



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Nance County, NE

112 +/- Acres

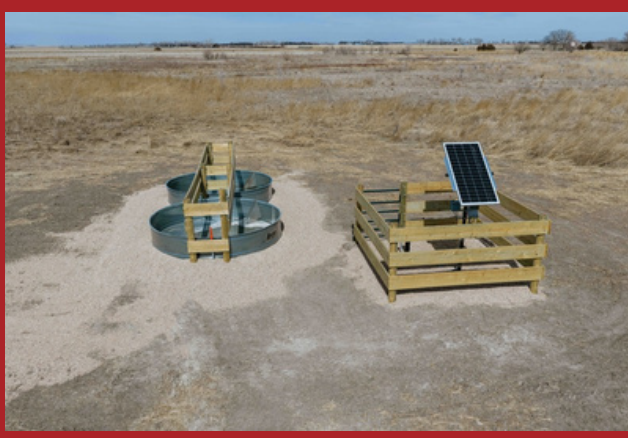
OFFERED AT:

\$349,000

ABOUT THIS PROPERTY:

Discover your own outdoor paradise with this stunning 112 +/- acre property located 5.5 miles west of Silver Creek, Nebraska, in Nance County. This land offers exceptional recreational opportunities for hunting, wildlife viewing, and nature lovers.

Whether you're looking for a recreational retreat or a sound investment in land conservation, this 112-acre property offers it all. Don't miss out on this rare opportunity to own a slice of Nebraska's natural beauty.



More About this Property:

- **Prairie Creek Frontage:** The picturesque Prairie Creek meanders through the property, adding natural beauty and attracting abundant wildlife.
- **Prime Hunting Grounds:** Excellent hunting opportunities for deer, pheasant, turkey, and ducks. The property has been managed for optimal wildlife habitat, making it a hunter's dream.
- **Wetlands Reserve Program (WRP):** Enrolled in the Wetlands Reserve Program, this property offers wetlands conservation, enhancing habitat for migratory birds and other wildlife
- **Solar well:** Fresh water for wildlife with the 2 stock tanks.
- **Diverse Terrain:** From lush grasslands to dense cover, the property provides a variety of habitats for wildlife.
- **Great Accessibility:** Located just off the beaten path, 5.5 miles west of Silver Creek, Nebraska, this property offers easy access while still providing privacy and seclusion.

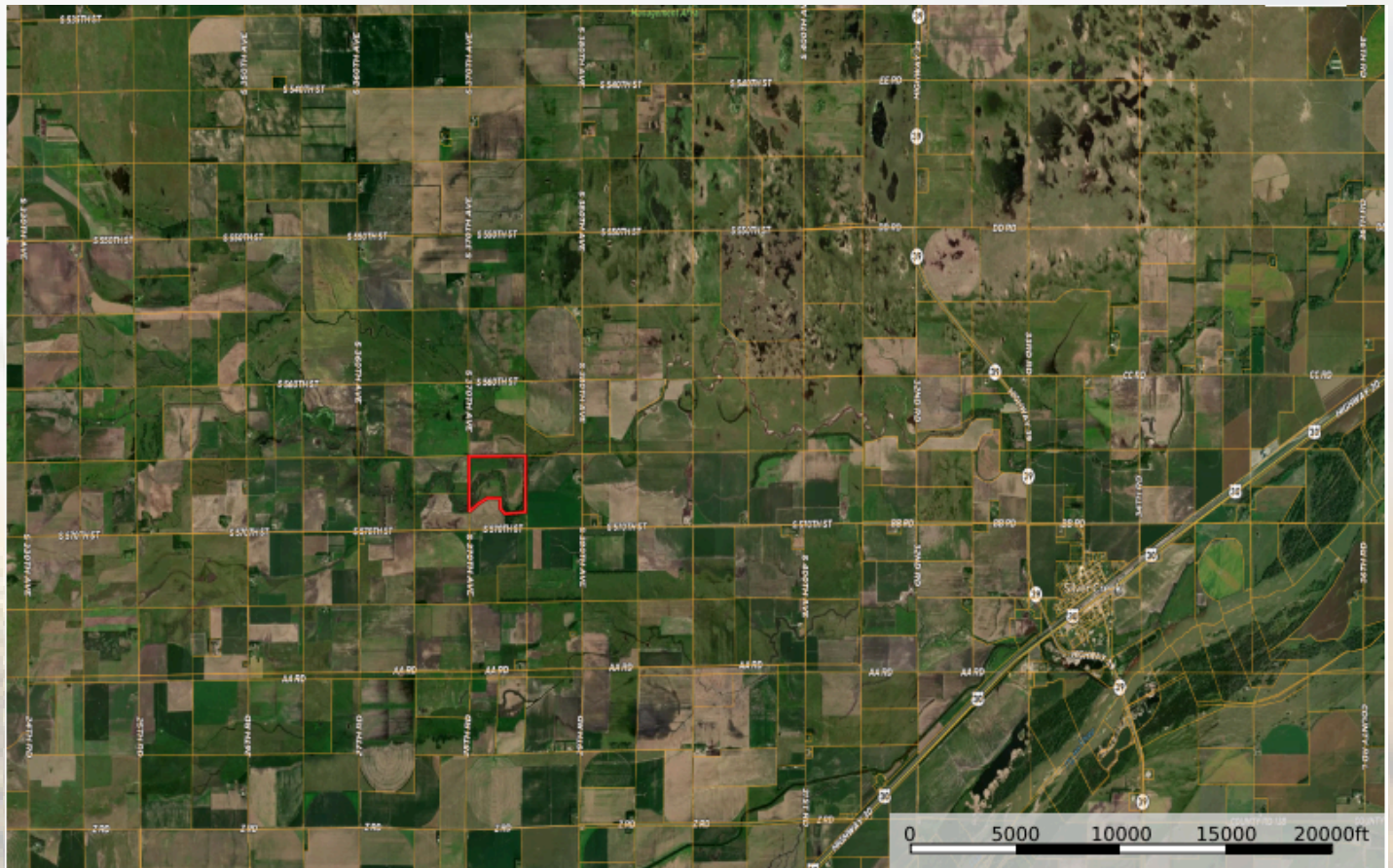
Legal: 27 16 4 PT SW 1/4 27-16-4 FROM SW COR N 595.65 POB

NW419.29XNW482.96XNW449.66XNW341.2X NW343.24XNE444.79XNE455.61XNE449.65X
NE444.6XNE447.1X... PRAIRIE CREEK 127. Nance County, NE

FEATURES:

- **112 +/- Acres**
- **Prairie Creek frontage**
- **Prime hunting grounds**
- **Wetlands Reserve Program (WRP)**
- **Solar well**
- **Diverse terrain**
- **Great accessibility**
- **5.5 miles west of Silver Creek, NE**

NANCE COUNTY, NEBRASKA



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**HELPING YOU BUY
AND SELL LAND**



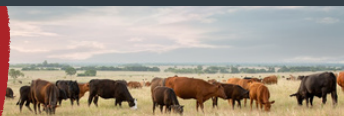
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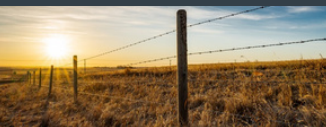
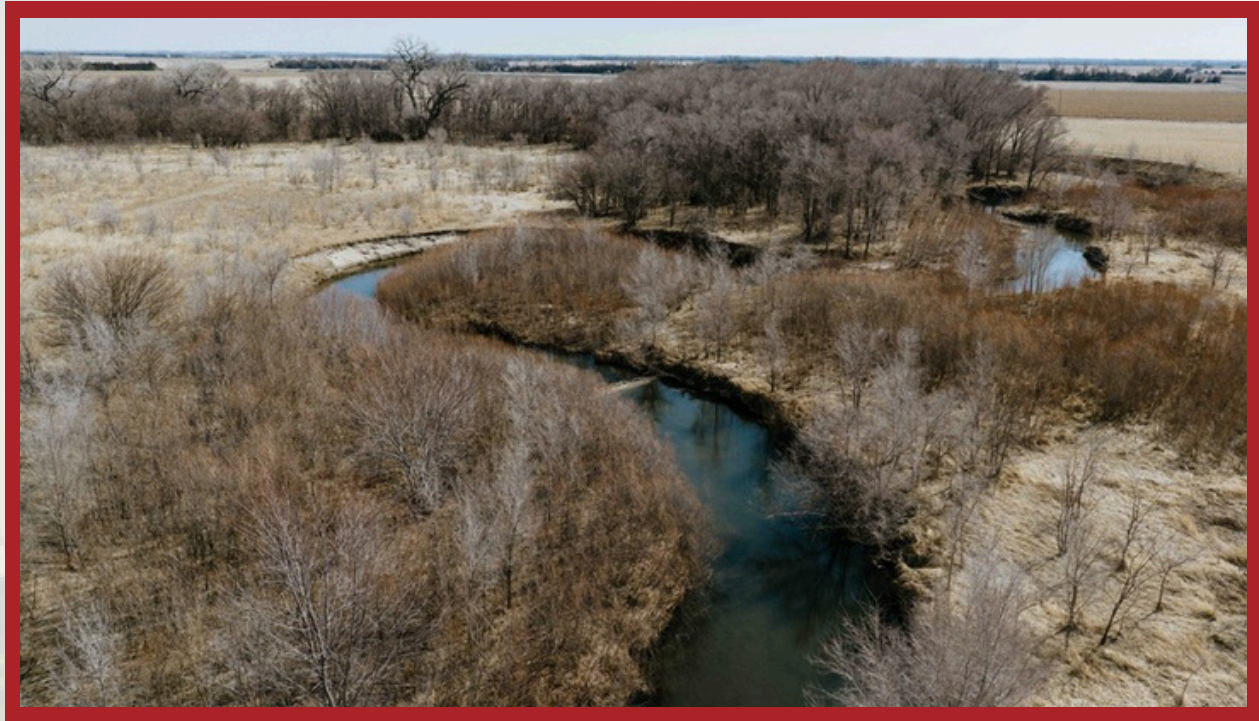


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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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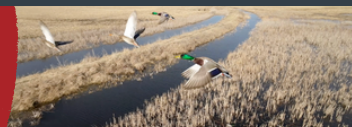
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



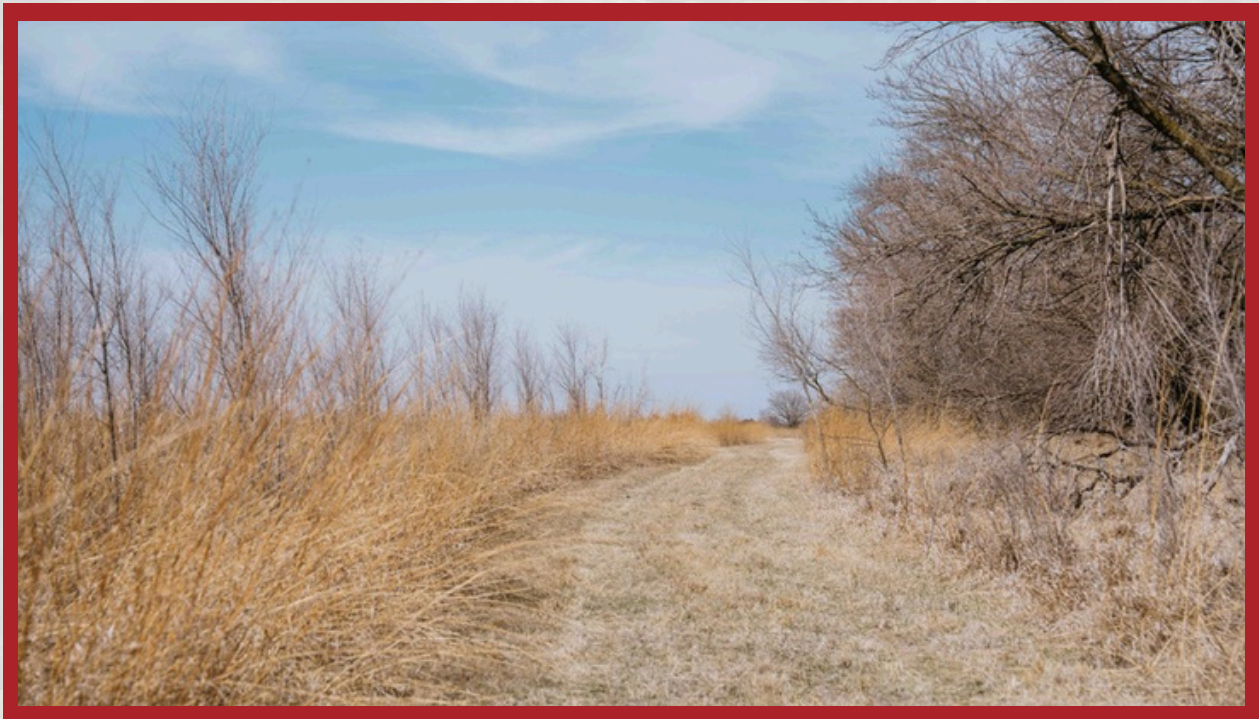


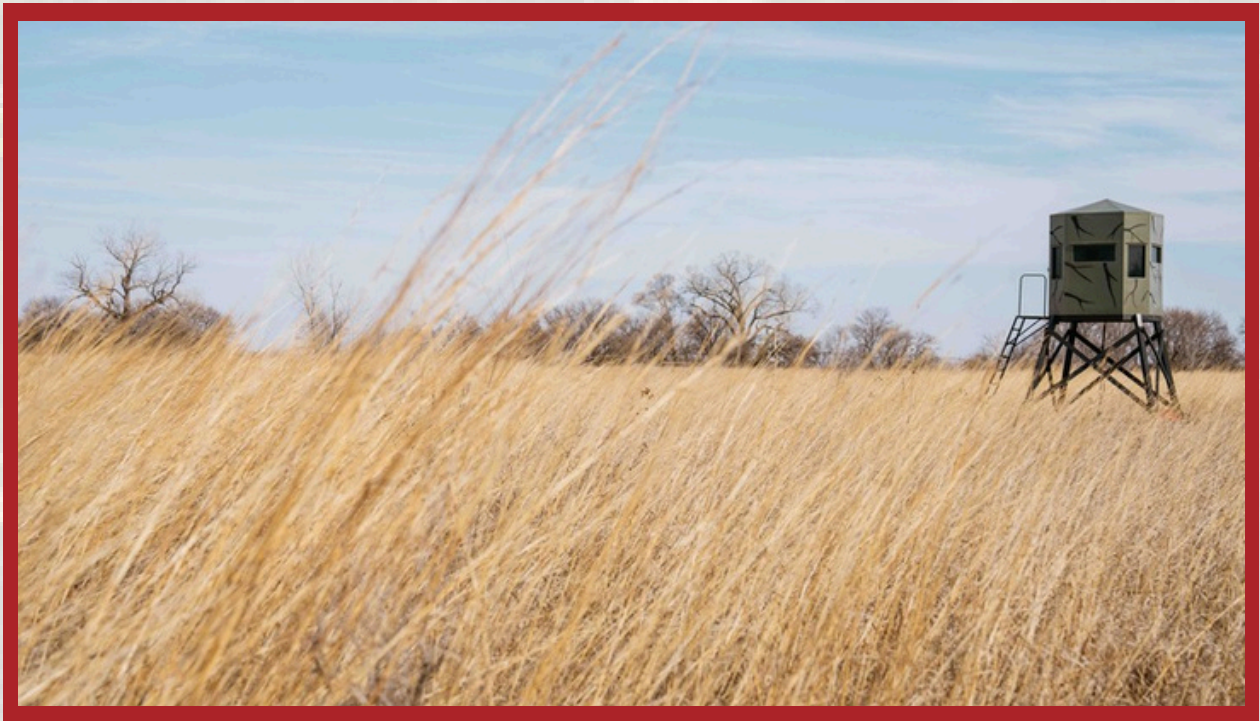
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**COMMITTED • DETERMINED
TRUSTED**



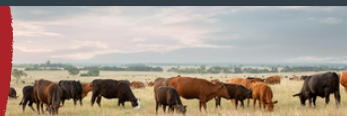
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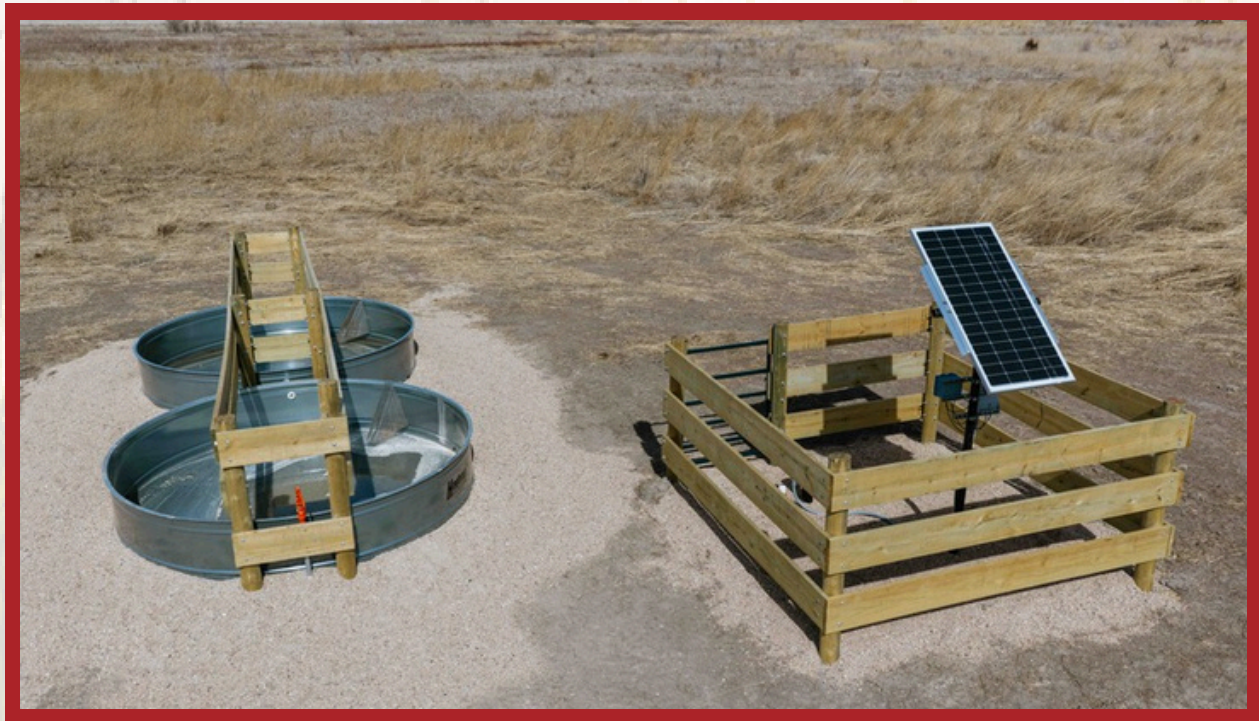
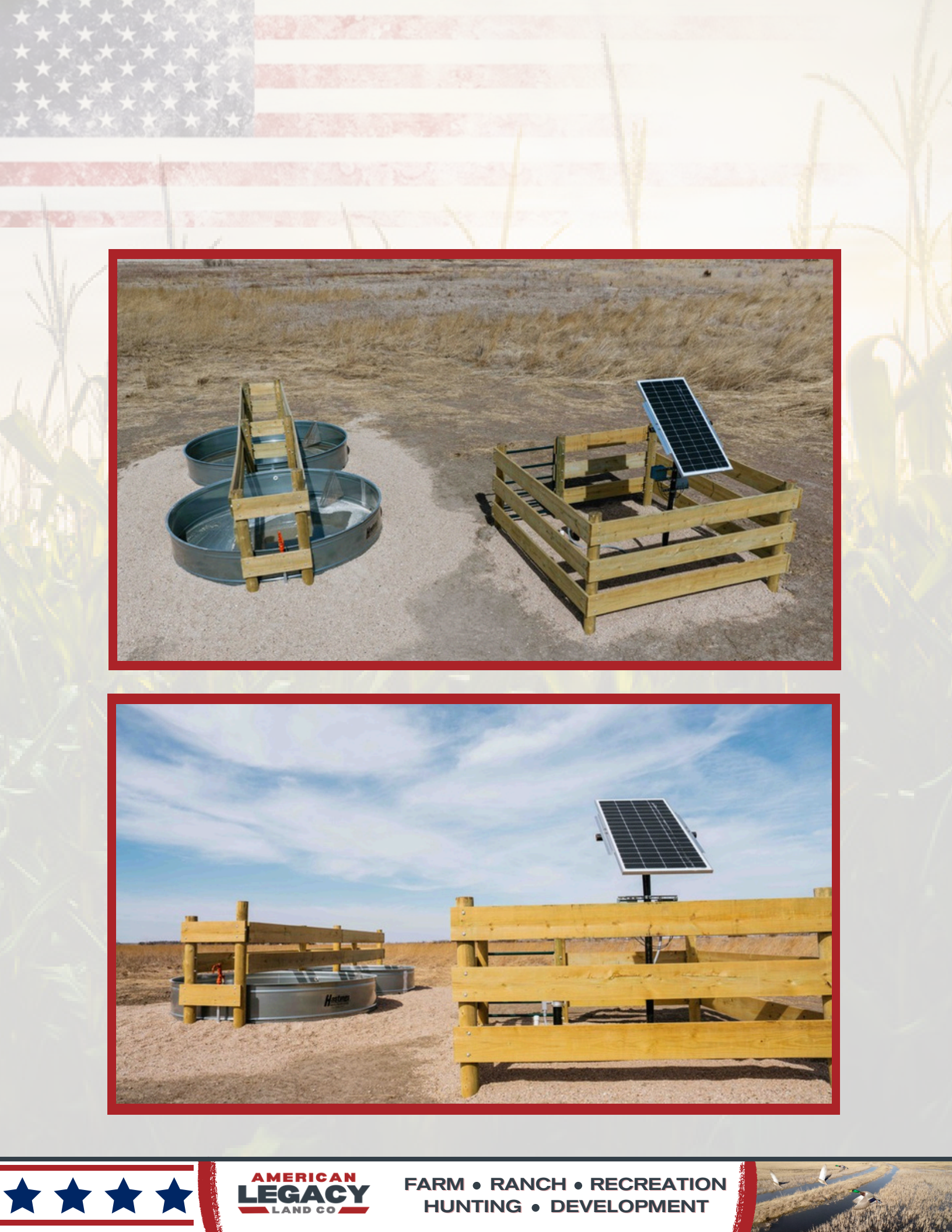
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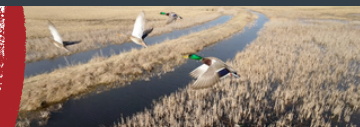
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About the Agent:

Born in Silver Creek, Nebraska, Chet Ziemba has been involved with agriculture since he was a young boy. Growing up on a family farm with livestock and row crop production, his early memories include chores before and after school as well as field work where he never hesitated to jump in the tractor. He attended Nebraska College of Technical Agriculture in Curtis, Nebraska, obtaining his associates degree in diversified agriculture. Upon graduation he returned home to Silver Creek to join the farming operation. His experience in farming and crop production is an asset for both buyers and sellers in land sales.



In his free time, Chet enjoys air boating Nebraska's waterways and Husker athletics, especially Husker football.

CHET ZIEMBA, LAND AGENT



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