

**AMERICAN
LEGACY
LAND CO**

FOR SALE

RESIDENTIAL LOT

Hall County, NE

9.38 +/- Acres

OFFERED AT:

\$275,000

ABOUT THIS PROPERTY:

This 9.38 +/- 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.



More About this Property:

This high quality manicured lot is ready for its 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. This property is zoned for residential currently. There is electricity, water, and natural gas at the road. There are a few acres on the furthest east part of the property that have 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: FRAUEN SUB LT 2, 118-GI- RES SUBURBAN 9.38+/- ACRES Hall County, NE

Taxes: \$800 +/-

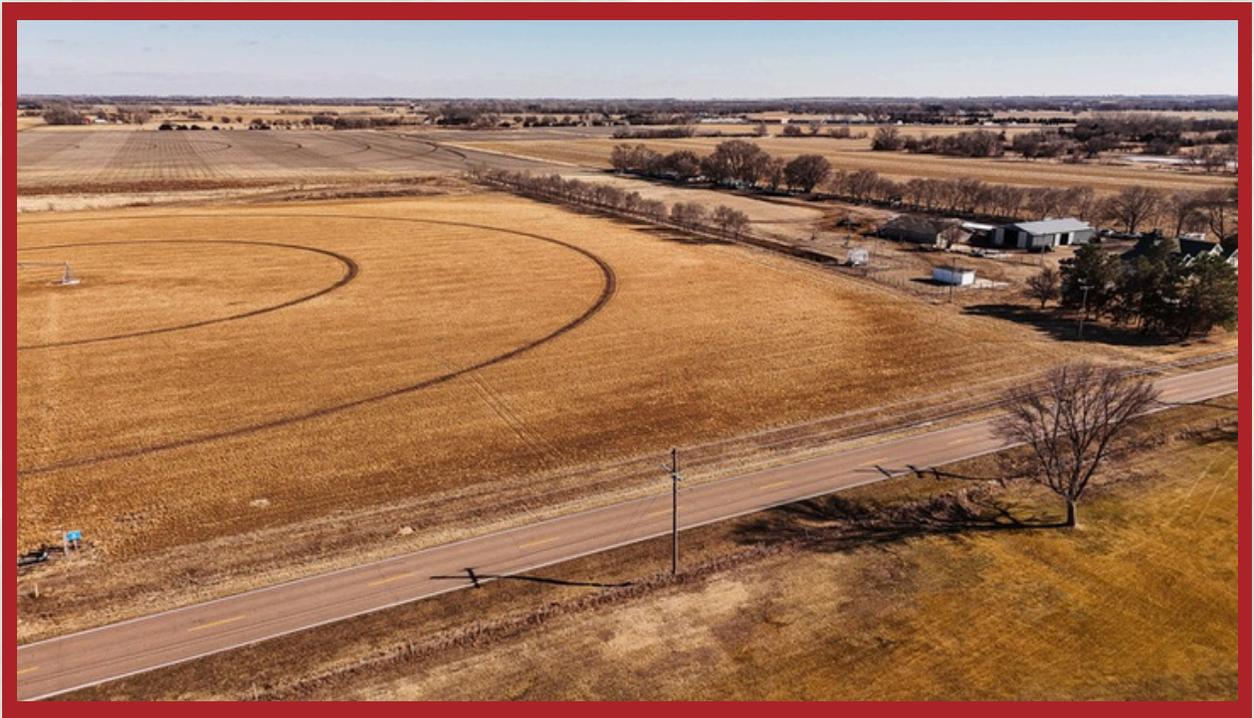
Income Potential: Alfalfa Hay

FEATURES:

- 9.38 +/- acre lot
- Minutes from Grand Island, NE
- Zoned Residential
- Quiet countryside
- Utilities on the property, or at street
- Affordable pricing
- Blacktop road access
- Jackrabbit Run Golf Course across the road

Aerial Map





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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