



# FOR SALE

## HILLSIDE HIDEAWAY

Stanton County, NE

**183 +/- Total Acres**

**OFFERED AT:**

**\$2,016,000**

### ***ABOUT THIS PROPERTY:***

Here's your chance to purchase 183 +/- acres with a beautifully crafted 3 bed, 3.5 bath ranch style home just outside of Norfolk, NE. The property has direct highway access and consists of mixed timber and hay meadow with lots of deer and turkey hunting potential. The property is being offered in 3 separate tracts and with several potential build sites giving it strong development potential as well.



## Tract 1: 57 +/- acres \$882,000

Tucked just off Highway 275 and only 4 miles east of Norfolk, this one-of-a-kind 57 ± acre property offers unmatched privacy, alluring views, and a beautifully crafted home overlooking almost the entire property.

The 3 bed, 3.5 bath ranch-style home, built in 1972, offers 1,904 sq ft on the main floor, with a full (partially finished) basement and an open-concept layout. Unique architectural touches are everywhere—from the exposed ceiling beams that span the main living area to the handmade custom kitchen cabinets and one of a kind matching dining table built by Jim Gardell, all the way down to the vintage square head nails. This captivating home was built to stand the test of time.

A centrally located fireplace, fed from both levels, features historic brick salvaged from Main Street in Wayne, NE, adding even more character and is also heated by a newer furnace that was installed four years ago. You'll also find new carpet in the living, dining, master bedroom and upstairs loft area, a newly remodeled master bath with Onyx shower and vanity, and heated floors. The unique loft overlooks the open kitchen/dining/living area below. There are an additional two bonus rooms located in the lower level as well as a unique butlers kitchen off the attached two car garage. The water is fed from a private well that was replaced approximately 10 years ago and is heated by two 40-gallon water heaters. Outside, enjoy a covered front patio addition and charming front porch—perfect for relaxing or entertaining while taking in the quiet surroundings.

Outdoors, the land is a recreational dream—rolling timber with deer and turkey, offering excellent hunting right out your back door. There's two old pond beds on the property that could easily be revived with some dirt work as well as a fully functional windmill. The possibilities of adding a back deck overlooking the Elkhorn River Valley and your entire property—you can truly see for miles.

Additional improvements include a 40 x 60 metal shop (built 1992) and mostly concrete flooring, plus a 20 x 56 older utility building for extra storage or equipment. The home overlooks nearly the entire property, giving you incredible views of your own private slice of paradise.

Despite the peaceful seclusion, you're still conveniently located—only 1 hour 15 minutes from Sioux City and 1.5 hours from Omaha, making it easy to access city amenities while enjoying the quiet of the country.

Tract 1 may be sold individually or in combination with Tracts 2 and/or 3. If sold separately from Tract 2, a survey will be completed prior to closing.

Directions: From the intersection of Hwy 24 and 275 on the east side of Norfolk, go east on 275 approximately 3 1/4 miles. The property is directly off of the highway on the south side of the road.

Legal Description: Part of the E1/2 of the NW1/4 & Part of the W1/2 of the NE1/4 in Section 33 Township 24 Range 1E Stanton County, NE

Address: 56058 U.S. 275 Norfolk, NE 68701

## FEATURES:

- 57 +/- acres of secluded timber
- 3 bed, 3.5 bath custom ranch style home
- Custom handmade kitchen cabinets and table
- Two car attached garage
- Historic brick fireplace
- Remodeled master bath w/ onyx finishes and heated floors



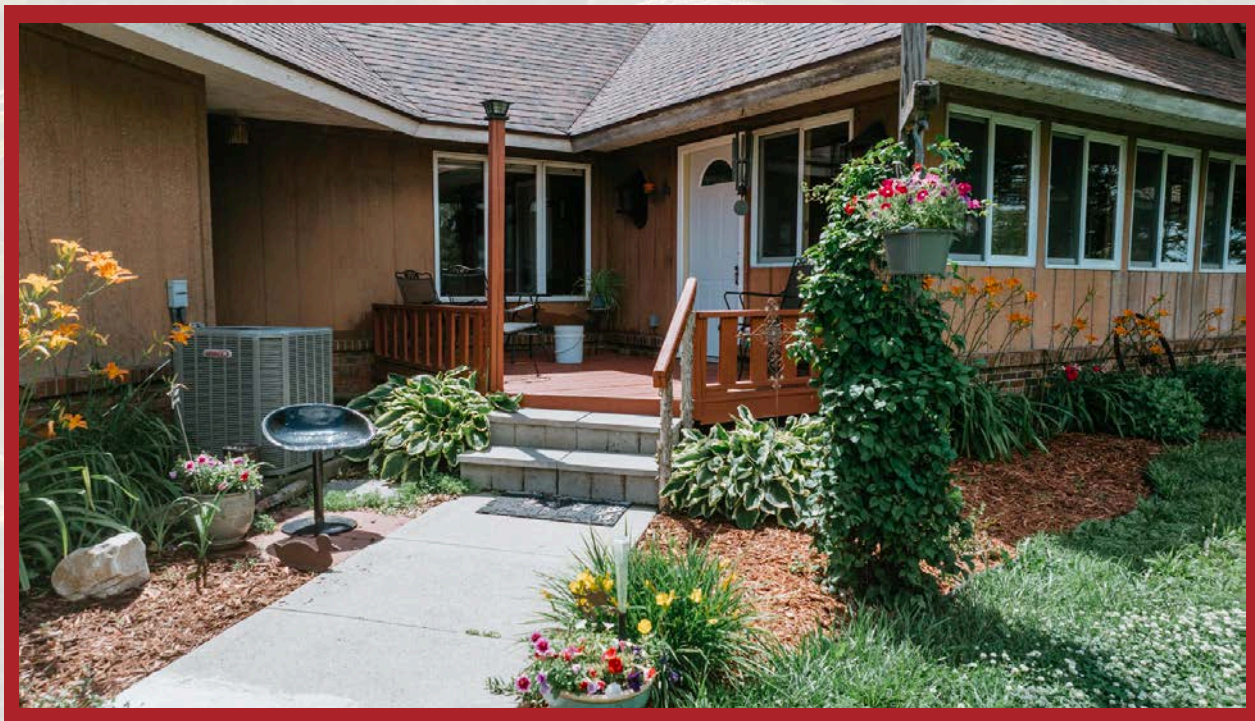












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## Tract 2: 86 +/- acres \$774,000

Positioned just 4 miles east of Norfolk with direct access to Highway 275, this 86 ± acre tract offers an excellent blend of agriculture, residential potential, and future development potential. With rolling topography, clean open views, and several prime build sites, this property is a rare location for those looking to invest, build, or expand.

The property is fully fenced and currently utilized for grazing and hay production, with a history of farming in years past. Some areas have already been terraced, and with additional prep work, parts of the tract could potentially be returned to row crop use.

Zoned Transitional Agriculture (TA-1), this property allows for flexibility in both rural living and development. The property presents a unique opportunity for potential mixed-use development, especially when paired with neighboring Tract 3. Together, these two tracts form a highly desirable footprint.

The landscape is wide open, offering great views and several excellent locations for a custom home or barndominium. Whether you're looking to expand your cattle operation, return to tillable acres, build a private estate, or invest in future growth, this farm checks all the boxes.

Tract 2 may be sold individually or in combination with Tracts 1 and/or 3. If sold separately from Tract 1, a survey will be completed prior to closing.

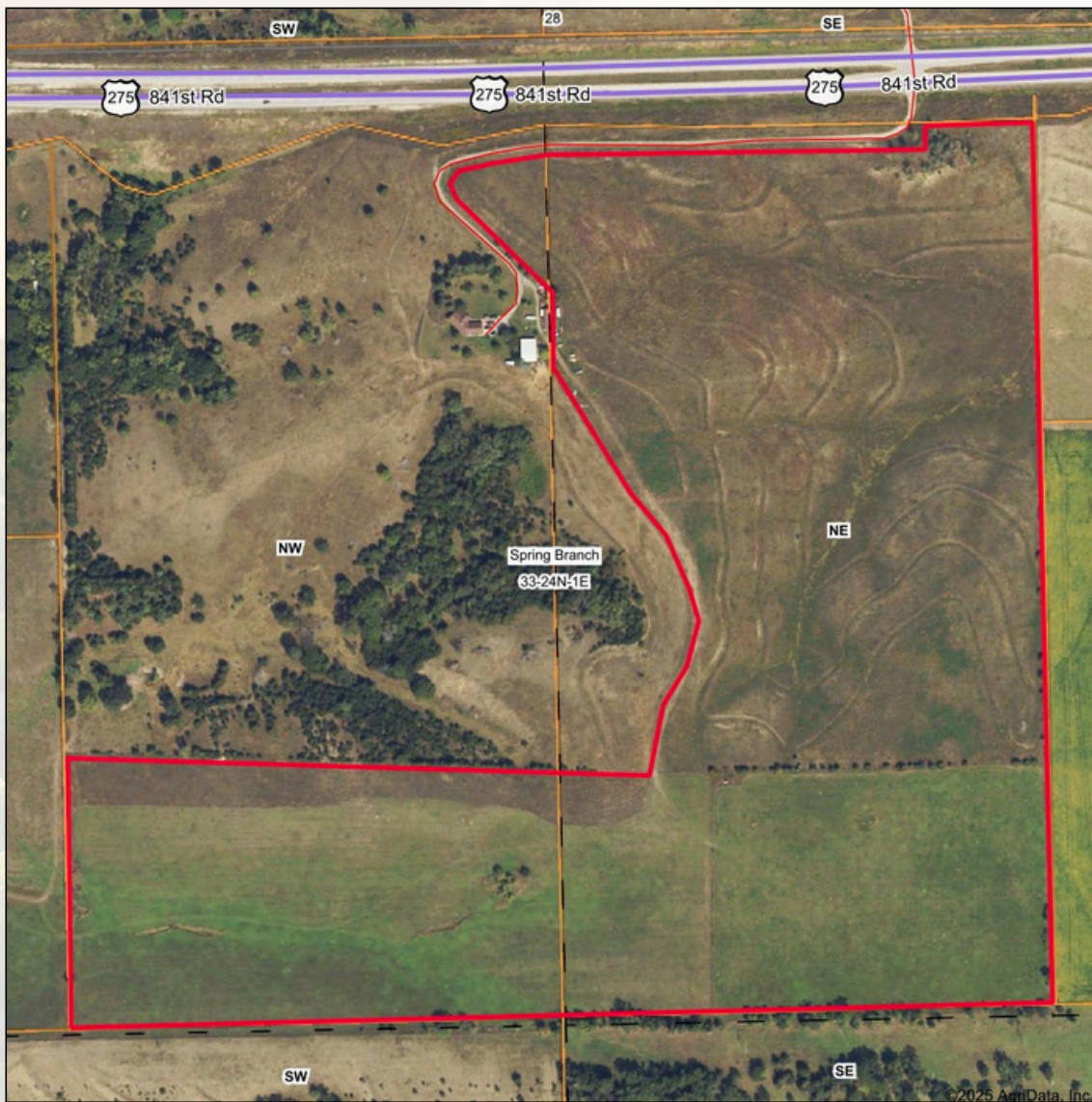
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Legal Description: Part of the E1/2 of the NW1/4 & Part of the W1/2 of the NE1/4 in Section 33 Township 24 Range 1E Stanton County, NE

## FEATURES:

- 86 +/- acres with direct Hwy 275 access
- Fully fence perimeter
- Terraced farmland with ag history
- Zoned TA-1 Transitional Ag
- Multiple build sites
- Future development potential









Boundary Center: 42° 0' 52.91, -97° 19' 12.34


**33-24N-1E**  
**Stanton County**  
**Nebraska**

0ft 421ft 843ft



6/16/2025

Maps Provided By:



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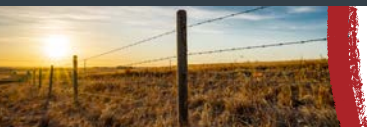
HELPING **YOU** BUY  
AND SELL LAND



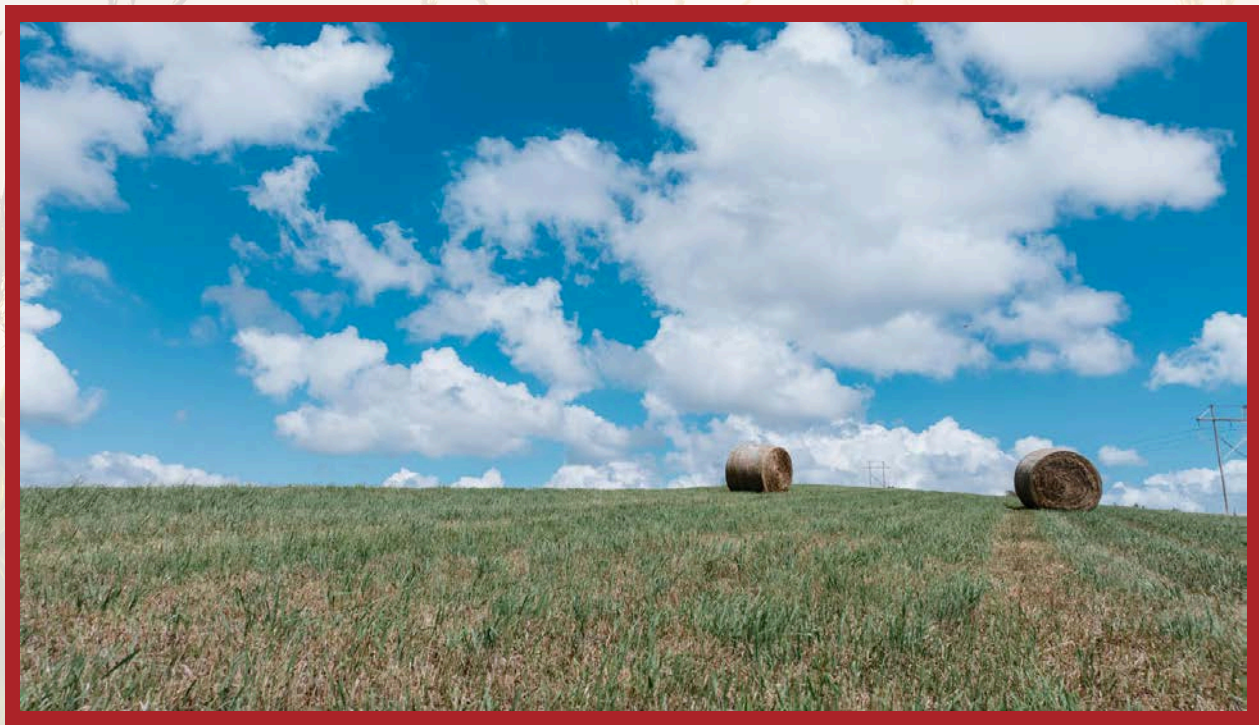
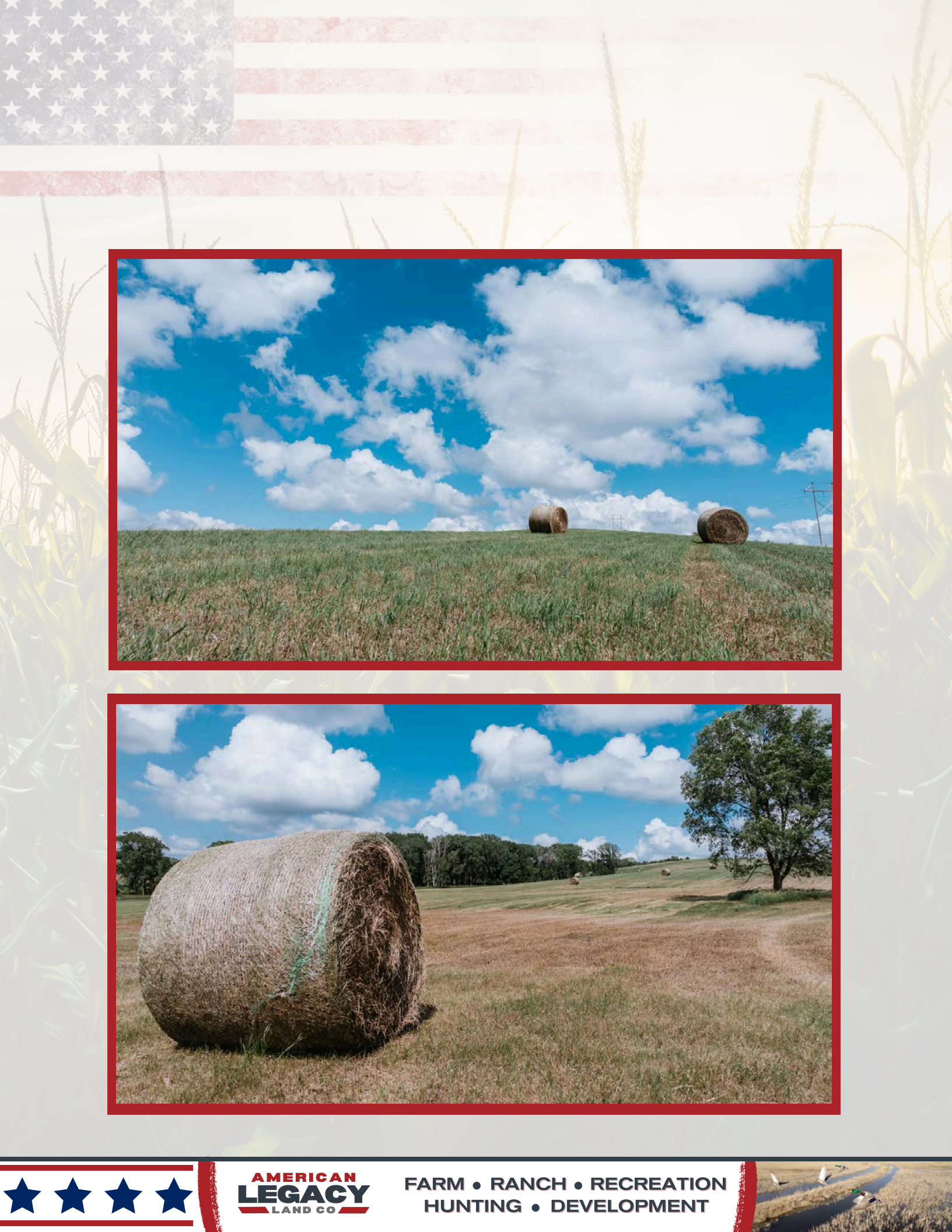




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## Tract 3: 40 +/- acres \$360,000

Located just 4 miles east of Norfolk and only ½ mile off Highway 275, this 40 ± acre tract blends convenience with the peace and privacy of the countryside. With a mix of mature timber, grass hay meadow, and rolling topography, this property is an ideal setting for both a secluded dream home and a year-round recreational retreat.

Deer have been jumped every time the property has been visited, and the sellers confirm that wild turkeys are regularly seen as well. The timber and natural terrain provide great bedding areas and travel corridors leading to adjacent ag fields. With the addition of a few food plots or blinds, this tract could be easily elevated into a great hunting property for both archery and rifle seasons.

The land is fully fenced, having previously been used for cattle grazing and hay production. A seasonal dry creek cuts through the property, adding visual interest and serving as a natural water channel during rainfall events. The elevation changes and views from the higher points make for a picture-perfect setting for a new home overlooking your own piece of land.

Multiple build sites exist throughout the property, giving you flexibility depending on your vision—whether it's a custom home, a weekend hunting cabin, or even a future barndominium. The TA-1 Transitional Ag zoning allows for a variety of uses, and for those with an eye toward development, there's also potential to pursue a mixed-use development with access off 560th Avenue (subject to county approval).

Whether you're looking to build, hunt, invest, or just escape to the outdoors, this tract offers the best of all worlds—close to town, great views, and full of potential.

Tract 3 may be sold individually or in combination with Tracts 1 and/or 2.

Directions: From the intersection of Hwy 24 and 275 on the east side of Norfolk, go east on 275 approximately 2 ¾ miles. Turn south on 560th Ave for about a half mile. The property is on the east side of the road.

Legal Description: SW1/4 of the NW1/4 of Section 33 Township 24 Range 1E - 40+/- Acres in Stanton County, NE

## FEATURES:

- 40 +/- acres of mixed timber & hay meadow
- Great deer & turkey hunting potential
- Rolling topography with scenic views
- Multiple build sites
- Fully fenced perimeter
- Zoned TA-1 Transitional Ag

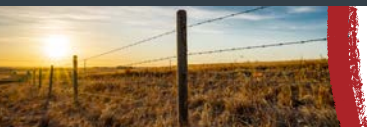




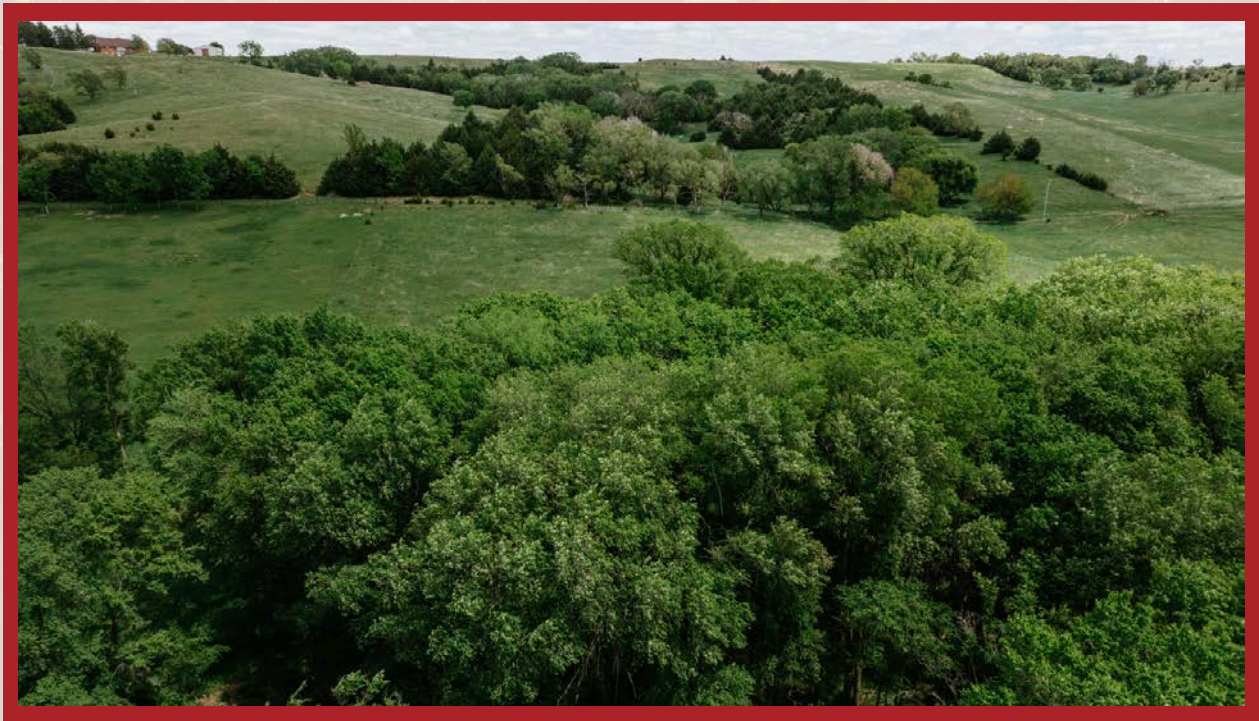




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## About the Agent:

**\*\*Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father\*\***

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

**ADAM SPITZ** , LAND AGENT



**402-276-6414**



**aspitz@AmericanLegacyLandCo.com**