

AMERICAN LEGACY LAND CO

FOR SALE

ACREAGE WITH HOME

Fairbury, NE

5.02 +/- Acres

OFFERED AT:

\$485,000

ABOUT THIS PROPERTY:

Nestled just outside of Fairbury, Nebraska, this spacious 6-bedroom, 3-bathroom home on 5 picturesque acres offers a perfect blend of rural tranquility and quick access to the conveniences of town. Ideal for those seeking space, privacy, and easy access to town, this property is a true gem.

Upon arrival, you're greeted by a large front sitting porch facing west, offering the perfect spot to relax and enjoy stunning sunset views. Inside, you'll find a generously sized kitchen that is sure to inspire your inner chef. With beautiful granite countertops, ample cabinetry, pantry storage, and top-of-the-line KitchenAid appliances--including a gas range and double oven--this kitchen is perfect for both everyday meals and entertaining.



More About this Property:

The spacious family room features a cozy gas fireplace and a door that opens to the large east-facing wood deck, creating an inviting space for both indoor and outdoor activities. Whether you're hosting family gatherings or simply enjoying quiet moments, this home has plenty of room to relax and unwind.

The main floor also includes a convenient, oversized laundry/mud room with a utility sink and a raised pedestal for the washer and dryer, offering additional storage and practicality. The primary suite provides a peaceful retreat, complete with a walk-in closet and an additional closet for ample storage. The en suite bathroom boasts a luxurious walk-in shower and double vanity.

With 6 total bedrooms and 3 bathrooms, there is no shortage of space for family, guests, or a home office. Three bedrooms and two bathrooms are located on the main floor. The walk out basement has three conforming bedrooms and one bathroom.

Outside, the property offers even more versatility with a Morton outbuilding, featuring a partially poured concrete floor perfect for additional storage, a workshop, or your hobbies. Mature wind breaks on the west and north sides of the property will help block those cold winter winds! The attached 2-car garage comes with a workbench, making it ideal for DIY projects or additional storage.

This remarkable home on 5 acres combines modern amenities with the serenity of country living. Additional acreage can also be added from the surrounding 34.98+/- acres if you need more room. Don't miss your chance to make it yours--schedule a tour today!

Directions: From Highway 15, turn east on 24th Street. The property is located approximately 1/4 mile from the highway and marked with a sign.

Legal Description: 11 2 2 FR W 1/2 NE 1/4 NE 1/4 (5.02 A) SEC 11-2-2 10 S8 F8 1B A Jefferson County, NE

County Parcel ID: 480041296

Taxes: \$2,990.14 in 2024

Available for 2025

FEATURES:

- 5.02 +/- acres
- 6 bed, 3 bath home
- Kitchen Aid appliances
- Spacious kitchen w/ double oven
- Morton outbuilding
- Large wood deck

**JEFFERSON COUNTY,
NEBRASKA**



Boundary Center: 40° 9' 34.14, -97° 9' 56.9

0ft 225ft 450ft



11-2N-2E
Jefferson County
Nebraska



Maps Provided By:

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

1/30/2025



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AND SELL LAND**



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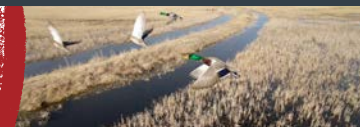
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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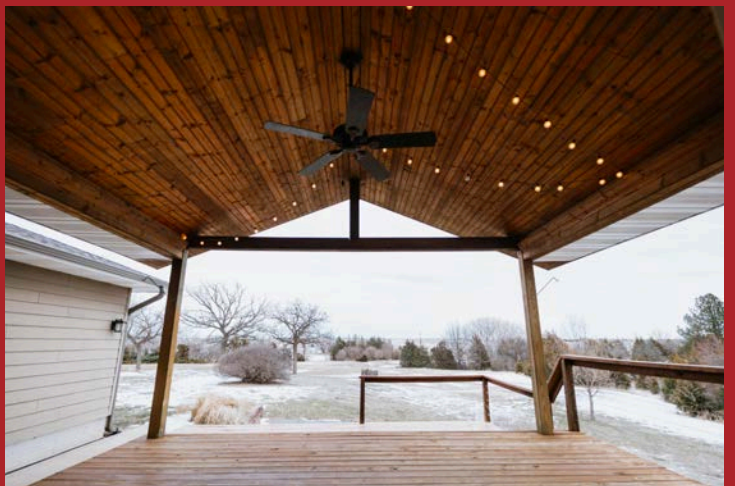
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Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.
308-325-2858
Bryan@AmericanLegacyLandCo.com

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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