 Standard Deviation: 25.75 ft



24-13N-16W
 Sherman County
 Nebraska

Boundary Center: 41° 5' 12.72, -99° 6' 14.77





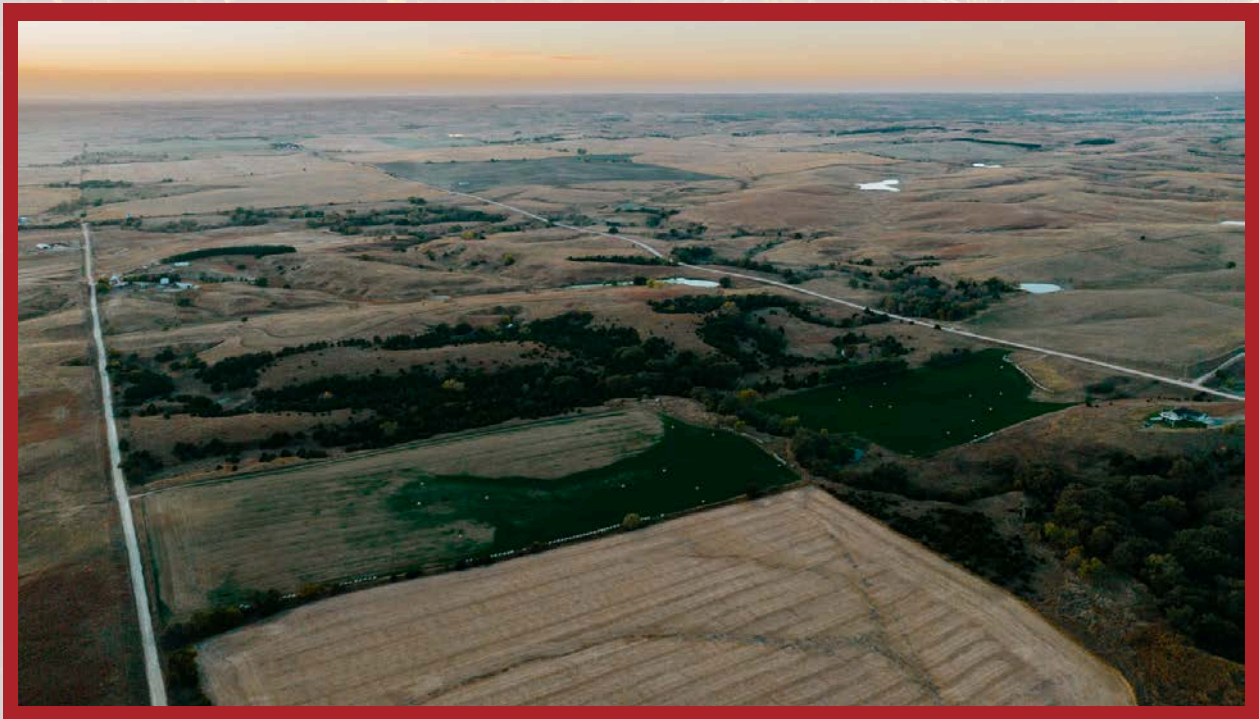
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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





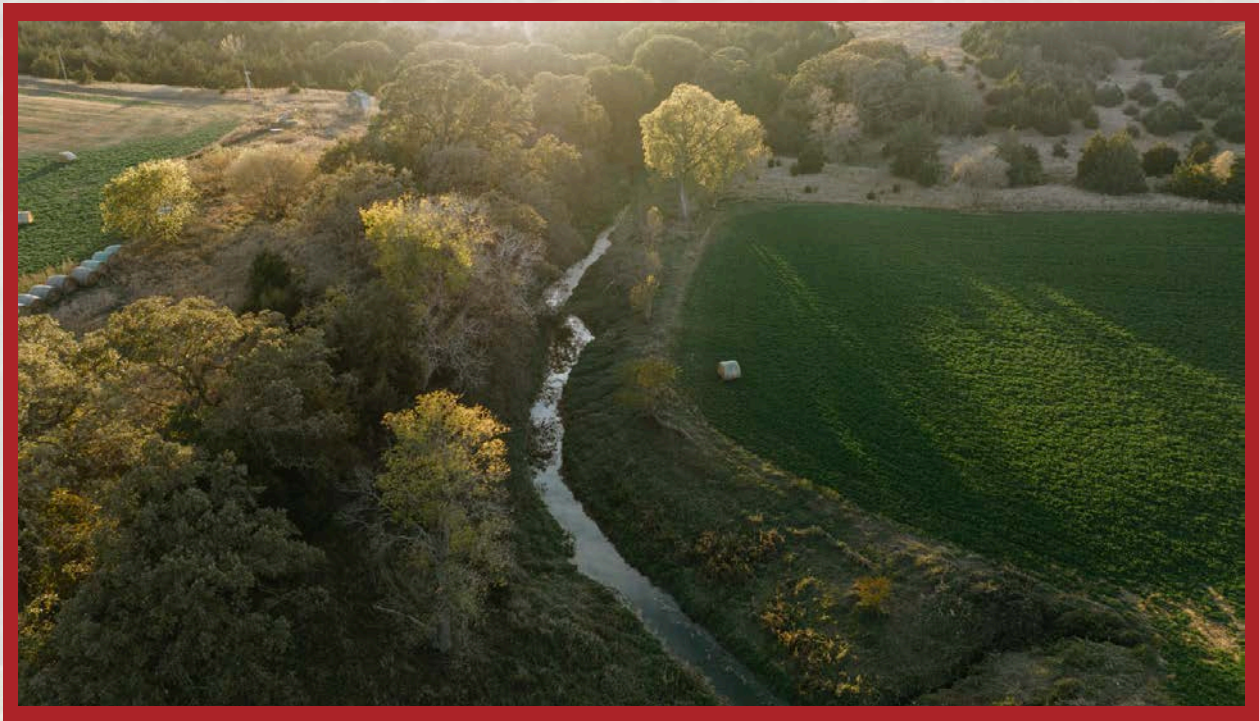
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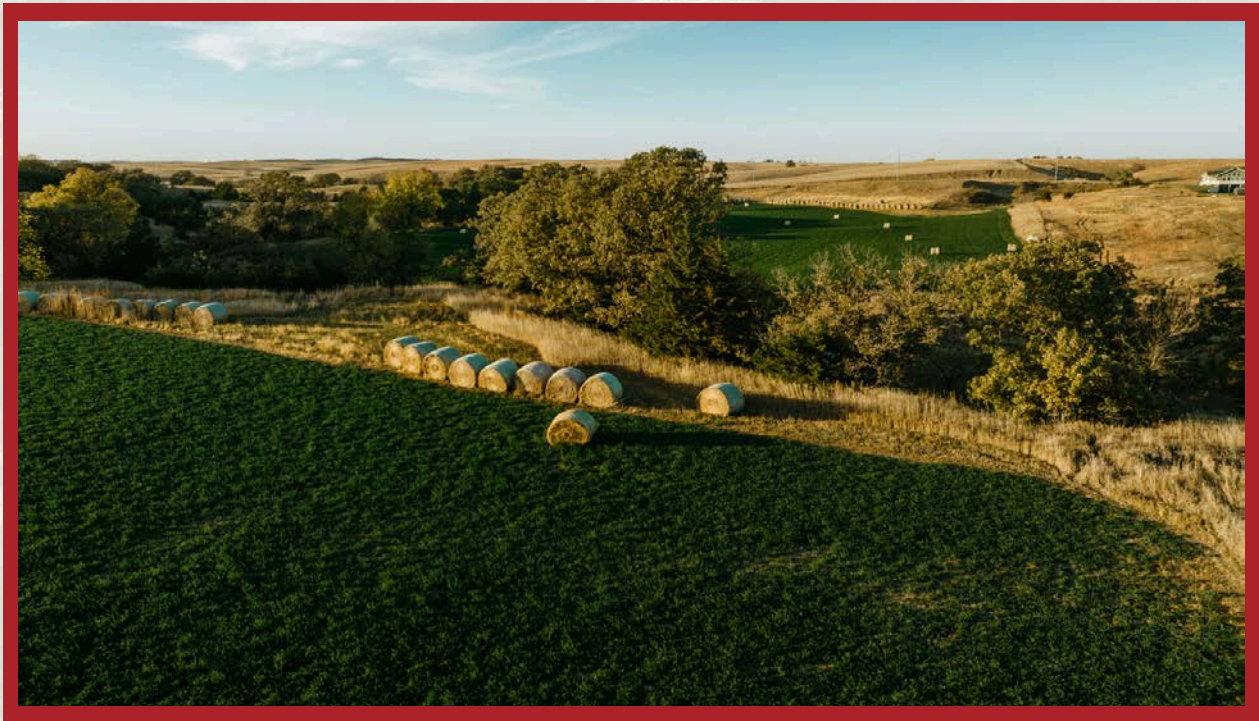
COMMITTED • DETERMINED
TRUSTED



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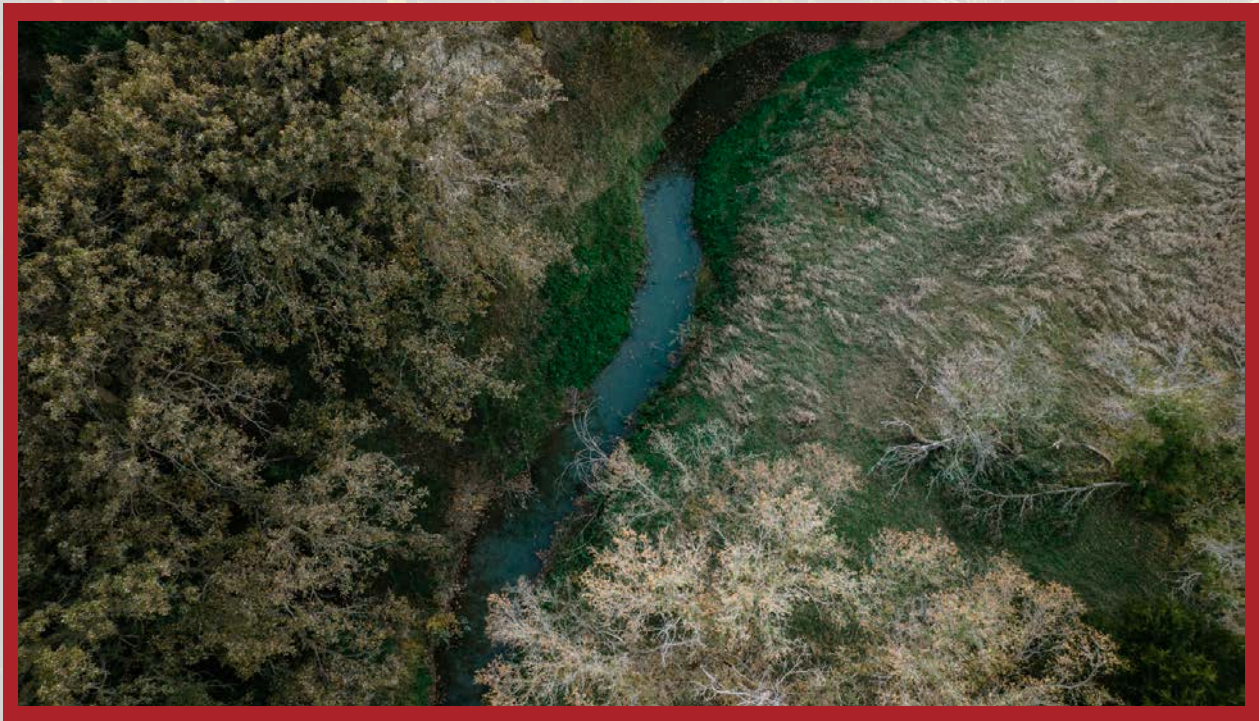
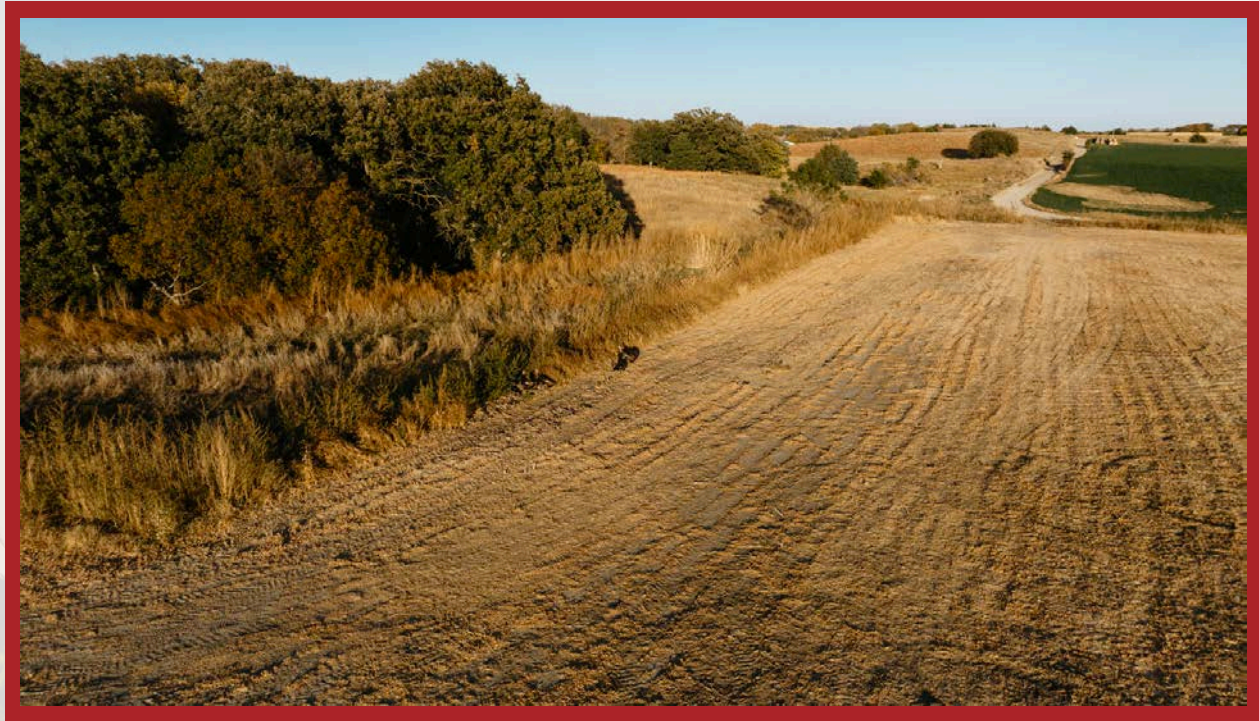




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About the Agent:

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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