



AMERICAN LEGACY LAND CO

FOR SALE

ACREAGE

Lexington, NE

10.37 +/- Acres

OFFERED AT:

\$340,000

ABOUT THIS PROPERTY:

Discover your country escape on 10.37± acres nestled in the hills between Lexington and Cozad. Surrounded by a 4-wire barbed wire fence, this well-maintained acreage offers the perfect balance of comfort, functionality, and wide-open space. Built in 2012, the 1,800 sq. ft. home welcomes you with an open-concept floor plan designed for everyday living and effortless entertaining. The home offers 2 spacious bedrooms and 2.5 bathrooms, including a private primary suite.



More About this Property:

The large, near commercial-grade kitchen is the heart of the home and creates an ideal space for hosting family gatherings, holidays, or even hunting parties. Perfect for secure storage, a safe room, or hobby space, the home features a unique in-home vault left unfinished. Next to the home stands an insulated 20' x 40' building in great shape. The east side of the property features two more buildings, a lean-to, several camper hookups, and approximately 4,750 square feet of pipe corrals with water access. Whether you're seeking the perfect country retreat, or a hobby livestock setup, this property offers the space, improvements, and setting to make it happen. Reach out to Abigail Cornelius to schedule your private showing!

Taxes: \$3,796

Legal Descriptions: THAT PT E1/2 LYING W OF COUNTY ROAD EXC 8.80A TRACT (1.57A) (2-11-22): Parcel # 240033175 owned 100% by Joseph Libal : TRACT IN SW1/4 (8.80A) (02-11-22): Parcel # 240224015 owned 50/50 by Joseph Libal & Erin K Libal

Dawson County, NE

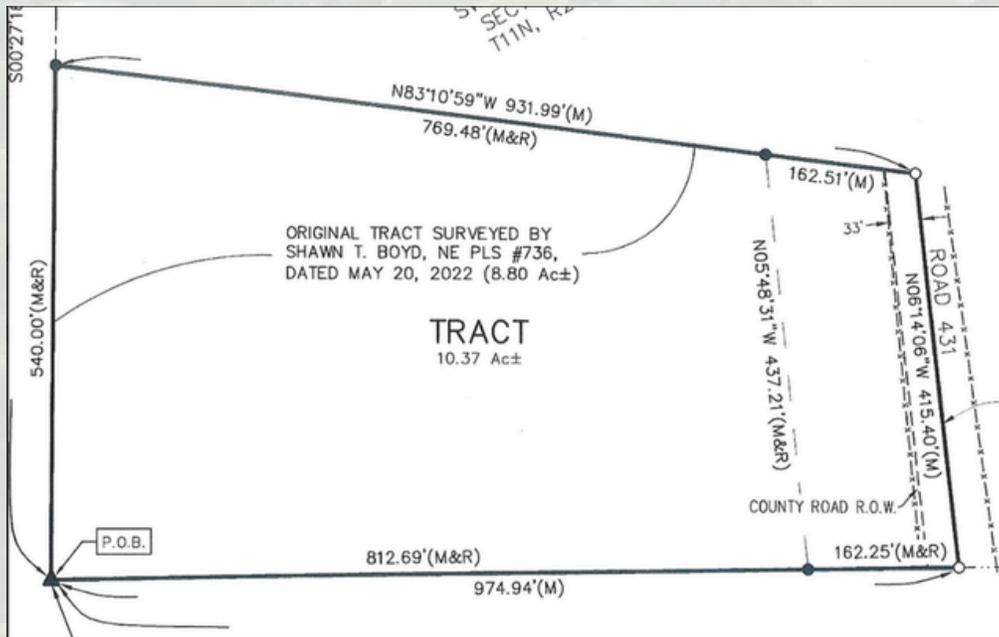
Address: 76700 Road 431 Lexington, NE 68850

FEATURES:

- 10.37 +/- Acres
- 2 bed / 2.5 bath home
- Large, near commercial grade kitchen
- In home vault
- 20' x 40' Insulated building
- 2 more buildings, a lean-to, and several camper hookups
- Approximately 4,750 sq ft of pipe corrals with water access
- 4-wire barbed wire fence surrounding the property

**DAWSON COUNTY,
NEBRASKA**





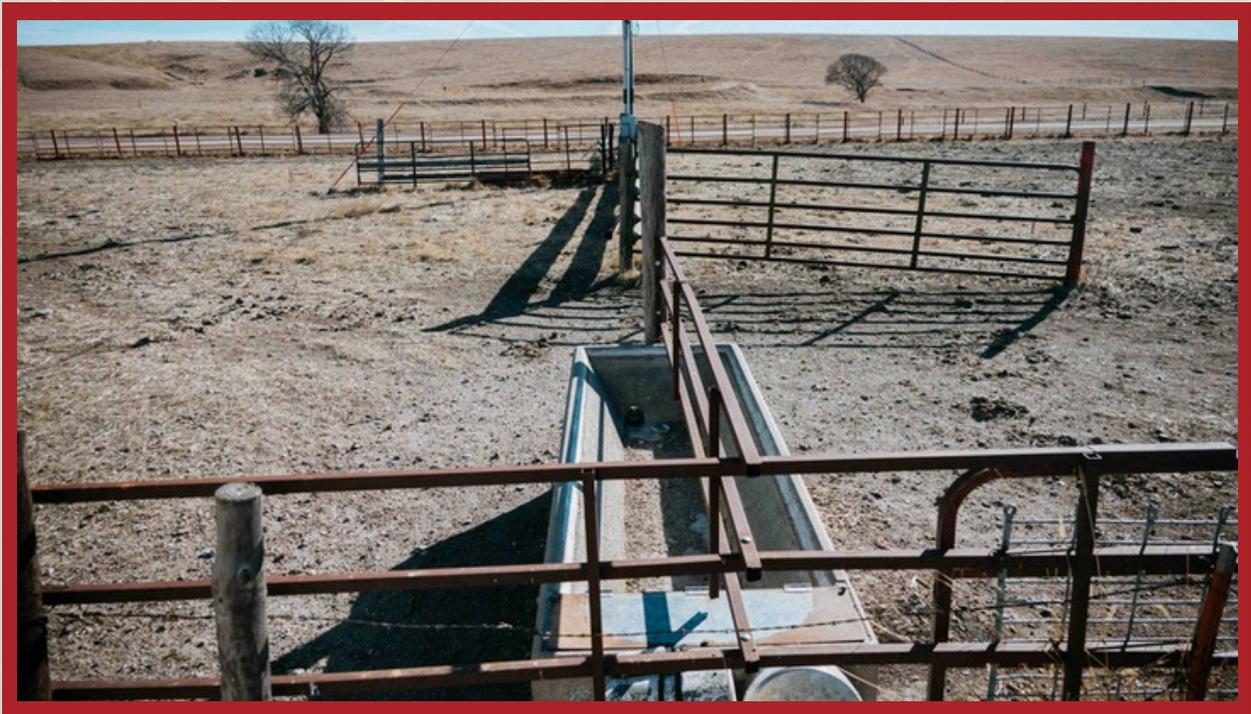


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**AMERICAN
LEGACY
LAND CO**

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





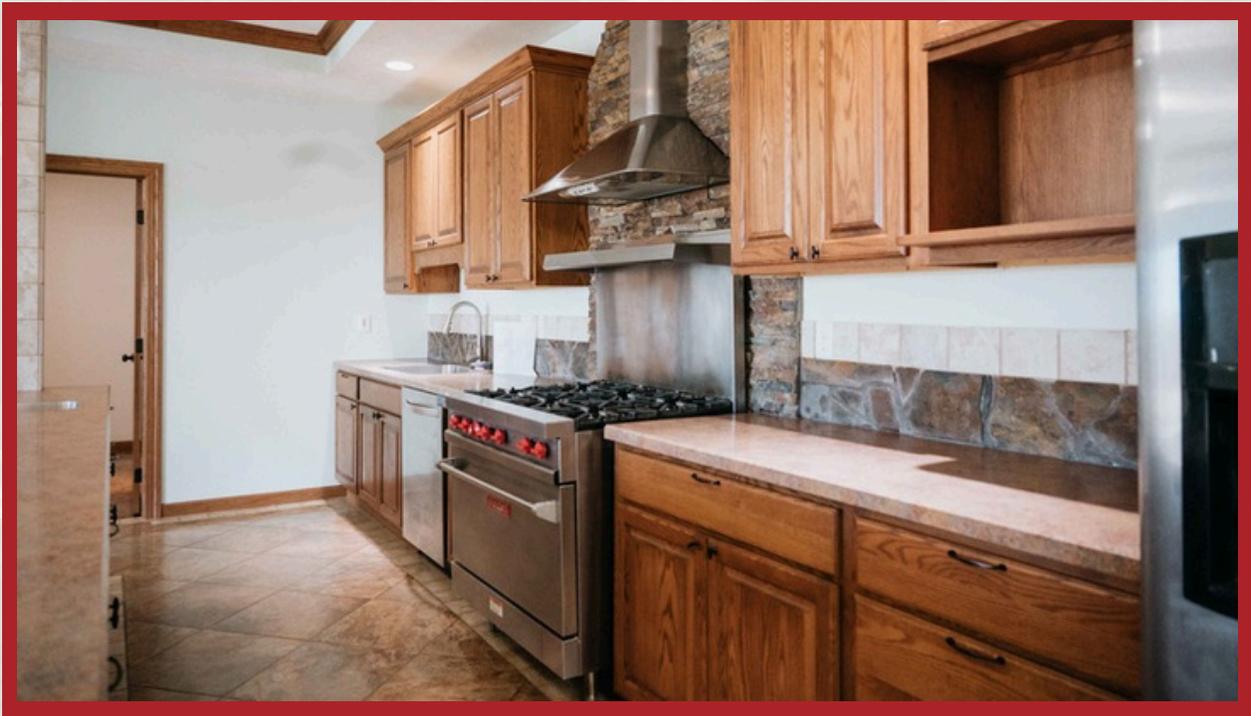
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COMMITTED • DETERMINED
TRUSTED



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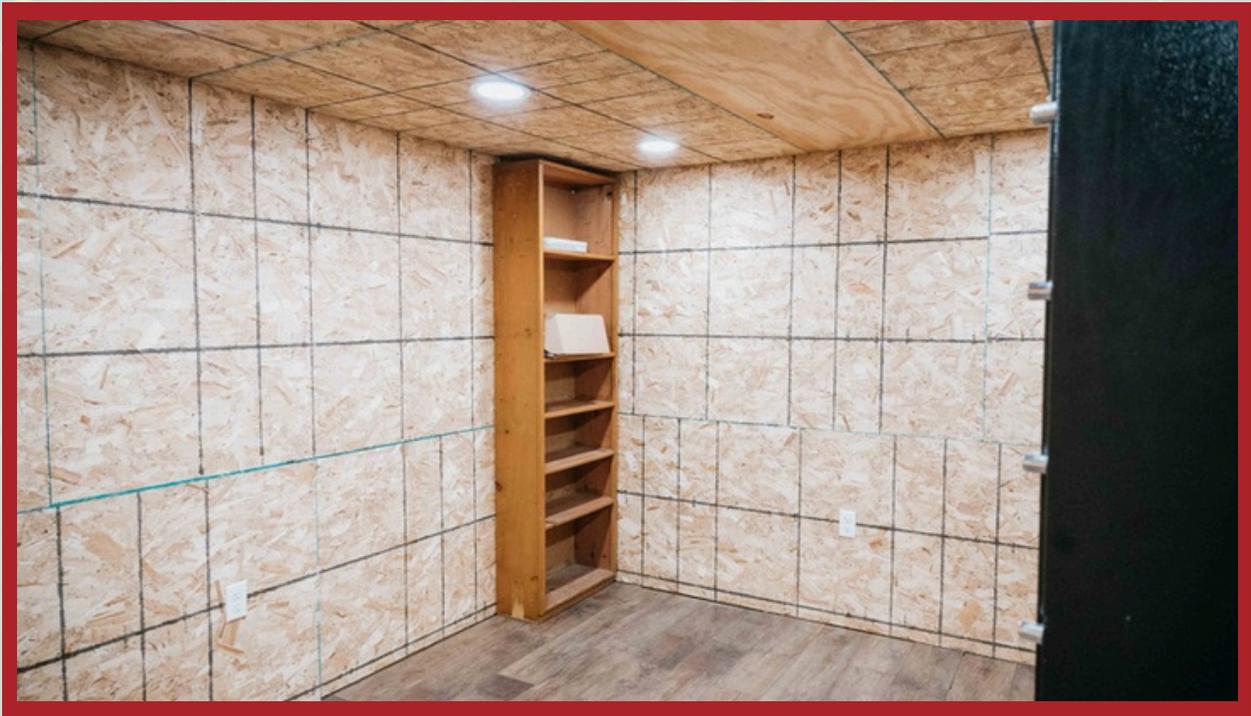
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**HELPING YOU BUY
AND SELL LAND**



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About the Agent:

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



308-530-2009



Abigail@AmericanLegacyLandCo.com