



**AMERICAN
LEGACY**
LAND CO

FOR SALE

ACREAGE

Cozad, NE

5 +/- Acres

OFFERED AT:

\$630,000

ABOUT THIS PROPERTY:

Just north of Cozad, this 5 ± acre property offers a combination of comfortable living and functionality. The 3,810 sq. ft. home features 4 bedrooms, 1.5 bathrooms, two living areas, a formal dining room, office, laundry room, and a full basement. A covered patio and beautifully landscaped yard with built-in irrigation create an ideal outdoor space.



More About this Property:

Outbuildings include a 40' x 72' building with a 40' x 40' section with concrete floors and approach, a 40' x 108' building with a 40' x 40' heated shop and a 68' x 40' storage area, a 24' x 24' detached garage, and five grain bins providing approximately 75,000 bushels of total storage. Reach out to Abigail Cornelius or Nick Wells to schedule your private showing!

Address: 76395 Road 420 Cozad, NE 69130 – approximately 5+/- acres
Dawson County, NE (official legal TBD by final survey)

FEATURES:

- 5 +/- Acres
- 4 bedrooms / 1.5 bathrooms house
- Beautiful landscaping
- 5 grain bins: 75,000 total bushel storage
- 24ft x 24ft detached garage
- 40ft x 72ft building w/ 3 overhead doors
- 40ft x 108ft building including a 40ft x 40ft heated shop

**DAWSON COUNTY,
NEBRASKA**



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**HELPING YOU BUY
AND SELL LAND**







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LEGACY**
LAND CO.

**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





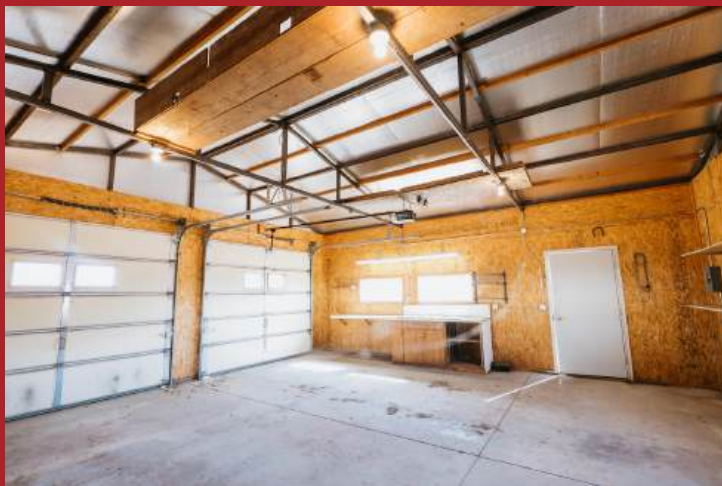


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COMMITTED • DETERMINED
TRUSTED







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Listing Agents:

Abigail grew up in Cozad, Nebraska, where small town values, strong community ties, and a deep respect for the agriculture industry helped shape who she is today. She attended the University of Nebraska-Lincoln, where she studied Marketing, Accounting, Entrepreneurship, and Professional Selling. During her time at the University, she also began studying the real estate industry, and became a licensed agent in 2023.

She recently settled in Kearney, Nebraska, and has been serving the residential and commercial market. Always feeling a calling toward the agriculture industry, she decided to pursue specialization in land real estate. Abigail has deep respect for the hard work, tradition, and values that shape the farming and ranching industry.

With a personable and professional approach, Abigail is passionate about helping clients navigate the unique opportunities of buying and selling agricultural land, hunting properties, and rural recreational spaces. Whether assisting families with generational farms or helping buyers step into rural property ownership, Abigail is committed to providing knowledgeable, honest service and building trusted relationships across the community.



Abigail Cornelius

LAND AGENT
AMERICAN LEGACY LAND CO.
308-530-2009
Abigail@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

VICE PRESIDENT
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