

**AMERICAN
LEGACY**
LAND CO

FOR SALE

STUNNING RANCH

Denton, NE

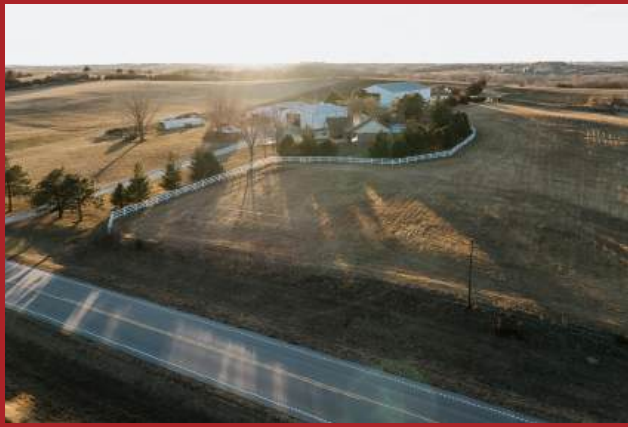
60 +/- Acres

OFFERED AT:

\$2,500,000

ABOUT THIS PROPERTY:

Welcome to this beautifully maintained 60 +/- acre property, perfectly situated in the tranquil heart of rural Lancaster County. Offering the best of both worlds, this versatile ranch is just minutes away from the city of Lincoln, providing a peaceful, country lifestyle with easy access to urban amenities. Whether you are looking to run a successful livestock operation, build your dream home, or simply enjoy the quiet serenity of rural life, this property is a rare find.



More About this Property:

The land includes 40 +/- acres of lush, well-maintained pasture and excellent drainage. Livestock features include heavy-duty sucker rod pens and automatic livestock waters for ease of care, spacious indoor and outdoor riding arenas ideal for horses, six well-constructed outbuildings for ample hay storage, equipment, and more, and top-quality fencing and setup for any type of livestock.

A beautiful white three rail polypropylene fence sits on the north side of a 3 bedroom, 3.5 bathroom brick ranch home which boasts spacious, comfortable living areas.

Directions: The property is 1 1/4 mile south of Denton, NE on SW 98th Street, on the west side of the road.

Location: 8763 SW 98th St. Denton, NE 68339

Legal Description: S28, T9, R5, ACRES 6TH PRINCIPLE MERDIAN, LOTS 26-28
Lancaster County, NE

FEATURES:

- 60 +/- Acres
- Peaceful, country living
- Well-maintained pasture
- 3 bed, 3.5 bath brick ranch home
- 6 well-constructed outbuildings
- Livestock facilities and quality fencing

**LANCASTER COUNTY,
NEBRASKA**



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**COMMITTED • DETERMINED
TRUSTED**



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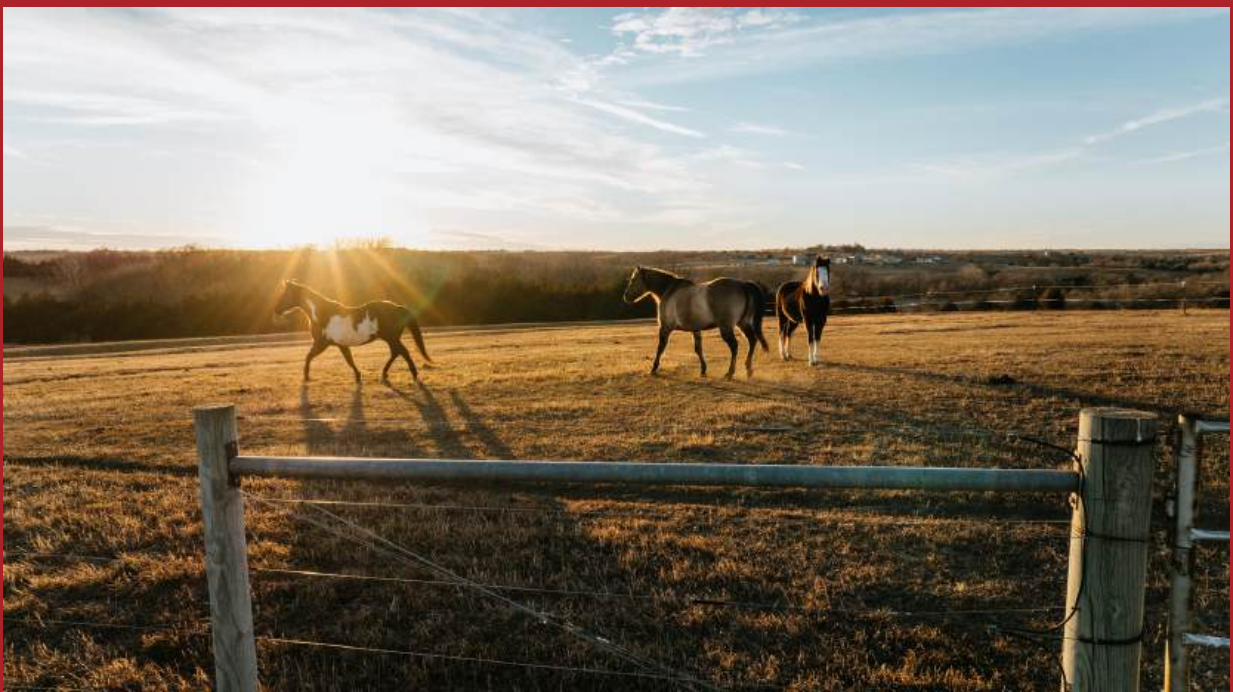


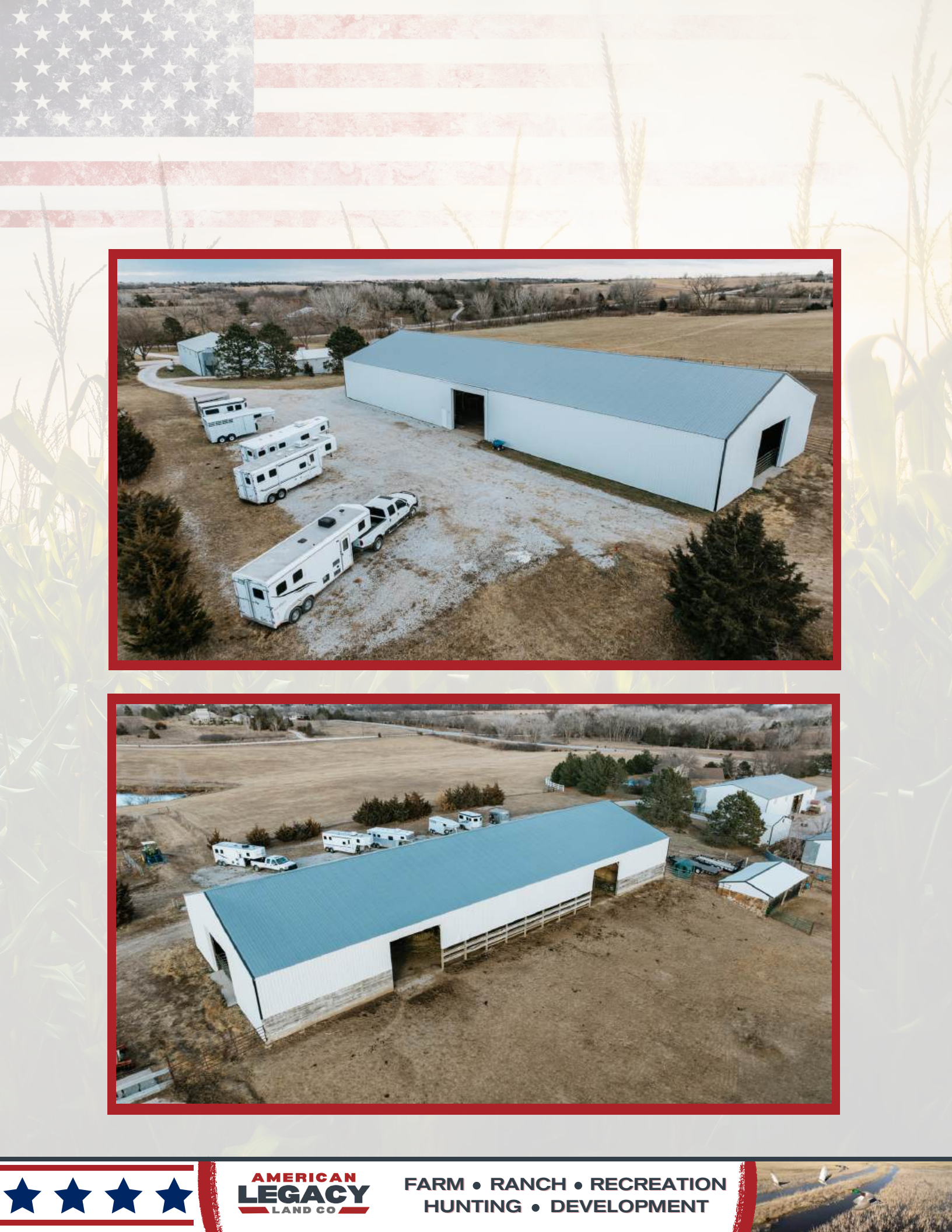
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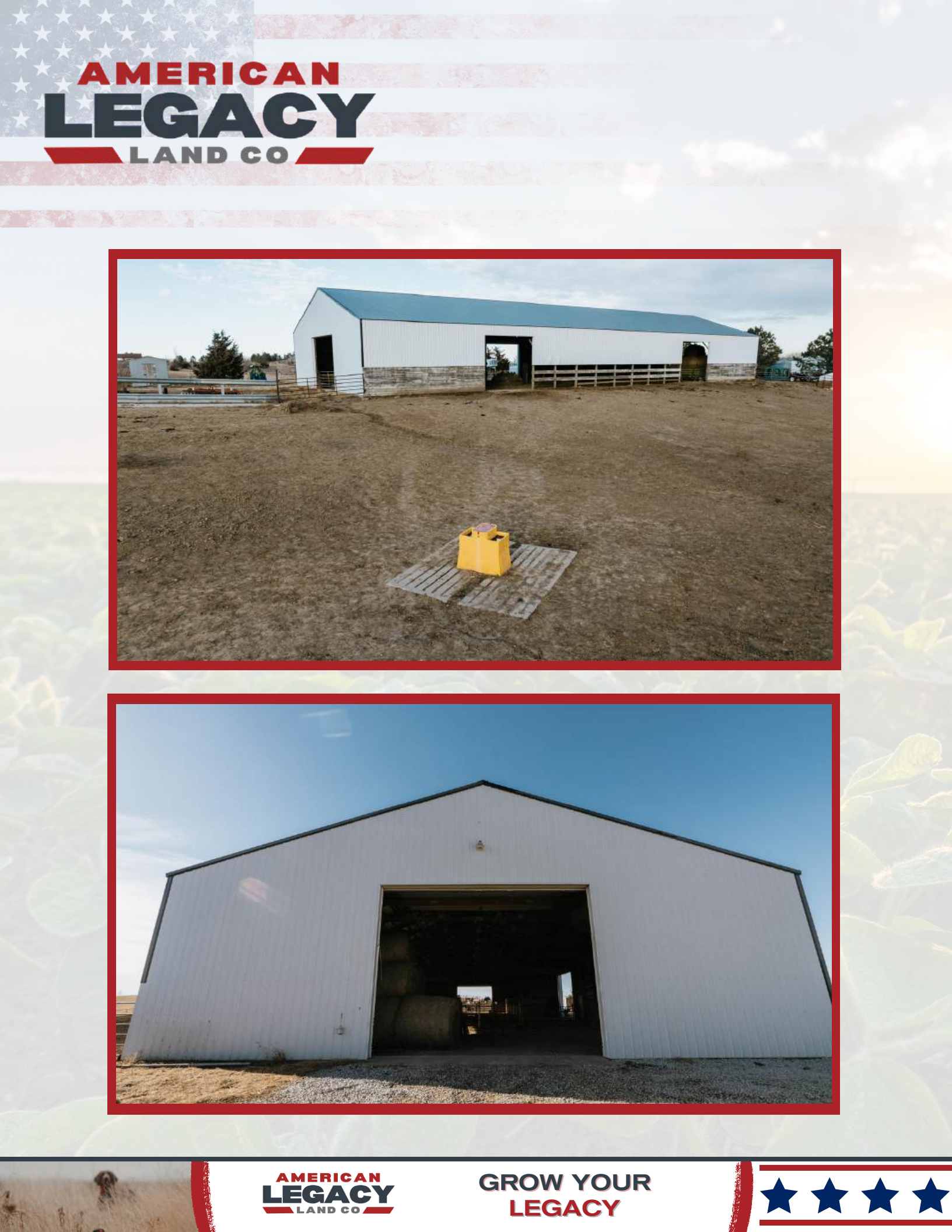




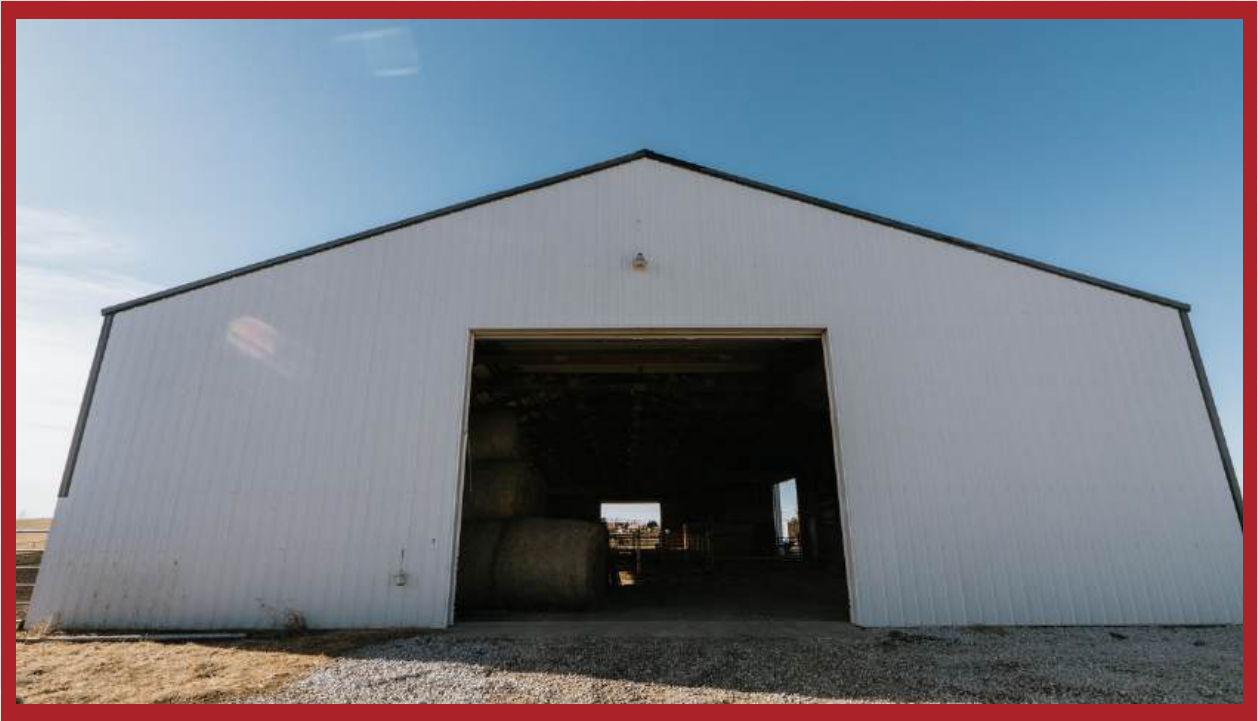
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AUCTIONS





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Listing Agents:

Chuck is a dedicated and experienced individual with a deep-rooted connection to agriculture and livestock. His background in diversified farming, ranching, and cattle feeding, coupled with his extensive experience in the Animal Health Industry, makes him a valuable resource for his customers. His involvement in community service, such as serving as the President of the Board of Directors for The Cattlemen's Ball of Nebraska, demonstrates his commitment to giving back and supporting his community.

Chuck's passion for outdoor activities like hunting, fishing, golf, and camping likely reflects his appreciation for nature and the rural lifestyle. His family values are evident in his dedication to his wife, Denise, and their four children, as well as their two grandchildren.

Given Chuck's commitment to understanding the needs and goals of his customers, reaching out to him for assistance or advice would likely yield valuable insights and support. His combination of practical experience, industry knowledge, and community involvement makes him a well-rounded and reliable resource in the agricultural community.



Chuck Baum

LAND AGENT
AMERICAN LEGACY LAND CO.
402-643-5002

Chuck.Baum@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

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