



**AMERICAN
LEGACY
LAND CO**

FOR SALE

BUILDABLE LOTS

Hitchcock County, NE

**2.0-3.98 +/-
Acre Lots**

OFFERED AT:

\$42,500-\$65,000

ABOUT THIS PROPERTY:

Just a few miles west of Trenton, NE, sits a beautiful subdivision with 14 buildable lots available for sale. The lots are directly across the highway from Swanson Reservoir. This provides easy access to the lake and lake views from your home! Swanson Reservoir offers quality opportunities for hunting, fishing, boating, and simply enjoying the lake life. If you are looking for a spot to build a permanent residence, or a lake getaway, the location of these lots offers desirable traits for each. Along with highway access to the front portion of the subdivision, high quality internal roads are also in place. These roads provide multiple entry and exit points to each lot and back to the highway. Each lot is currently equipped with underground electric, as well as fiber optic.



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More About this Property:

Lots 2,3,5,6,7,8,9,10,11,12 and 13 range from 2.0 acres to 2.88 acres. Lots 15,16 and 17 range from 3.0 acres, to nearly 4.0 acres. Your future home or lake retreat will offer you plenty of room for additional garage and shop space or a large yard area. If you have been searching for the perfect place to build your home, or you are a regular at the lake, these lots are the spot for your future build!

Price: Lots 2,3,5,6,7,8,9,10,11,12,13 = \$42,500 Lots 15,16,17 = \$65,000

Total Acres: Lot 2=2.01 Lot 3=2.01 Lot 5=2.88 Lot 6=2.88 Lot 7=2.00 Lot 8=2.88
Lot 9=2.88 Lot 10=2.00 Lot 11=2.25 Lot 12=2.25 Lot 13=2.25 Lot 15=3.00 Lot
16=3.98 Lot 17=3.98

Directions: From Trenton, NE, go west on highway 34 for 3 miles. The subdivision is on the north side of the highway, direct road access to lots.

Location: 3 miles west of Trenton, north side of Highway 34

FEATURES:

- Lots ranging from 2 acres to 3.98 acres
- 14 buildable lots
- Close proximity to Swanson Reservoir
- Electric at each lot
- Fiber optic at each lot
- Quality internal roads in place
- Highway access to the subdivision
- Great location with lake views

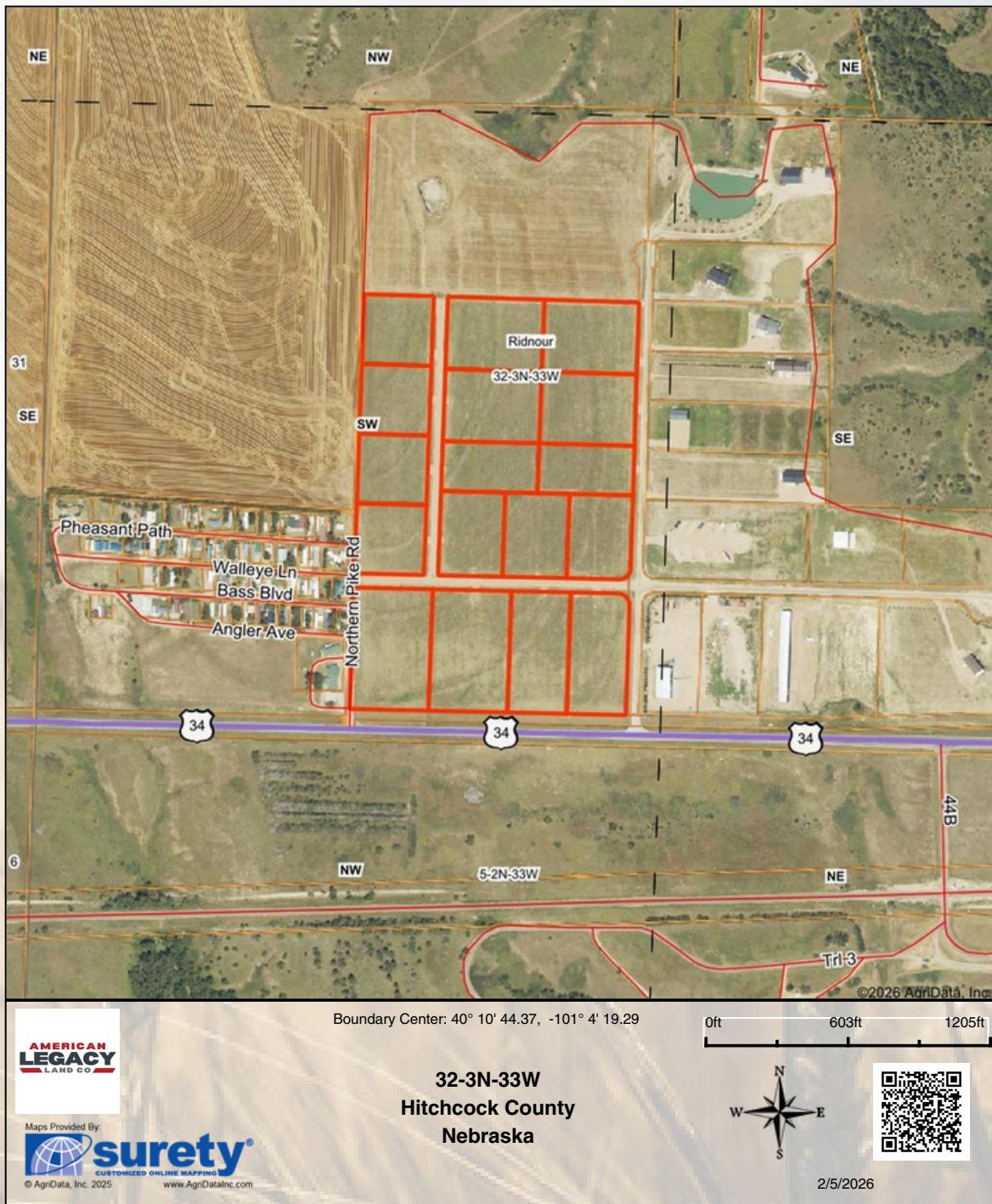


GROW YOUR
LEGACY



HITCHCOCK COUNTY, NEBRASKA

Aerial Map

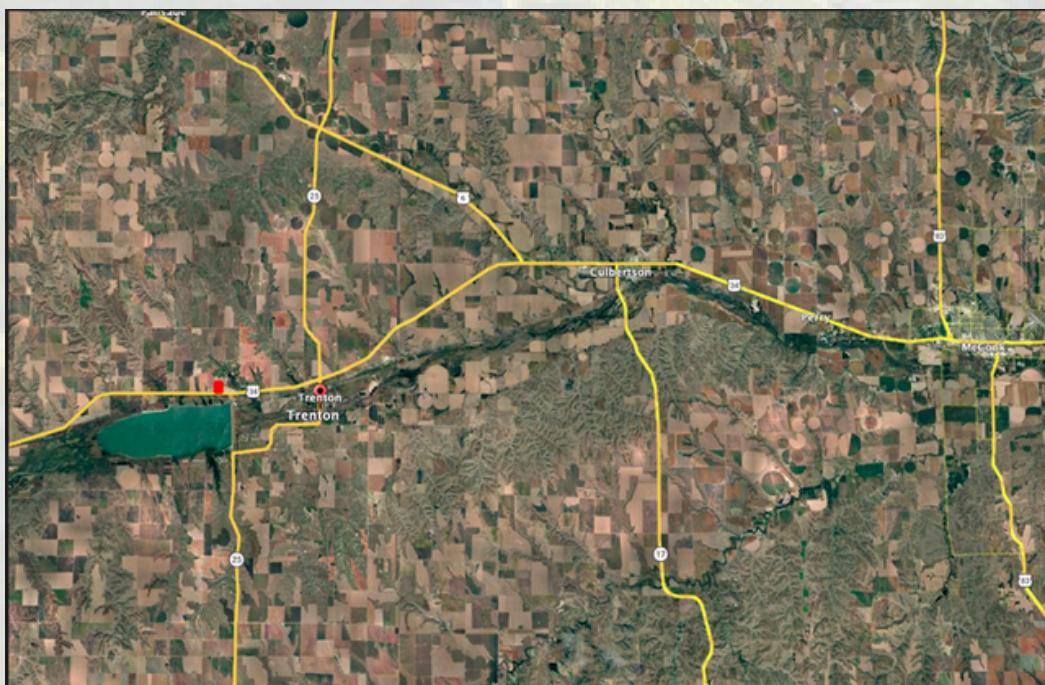


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Aerial Map





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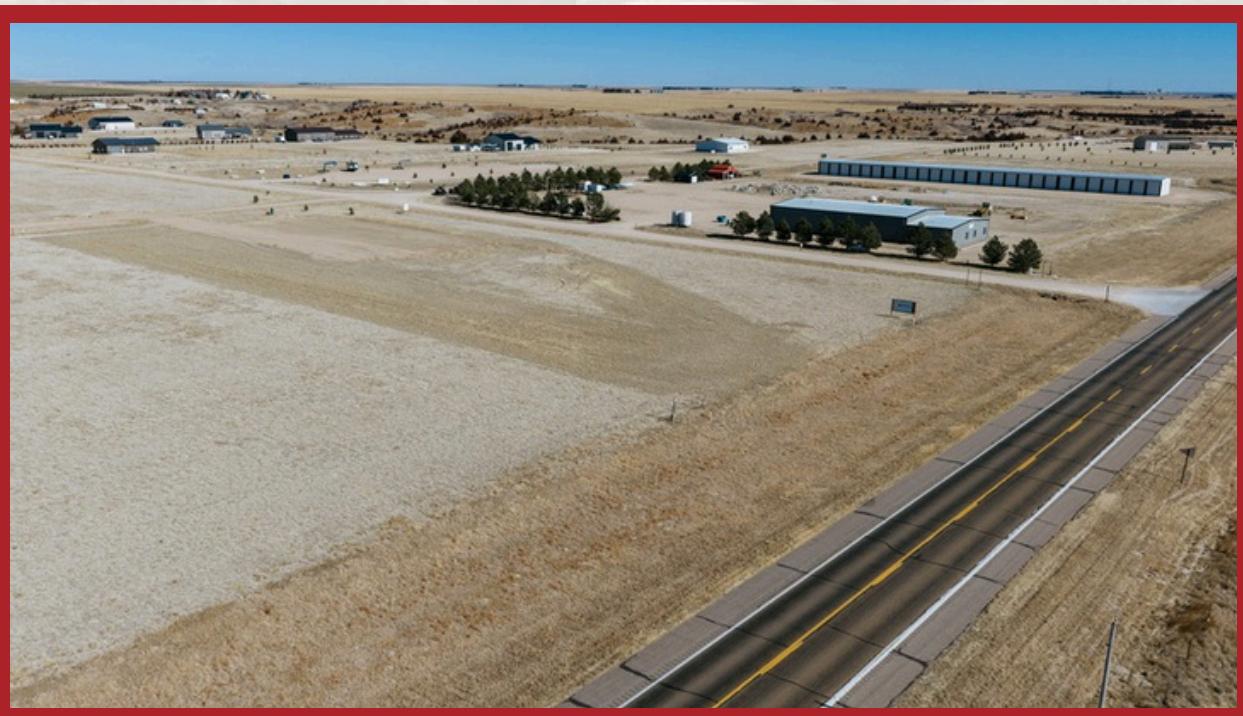
**COMMITTED • DETERMINED
TRUSTED**





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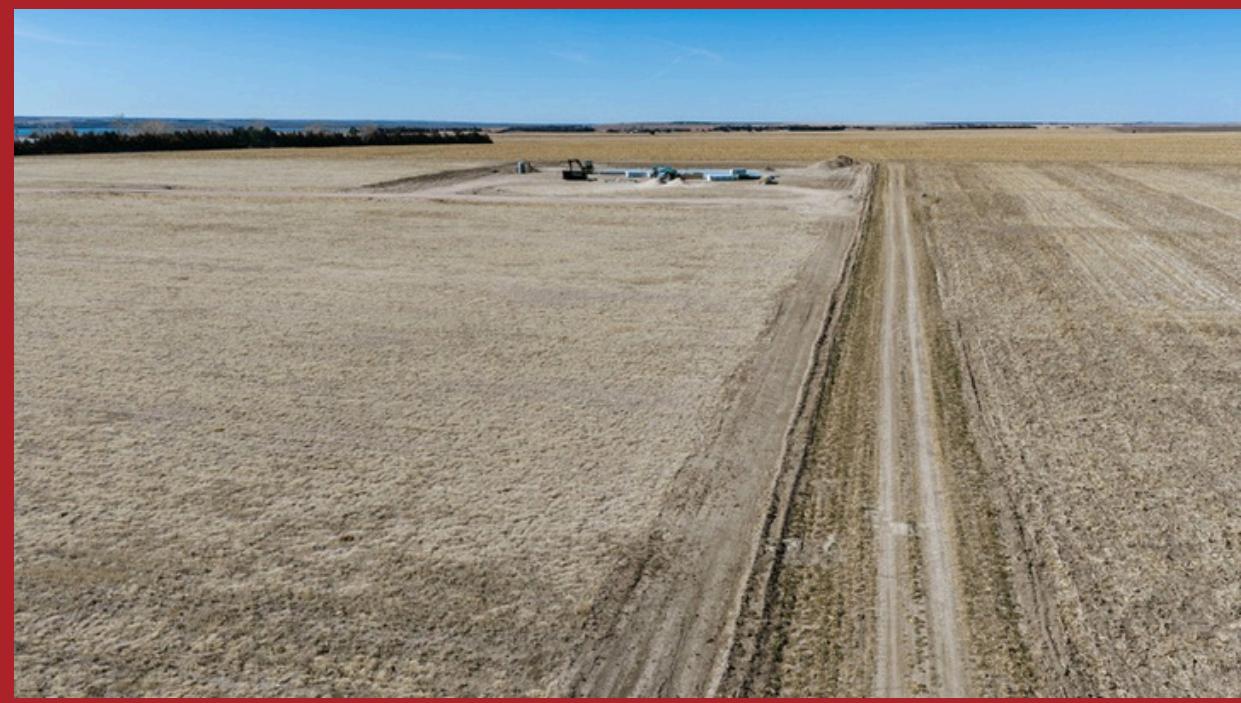
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Listing Agents:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Starting at the age of 14, Brady spent several years in the outfitting industry guiding clients starting and making relationships with landowners. To this day, Brady still guides Nebraska turkey and Whitetail deer hunts. He has a reputation for finding big deer and rafters of turkeys. Given his years of experience learning what the Nebraska wildlife wants, Brady makes a great choice when it comes to buying or selling Nebraska hunting land.

Along with being a Nebraska and Kansas Land Sales agent and guiding hunts, Brady continues to help his grandfather with a bred stock cow operation near Ravenna, NE. His many years of experience in agriculture gained him the knowledge to be a great fit for selling land from large ranches, to row crop, to irrigated farms.

Brady specializes in land sales in Central Nebraska and North Central Kansas. The counties he sells land in Nebraska include: Greeley, Valley, Sherman, Howard, Custer, Dawson, Buffalo, Hall, Gosper, Phelps, Kearney, Adams, Furnas, Harlan, Franklin, Webster.

The Kansas counties he sells land in are: Norton, Phillips, Smith, Graham, Rooks, and Osborne. He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management, and business. He became licensed to sell real estate in 2022 and found a passion in helping individuals buy and sell land.

He now lives in Rockville, Nebraska with his wife and young son where he enjoys hunting, fishing, and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.

Cole was born and raised in McCook, Nebraska, where he spent his formative years working on his family's farm. Immersed in agriculture from an early age, he helped cultivate wheat, corn, soybeans, and hay, while also raising black and red Angus cattle. His childhood was shaped by a love for the land, spending countless hours farming, playing baseball, and hunting deer and pheasants on the family's property.

After graduating from McCook High School, Cole went on to the University of Nebraska-Lincoln, where he earned a bachelor's degree in agronomy with a specialization in integrated crop management. This academic foundation solidified his commitment to agriculture and further fueled his passion for land management.

During his college years, Cole developed a deep appreciation for big game hunting in the western United States. He became particularly focused on enhancing his family's land to maximize its habitat potential for whitetail and mule deer. Driven by this passion, Cole founded his own land management company in 2023, specializing in planting wildlife food plots across Nebraska to help landowners improve their properties for both wildlife and agricultural purposes.

With a well-rounded background in farm, ranch, and hunting properties, Cole brings a wealth of knowledge and expertise to every project. He is dedicated to the stewardship of the land, focused on maximizing its potential while preserving its natural beauty. Cole finds great fulfillment in helping his clients transform their properties into thriving, sustainable landscapes—places they can enjoy and pass down for generations to come. His commitment to excellence and passion for land conservation make him a trusted partner for anyone looking to unlock the full potential of their property.



Brady Rasmussen

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