

**AMERICAN
LEGACY**
LAND CO

FOR SALE

RAVEN'S NEST HOME

Cass County, NE

1.03 +/- Acres

OFFERED AT:

\$750,000

ABOUT THIS PROPERTY:

Nestled amidst a stunning acreage in a gated community, this property offers unparalleled privacy, paved roads, abundant wildlife, community ponds, and close proximity to city amenities. It's a true gem! Homes in the coveted Raven's Nest development are relatively rare, making this a truly special opportunity.

This 4,240 square foot, 4-bedroom, 4-bathroom home sits on a 1.03-acre lot, surrounded by lush woods. The entire kitchen and master bathroom have undergone a complete remodel, while the living room fireplace boasts a new stone encasement that extends all the way to the ceiling. Wake up each morning to the soothing sounds of nature and tranquility, as you step onto the spacious, enclosed deck.



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More About this Property:

With no visible neighbors, you can truly feel at peace in your own residential retreat. Entertain friends and family on the newly constructed patio outside the basement walkout. Take a midday fishing break or simply relax and soak in the breathtaking view at one of the neighborhood ponds. The home is equipped with a geothermal system, impact-resistant shingles, and a community well.

Even the drive through this forested neighborhood to your new home feels special and unique. This gorgeous property is a must-see!

Taxes: \$8,605.62

Legal Descriptions: 34-13-12 RAVEN'S NEST LOT 7R W1/2 SW1/4 (1.03)

Address: 19577 Pheasant Ln Louisville, NE 68037

Directions: Follow Raven Dr to Pheasant Ln. The property is on the west side of the road.

FEATURES:

- 1.03 +/- acres
- 4,240 square foot home
- 4 bed, 4 bath
- Gated community
- Recently remodeled
- Enclosed deck
- Walkout basement with new patio
- Lots of room for entertaining



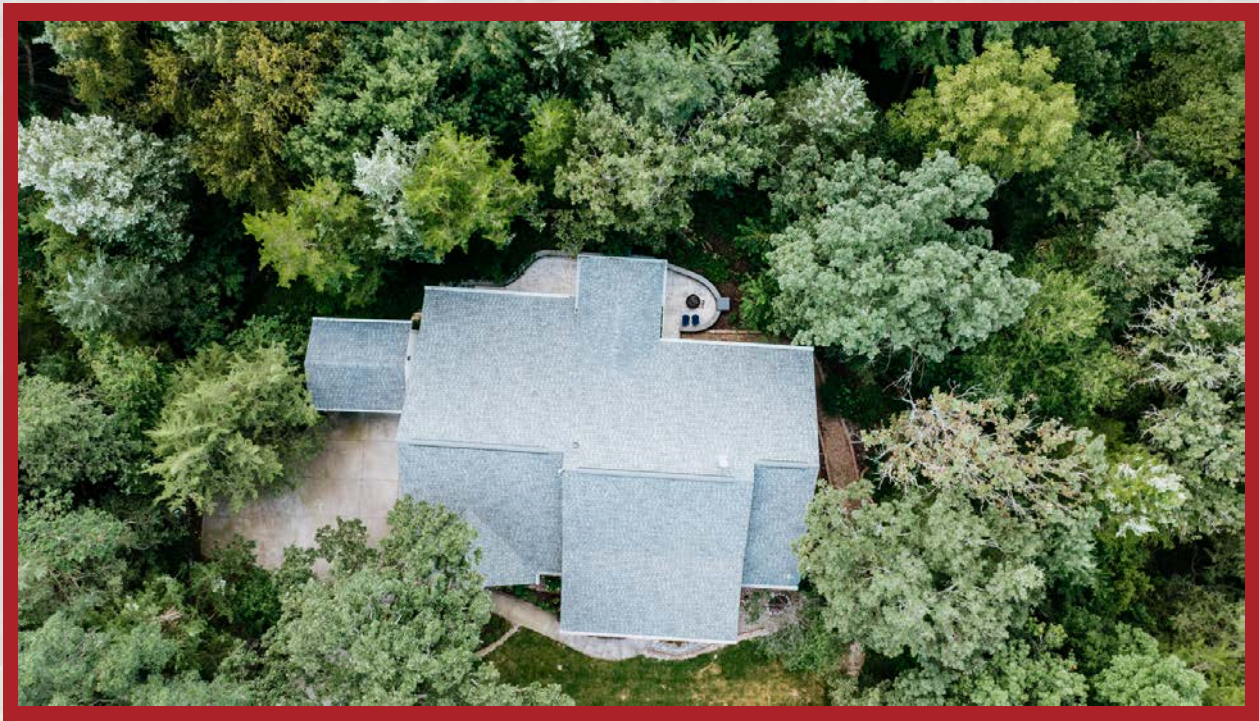
CASS COUNTY,
NEBRASKA

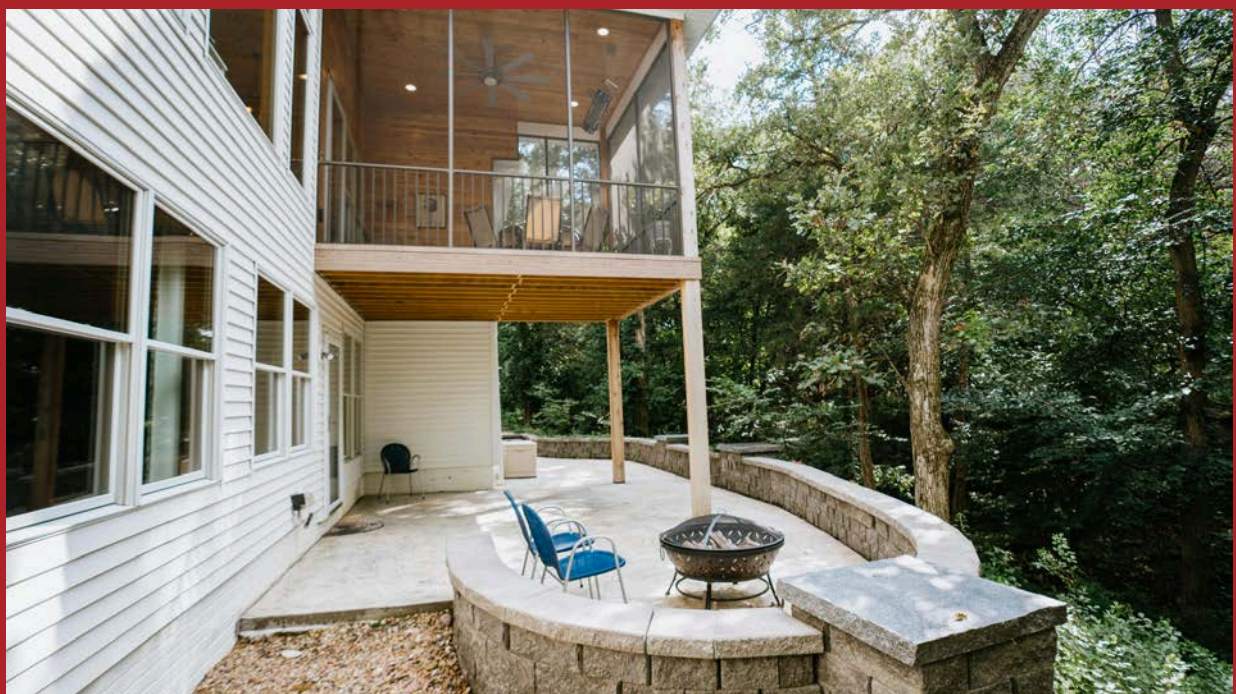


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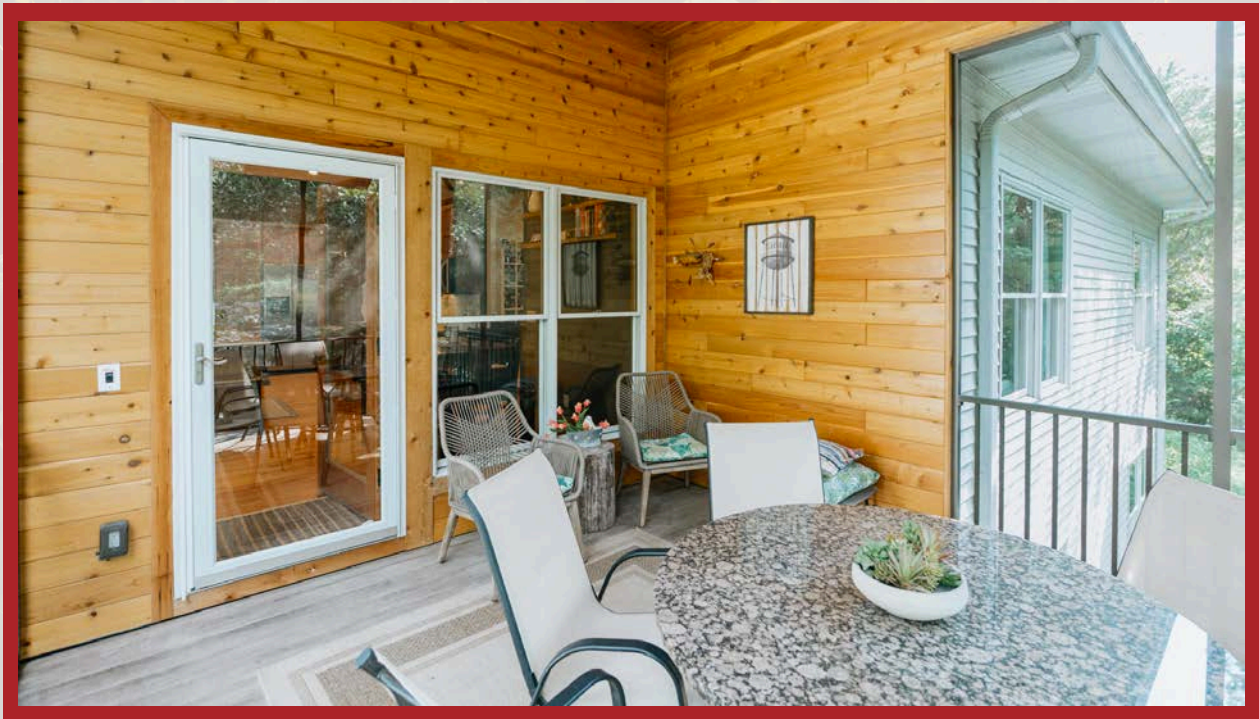


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About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational, and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.



In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 6-year-old son, 2-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.

TYLER JOHNSON , LAND AGENT



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