



**AMERICAN
LEGACY**
LAND CO

FOR SALE

COUNTRY BUILD SITE

Hall County, NE

29.4 +/- Acres

OFFERED AT:

\$793,800

ABOUT THIS PROPERTY:

This 29.4 +/- acre tract is located east of Grand Island, Nebraska off of N Shady Bend Road. The location of this property is ideal being minutes from the heart of Grand Island and conveniently located off a blacktop road. This would be the ideal country lot to build your dream home.



www.AmericanLegacyLandCo.com



More About this Property:

This high quality manicured lot is ready for it's next owner! It is located off blacktop and sits south of the Central Nebraska Regional Airport. Jackrabbit Run Golf Course is right across the road offering great views and a short walk for your afternoon 18 holes. 9.39 +/- acres are zoned residential, and the remaining 20.01 +/- acres are zoned agricultural. The well and pivot are sold with the property. There is electricity and water on the property and natural gas at the road. There are approximately 8 acres on the furthest east part of the property that has young growth cottonwoods and grass. The other acres have been farmed in alfalfa and have been maintained extremely well. This is an excellent opportunity to own a high quality residential lot in Hall County, Nebraska. Contact Listing Agent: Nate Krick (402) 937-3763 for your private showing.

Legal Description: WASH TWP PT W1/2 NW1/4 1-11-9 AND FRAUEN SUB LT 2

Taxes: \$1,500 +/-

Income Potential: Alfalfa, hay

Available for 2025

FEATURES:

- 29.4 +/- acres
- Minutes from Grand Island, NE
- Partially zoned residential, partially agricultural
- Utilities on the property
- Pivot and well included in the sale
- Blacktop road access
- Quiet countryside



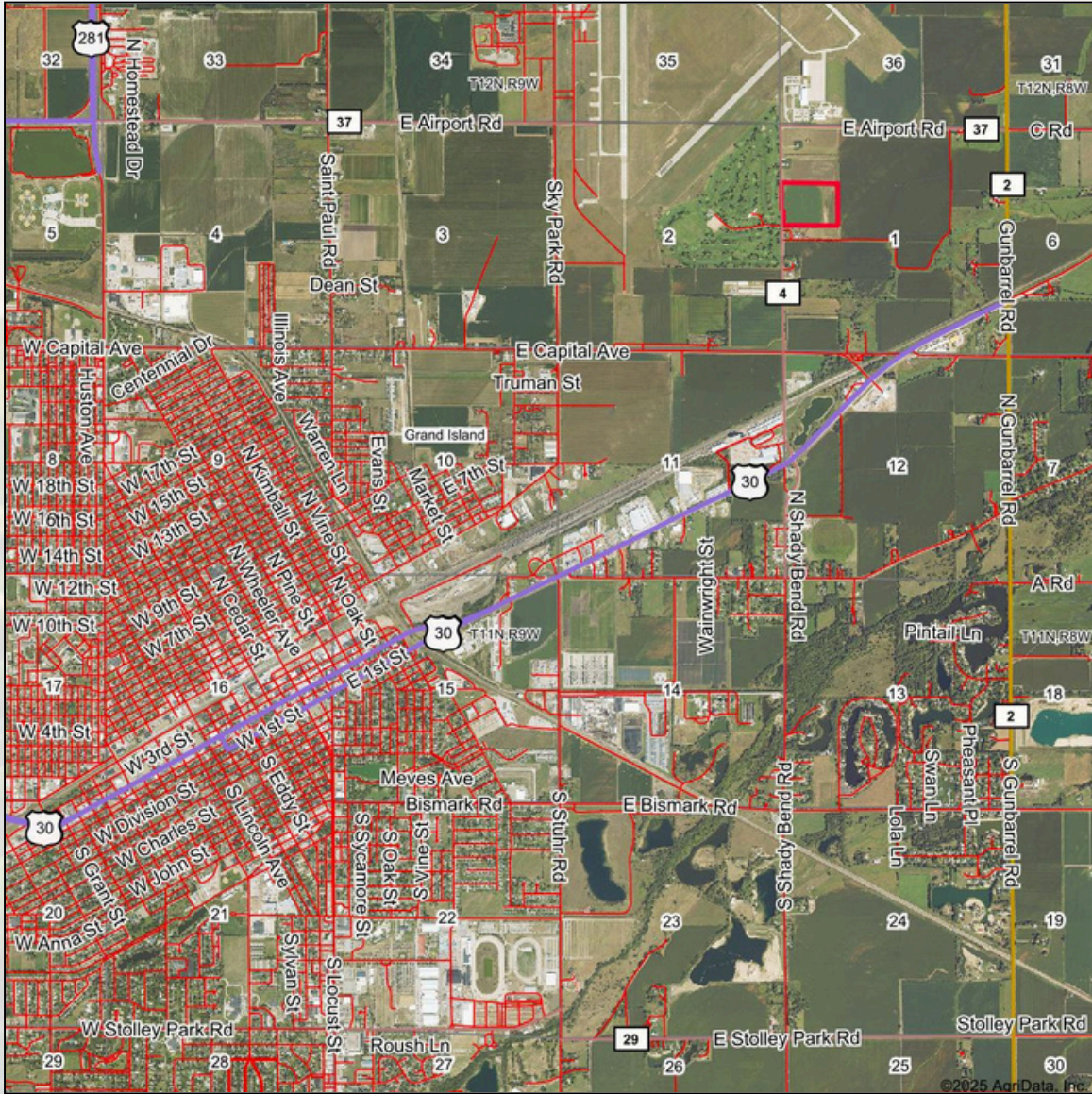
HALL COUNTY,
NEBRASKA



HELPING YOU BUY
AND SELL LAND



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Boundary Center: 40° 57' 16.79, -98° 17' 57.07

0ft 3631ft 7261ft

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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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1-11N-9W
Hall County
Nebraska



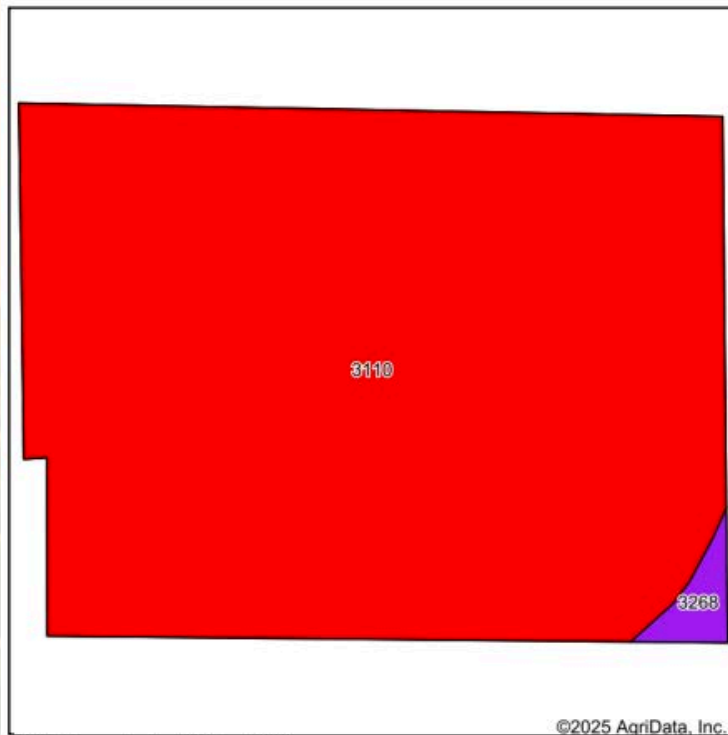
7/24/2025

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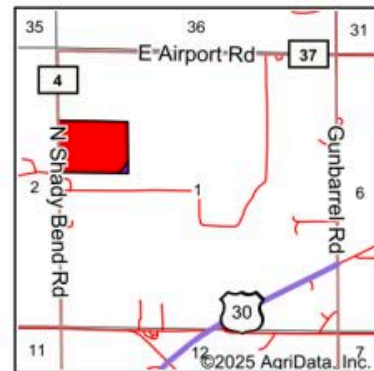
BUYING • SELLING
AUCTIONS



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Hall**
 Location: **1-11N-9W**
 Township: **Washington**
 Acres: **29.28**
 Date: **7/24/2025**

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Maps Provided By:



Area Symbol: NE079, Soil Area Version: 25																
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn
3110	O'Neill and Pivot loams, 0 to 2 percent slopes	28.86	98.6%		IIIs	IIIs	2952	43	1	4	30	122	12	34	51	38
3268	O'Neill sandy loam, 2 to 6 percent slopes	0.42	1.4%		IVe	IVe	2920	52		4		105		35	53	39
Weighted Average					2.03	2.03	2951.5	43.1	1	4	29.6	121.8	11.8	34	*n 51	*n 38

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

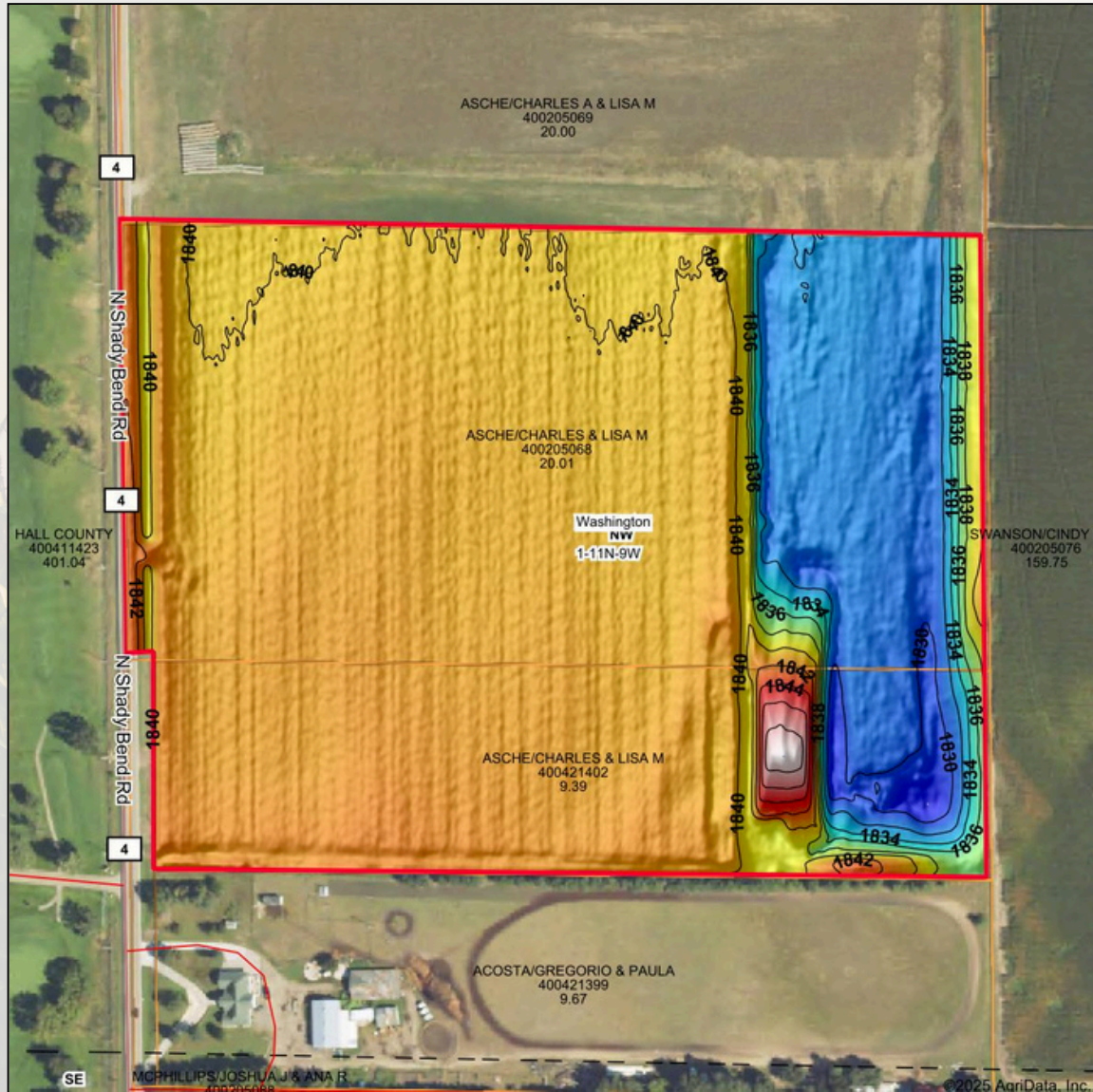


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HUNTING • DEVELOPMENT**



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,828.7
Max: 1,849.3
Range: 20.6
Average: 1,838.7
Standard Deviation: 3.84 ft

0ft 237ft 474ft



7/24/2025

1-11N-9W
Hall County
Nebraska

Boundary Center: 40° 57' 16.79, -98° 17' 57.07



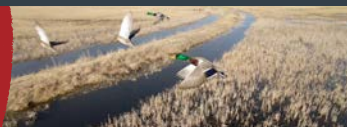
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED





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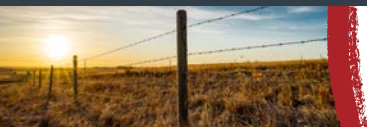
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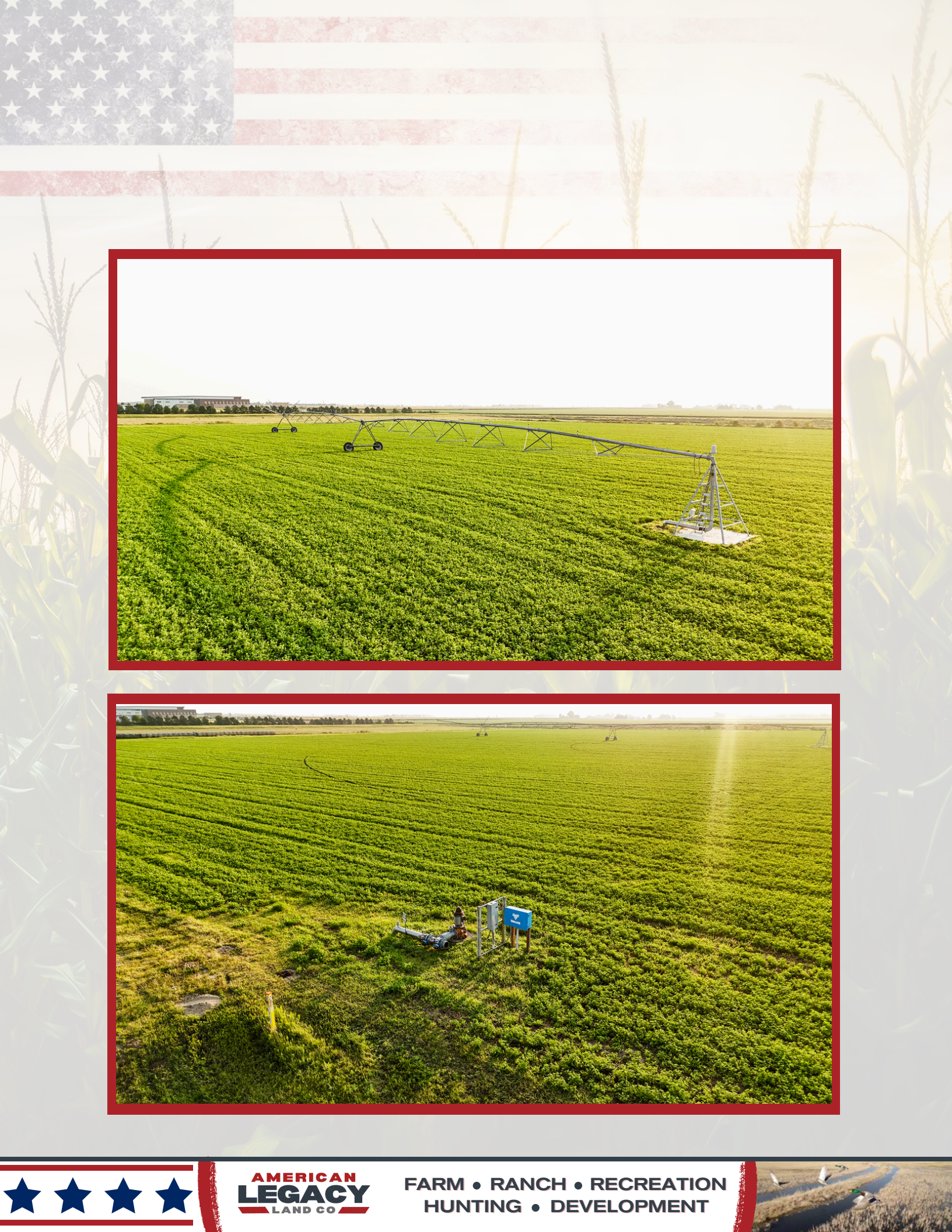
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About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com