



**AMERICAN
LEGACY
LAND CO**

FOR SALE

PRIME BUILDING LOTS

Rockville, NE

15 +/- Acre Lots

OFFERED AT:

\$125,000/LOT

ABOUT THIS PROPERTY:

Here are three prime building lots just northwest of Rockville, Nebraska in the rolling hills along Highway 58. These lots are great options for someone looking to build their home in the country, with convenient access to town. This property is a 10 minute drive to Loup City, Nebraska and 35 minutes to Grand Island, Nebraska.

These lots sit off Hwy 58 and are accessible from the highway via an easement that runs along the west side of all the lots. The properties consist of rolling native grass, wildflowers, and would offer a great view of the surrounding area.



More About this Property:

Enjoy the peaceful seclusion, extra space, and flexibility of this custom home site. There is power along the road, but no other utilities are at the lots. This listing offers sizeable acreages at an affordable price. Come take a look today! Contact Brady Rasmussen 308-627-3377, or Nate Krick 402-937-3763 to set up a showing.

Please review Declaration of Covenants and Restrictions.

Directions: From Rockville NE: Drive northwest on HWY 58 for 1.9 miles. The lots will be on the North side of the hwy.

Total Acres: Tract 1: 15.65 Acres, Tract 2:15.79 Acres, Tract 3: 15.78 Acres

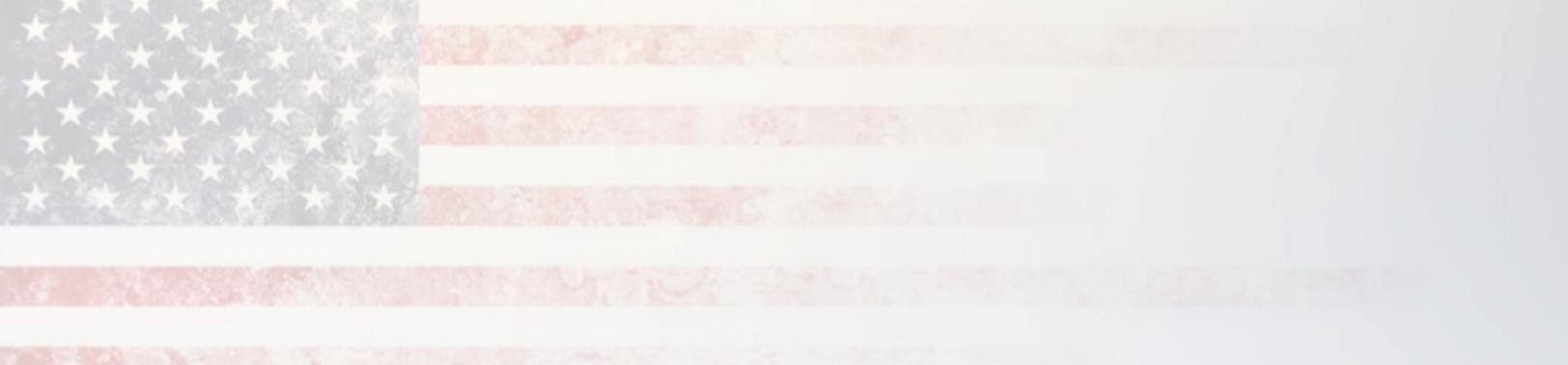
Legal Description: A tract of land located in part of the Southwest Quarter (SW1/4) of Section 31, Township 14 North, Range 13 West of the 6th P.M., Sherman County, NE

See Survey for full description.

Taxes: \$150 +/-

FEATURES:

- 15 +/- acre lots
- Highway 58 frontage
- Easement from Hwy 58 to all the lots
- Rolling hills with native grass
- Quiet country build site
- 10 minutes from Loup City, NE
- 35 minutes from Grand Island, NE
- 30 minutes from Saint Paul, NE



TRACT ONE:

Here is a prime building lot just northwest of Rockville, Nebraska in the rolling hills along Highway 58. This 15.65+/- acre lot is a great option for someone looking to build their home in the country, with convenient access to town. This property is a 10 minute drive to Loup City, Nebraska, and 35 minutes to Grand Island, Nebraska.

Tract 1 of 3 sits on the northwest side of Tract 2, and 3. This lot sits off Hwy 58 and is accessible from the Hwy via an easement that runs along the west side of all the lots. This lot consists of rolling native grass, wildflowers, and would offer a great view of the surrounding area. Enjoy the peaceful seclusion, extra space, and flexibility of this custom home site. There is power along the road, but no other utilities are at the lots. This tract offers a sizeable acreage at an affordable price

TRACT TWO:

Here is a prime building lot just northwest of Rockville, Nebraska in the rolling hills along Highway 58. This 15.79+/- acre lot is a great option for someone looking to build their home in the country, with convenient access to town. This property is a 10 minute drive to Loup City, Nebraska, and 35 minutes to Grand Island, Nebraska.

Tract 2 of 3 sits in the middle of Tract 1, and 3. This lot sits off Hwy 58 and is accessible from the Hwy via an easement that runs along the west side of all the lots. This lot consists of rolling native grass, wildflowers, and would offer a great view of the surrounding area. Enjoy the peaceful seclusion, extra space, and flexibility of this custom home site. There is power along the road, but no other utilities are at the lots. This tract offers a sizeable acreage at an affordable price.



TRACT THREE:

Here is a prime building lot just northwest of Rockville, Nebraska in the rolling hills along Highway 58. This 15.78+/- acre lot is a great option for someone looking to build their home in the country, with convenient access to town. This property is a 10 minute drive to Loup City, Nebraska, and 35 minutes to Grand Island, Nebraska.

Tract 3 of 3 sits on the south side of Tract 1, and 2. This lot sits off Hwy 58 and is accessible from the Hwy via an easement that runs along the west side of all the lots. This lot consists of rolling native grass, wildflowers, and would offer a great view of the surrounding area. Enjoy the peaceful seclusion, extra space, and flexibility of this custom home site. There is power along the road, but no other utilities are at the lots. This tract offers a sizeable acreage at an affordable price.

TRACT ONE: AREIAL MAP



TRACT TWO: AREIAL MAP

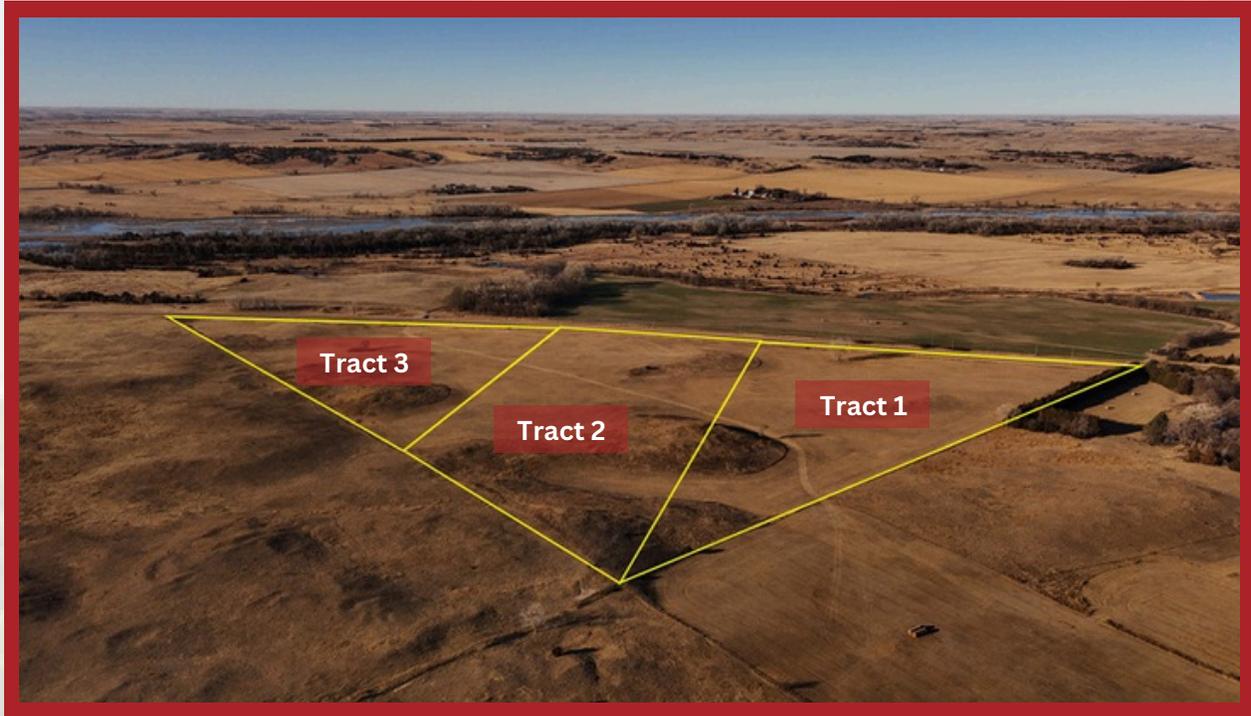


TRACT THREE: AREIAL MAP



COMMITTED • DETERMINED
TRUSTED







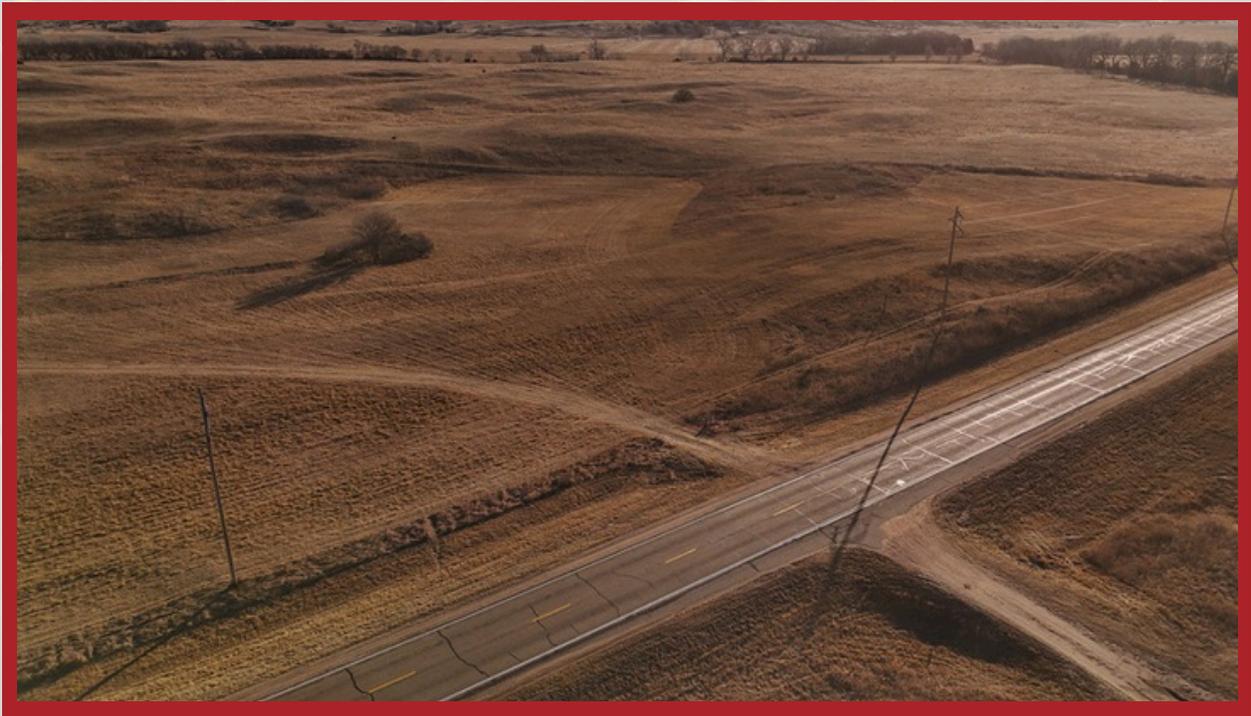
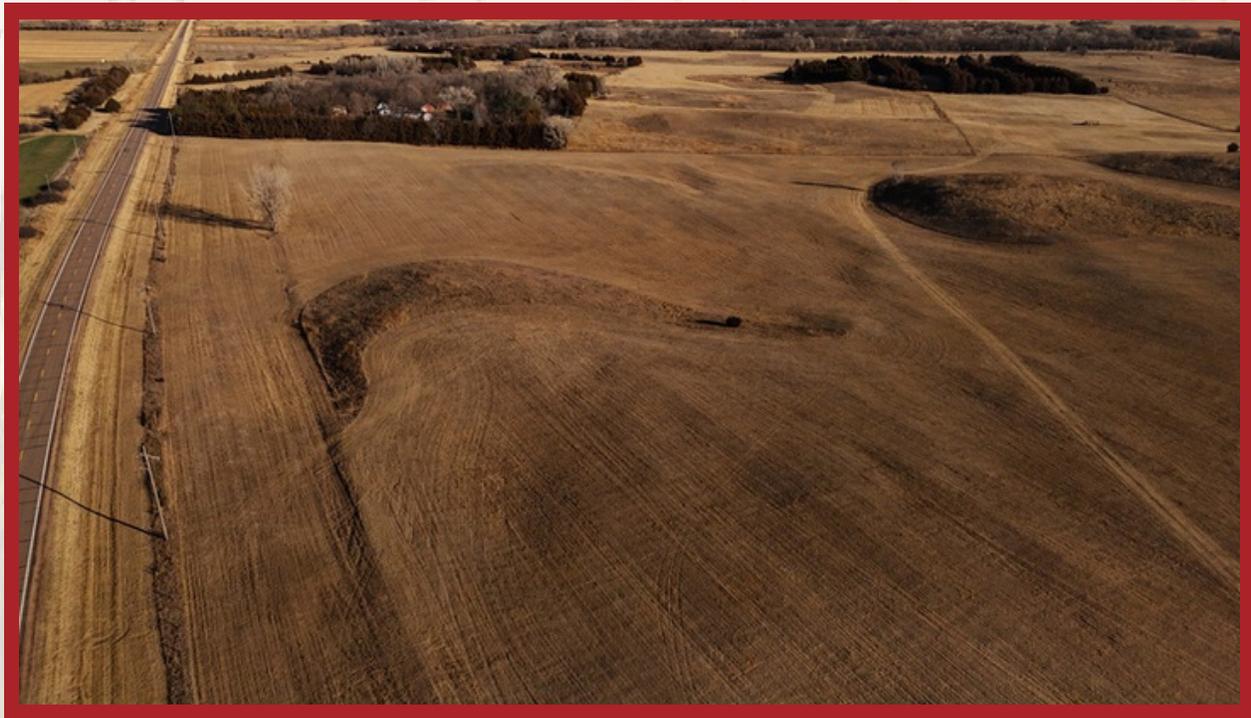
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BUYING • SELLING
AUCTIONS





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY LAND CO.

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
AMERICAN LEGACY LAND CO.
402-937-3763

NathanKrick@AmericanLegacyLandCo.com

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 Whitetailed 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, 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.



Brady Rasmussen

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