



FOR SALE

BUILD SITE

Webster County, NE

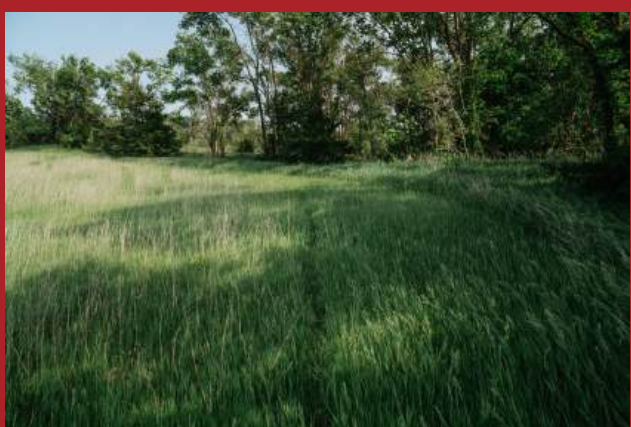
8.5 +/- Acres

OFFERED AT:

\$76,374

ABOUT THIS PROPERTY:

Escape to the countryside on these beautiful 8.5 +/- acres! Located just 3.5 miles south of Red Cloud, this would be an amazing place to build your new home! There is plenty of space for a barn or outbuilding as well making this a perfect spot for a little hobby farm and 4-H projects. Utilities are also located close to the property.



More About this Property:

Imagine the scenic views overlooking the river valley and watching wildlife pass through the area. The Republican River is located less than 1/2 mile to the north. Mature trees are present on the property, providing instant shade and protection. The property is easily accessed by River Road, a well-maintained county road that runs along the north boundary of the property. Don't miss out on this beautiful property packed with potential!

Directions: Travel approximately 2 miles south on Hwy 281 out of Red Cloud, NE. Turn west on River Road and travel approximately 1.5 miles to the property located on the south side of the road. Property marked with sign.

Legal Description:

All that part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Fifteen (15), Township One (1) North, Range Eleven (11) West of the Sixth Principal Meridian, Webster County, Nebraska, lying south of the centerline of River Road, a road in Webster County, Nebraska

Taxes: Approximately \$150.00 in 2024

FEATURES:

- 8.5 +/- acres
- Located 3.5 miles south of Red Cloud
- Less than 1/2 mile from the Republican River
- County road frontage
- Buildable parcel
- Utilities close by
- Mature trees on property

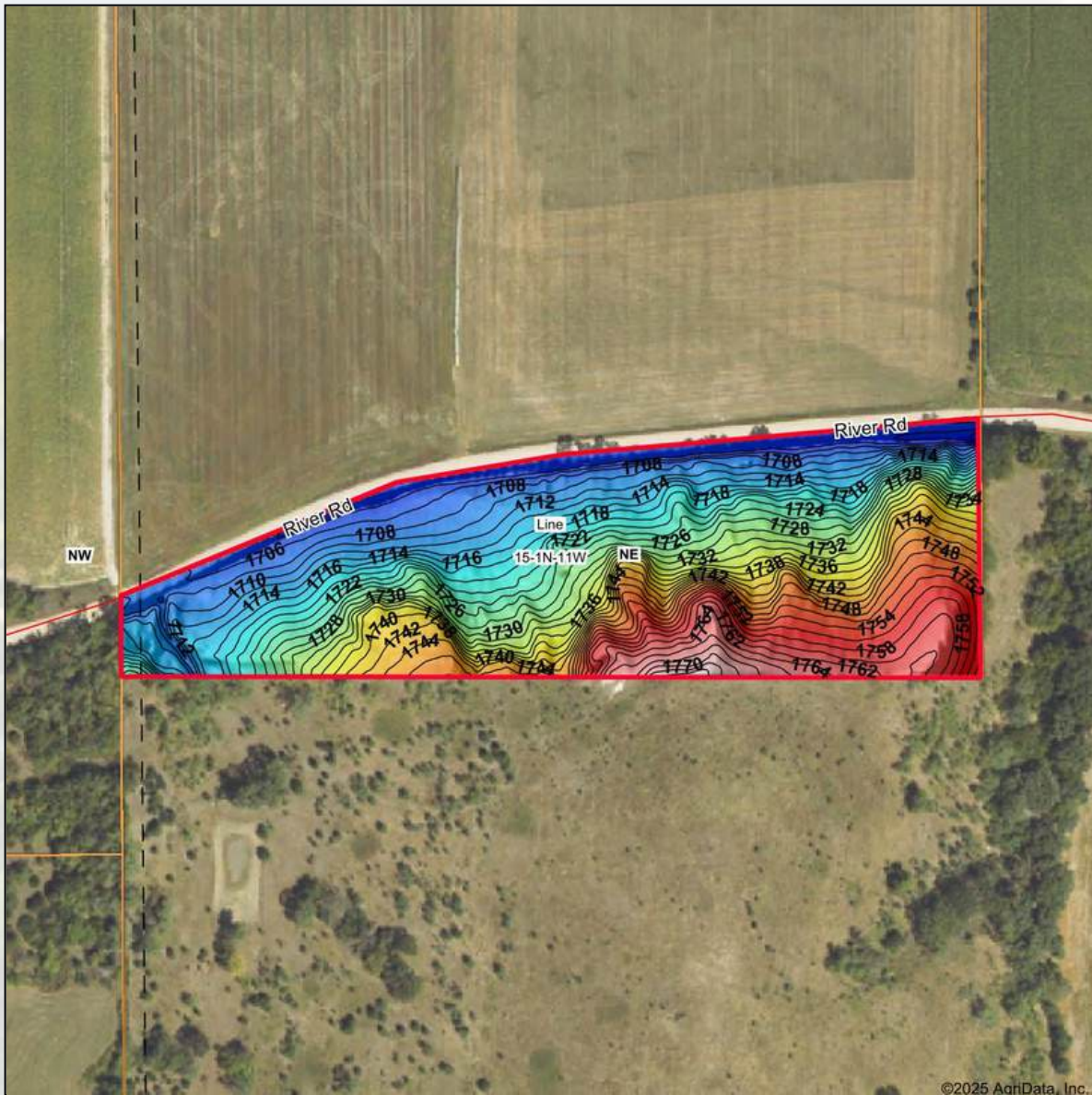
WEBSTER COUNTY.
NEBRASKA



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AND SELL LAND



AMERICAN LEGACY LAND CO



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,699.6
Max: 1,775.0
Range: 75.4
Average: 1,729.0
Standard Deviation: 18.77 ft

0ft 237ft 475ft



Boundary Center: 40° 3' 25.14, -98° 32' 41.38

15-1N-11W
Webster County
Nebraska





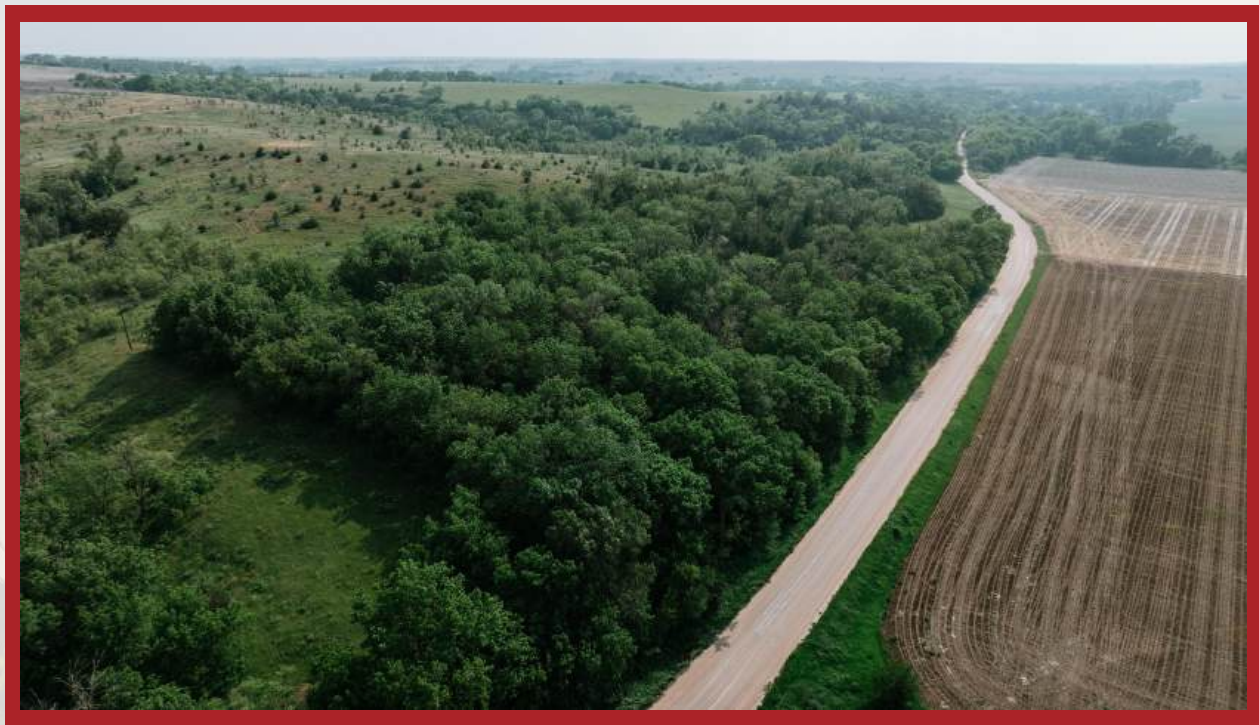
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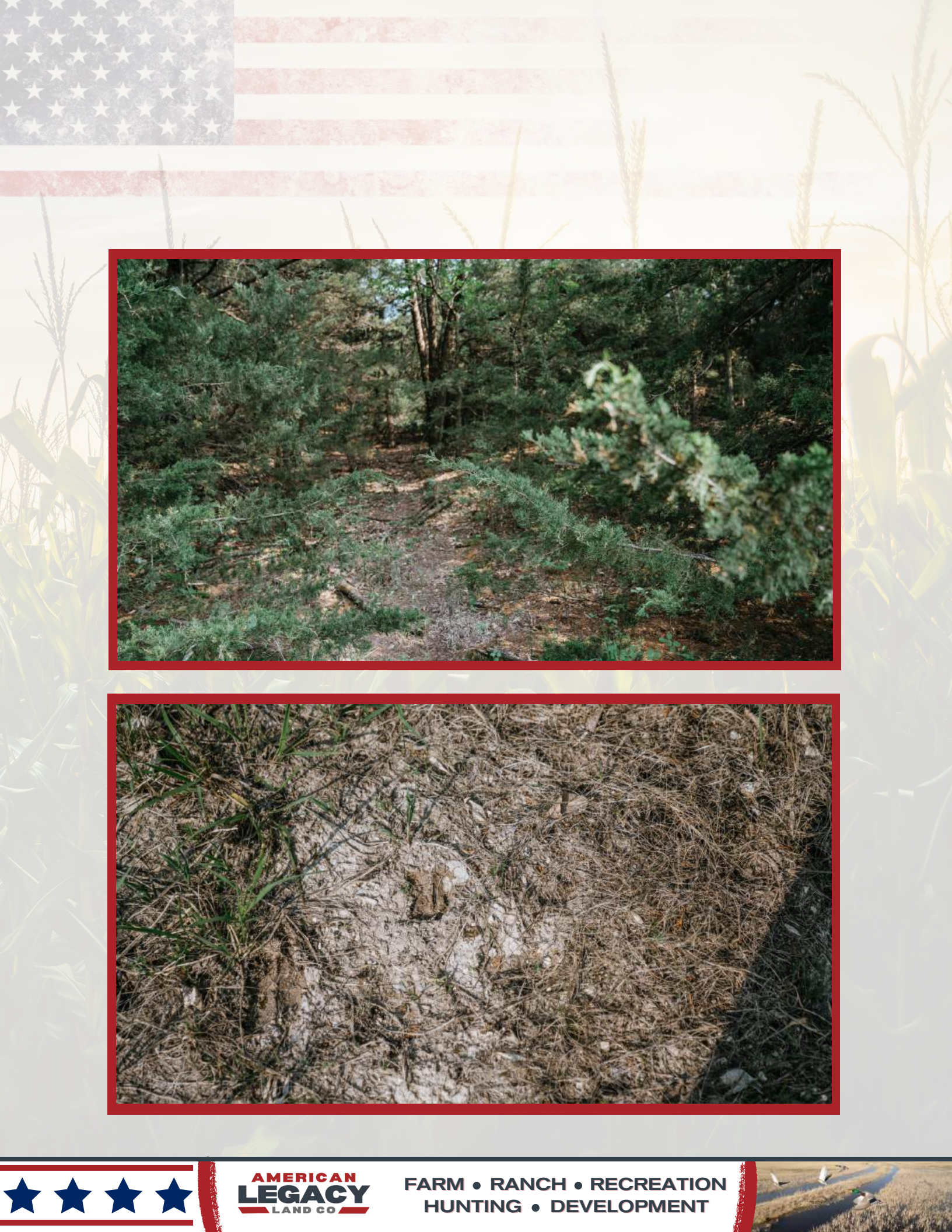
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AUCTIONS**





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HUNTING • DEVELOPMENT





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



308-870-2838



Wyatt@AmericanLegacyLandCo.com