



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**COMBINATION
PROPERTY**

Elwood, NE

635 +/- Acres

OFFERED AT:

\$1,400,000

ABOUT THIS PROPERTY:

Located on the west edge of Gosper County, this 635± acre combination property offers a strong blend of dryland farm ground and productive grassland pasture. The property lies on the south side of Highway 18, with access from Road 421, while Road 735 runs between the two parcels.



More About this Property:

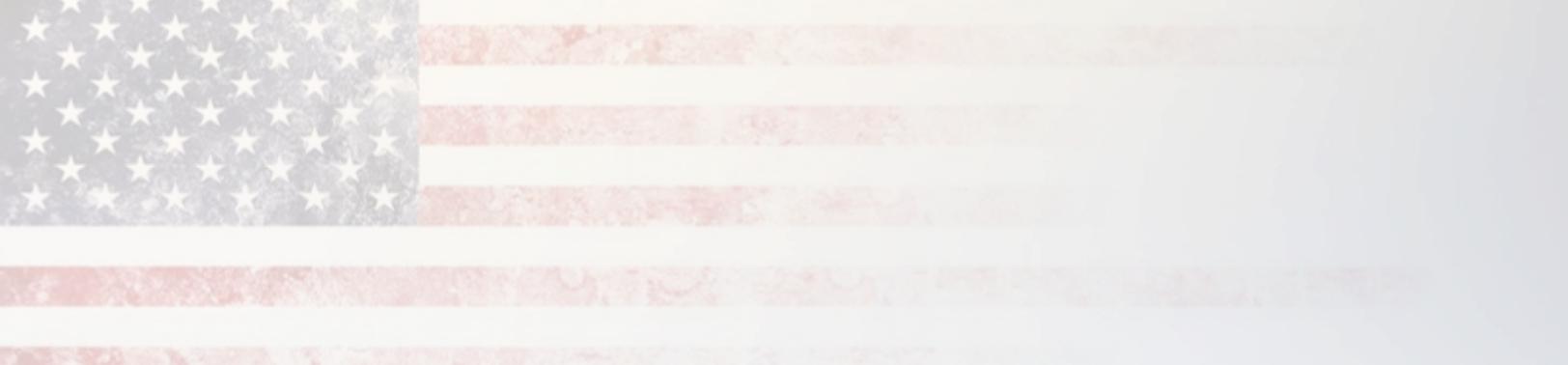
The north parcel consists of approximately 83.08± acres of tillable farmland, 76.62± acres of hay meadow grass, and 234.3± acres of grassland pasture. The south parcel consists of approximately 45.23± acres of tillable farmland, 49.66± acres of hay meadow grass, and 137.22± acres of grassland pasture, making the property well suited for both crop production and livestock grazing.

The predominant soil types are Uly-Coly silt loams, known for their productivity and suitability for dryland farming in the region. Just south of Road 735, a windbreak tree line provides natural protection for livestock and pasture ground.

Beyond its agricultural value, the property also offers excellent recreational opportunities. The area supports strong populations of upland game birds, whitetail deer, and other wildlife, providing quality hunting potential. The property also lies within an elk management zone, making it eligible for landowner elk permit opportunities, which adds additional recreational and investment appeal.

With convenient access and a desirable mix of farm and pasture acres, this property presents an excellent opportunity for agricultural producers, investors, or recreational buyers looking to add to their portfolio.

The tillable and pasture acres are available for the 2026 season.



Taxes: \$4,657.20

Legal Descriptions: Gosper County 18-6-23 394.84 Acres and 19-6-23 240.84 Acres
Gosper County, NE

Parcel ID: 370009217, 370009223

Directions: From Elwood, head south on Highway 283 for 7 miles. Then turn right onto Highway 18, and head west for 4 miles. Turn left onto County Road 421. The first parcel is to the west. Continue down Road 421, Road 735 divides the 2 parcels, and the second parcel is also on the west side of the road.

From Arapahoe, head north on Highway 283 for 7.2 miles. Then turn left onto County Road 730 and head west for 3.5 miles. Turn right onto County Road 421 and continue for 4.8 miles. The parcels are on the west side of the road with Road 735 dividing the 2.

FEATURES:

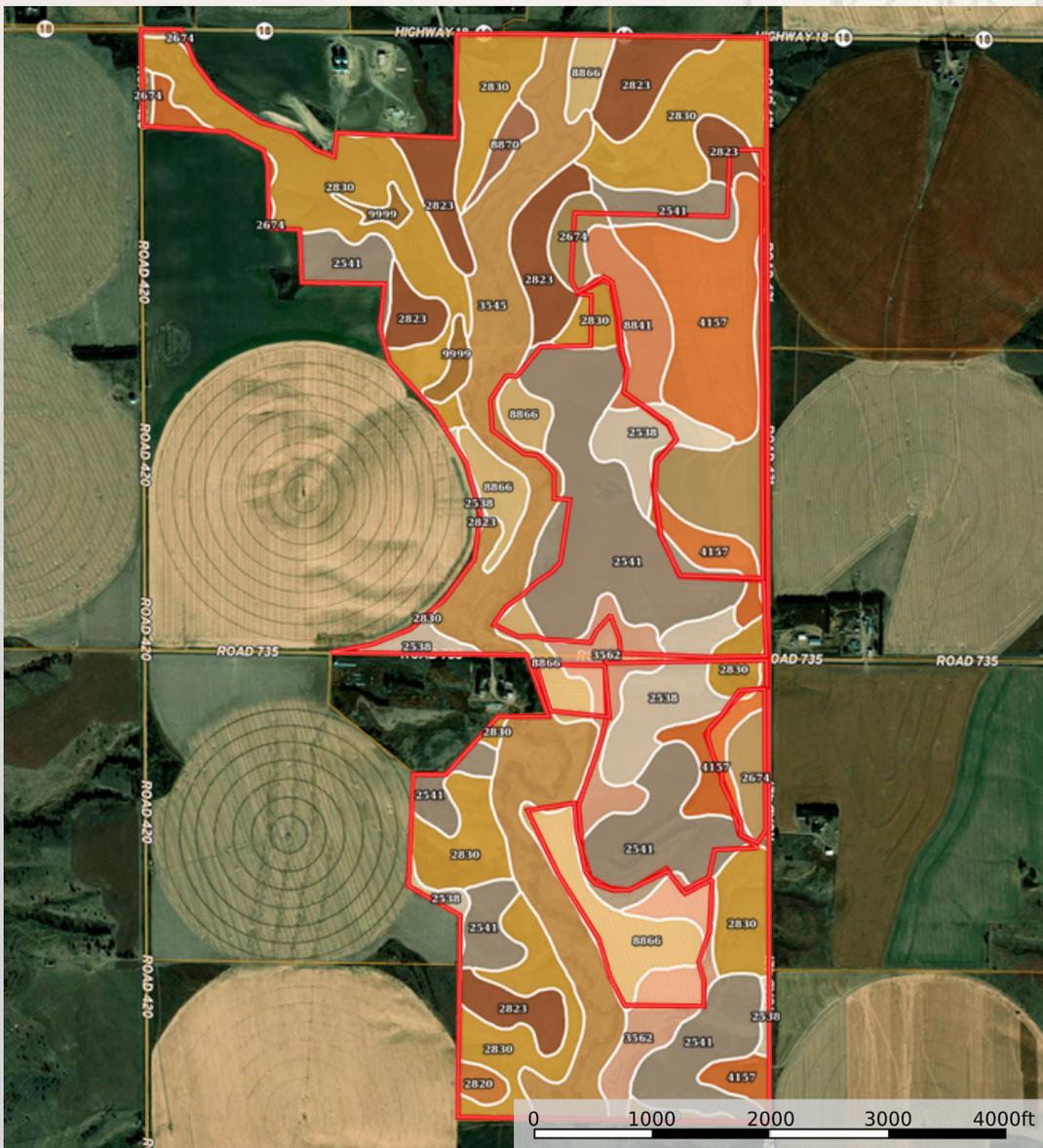
- 635 +/- total acres
- 128.31 +/- tillable acres
- 126.28 +/- acres hay meadow grass
- 371.52 +/- grassland pasture acres
- Predominately Uly-Coly silt loams
- Hunting opportunity for upland game birds and whitetail deer
- Property lies within an elk management zone
- Eligible for landowner elk permit opportunities



Boundary Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2830	Uly-Coly silt loams, 11 to 30 percent slopes	138.5 2	21.98	0	62	6e
2541	Coly silt loam, 11 to 17 percent slopes, eroded	123.3 1	19.57	0	53	6e
3545	Hobbs silt loam, channeled, frequently flooded	88.34	14.02	0	46	5w
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	60.23	9.56	0	65	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	50.47	8.01	0	61	6e
8866	Hord silt loam, 0 to 1 percent slopes, warm	39.26	6.23	0	81	2c
2538	Coly silt loam, 6 to 11 percent slopes, eroded	35.64	5.66	0	56	4e
3562	Hobbs silt loam, occasionally flooded, cool	34.7	5.51	0	74	2w
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	34.48	5.47	0	76	2e
8841	Hall silt loam, 1 to 3 percent slopes	13.91	2.21	0	73	2e
9999	Water	5.01	0.79	0	-	-
8870	Hord silt loam, 1 to 3 percent slopes	3.64	0.58	0	75	2e
2820	Uly silt loam, 6 to 11 percent slopes	2.7	0.43	0	74	4e
TOTALS		630.2 1(*)	100%	-	60.35	4.64

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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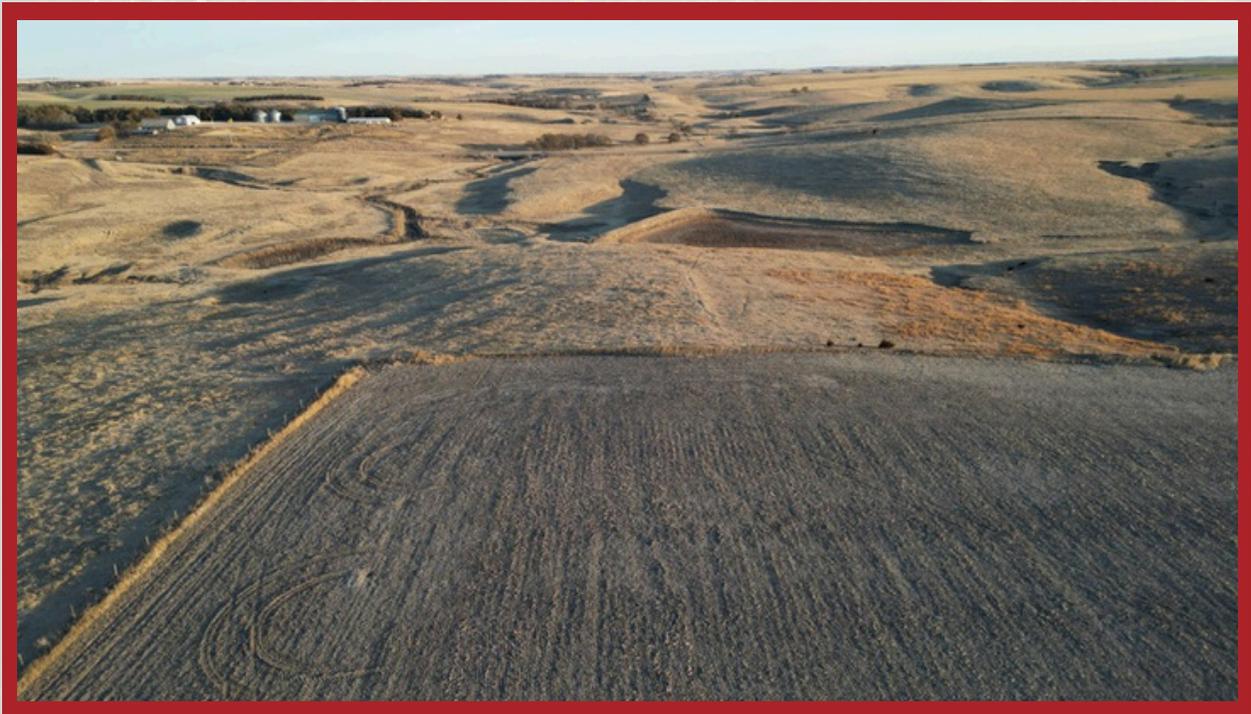


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BUYING • SELLING
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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

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Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

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