



**AMERICAN
LEGACY
LAND CO.**

FOR SALE

**ACREAGE WITH
COUNTRY LODGE**

Cozad, NE

5 +/- Acres

OFFERED AT:

\$440,000

ABOUT THIS PROPERTY:

Experience the warmth and character of this stunning log home sitting on 5± acres located just northeast of Cozad. Surrounded by mature trees, beautiful landscaping, and abundant wildlife, this one-of-a-kind property combines rustic craftsmanship with the comfort and functionality of a spacious family home.

From the moment you arrive, the natural beauty and timeless appeal of the log exterior create a welcoming atmosphere that is hard to find. Inside, the home is filled with rich wood textures, vaulted spaces, and a cozy lodge-style feel. With a 1 ½ story layout and a finished basement, the home features 4 bedrooms and 3 bathrooms, offering plenty of room to gather, entertain, and enjoy peaceful country living.



More About this Property:

The main level features the primary bedroom and bathroom, while upstairs you'll find two exceptionally large bedrooms connected by an oversized Jack-and-Jill closet, and a large bathroom with double vanities. The finished basement adds even more living space with a built-in bar, additional bedroom and bathroom, and designated laundry room, creating the perfect setup for entertaining guests or hosting family gatherings.

One of the standout features of the property is the expansive wraparound deck that extends around three-quarters of the home, creating multiple spaces to relax and take in the surrounding scenery. A large back sitting area overlooks the rest of the property. Mature trees, a creek, and an established deer plot encourage abundant wildlife, with deer, pheasants, and quail frequently seen throughout the property.

This rare log home acreage offers the kind of charm, character, and lifestyle that simply cannot be replicated. A true countryside retreat with timeless appeal. Contact Abigail Cornelius to set up your private showing today!

Taxes: \$6,185.90

Legal Descriptions: 17 11 22 00003189 S681 FT OF W320 FT OF SW1/4 (5.00A) (17-11-22)

Dawson County, Nebraska

Address: 42705 Road 765 Cozad, NE 69130

FEATURES:

- 5 +/- Acres
- Log style home
- Oversized bedrooms
- Built in bar
- Wrap around porch
- Deer plot
- Tool shed
- Beautiful landscaping

Boundary Map:



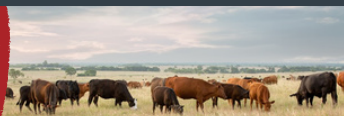
AMERICAN LEGACY LAND CO



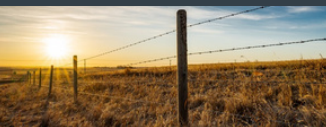
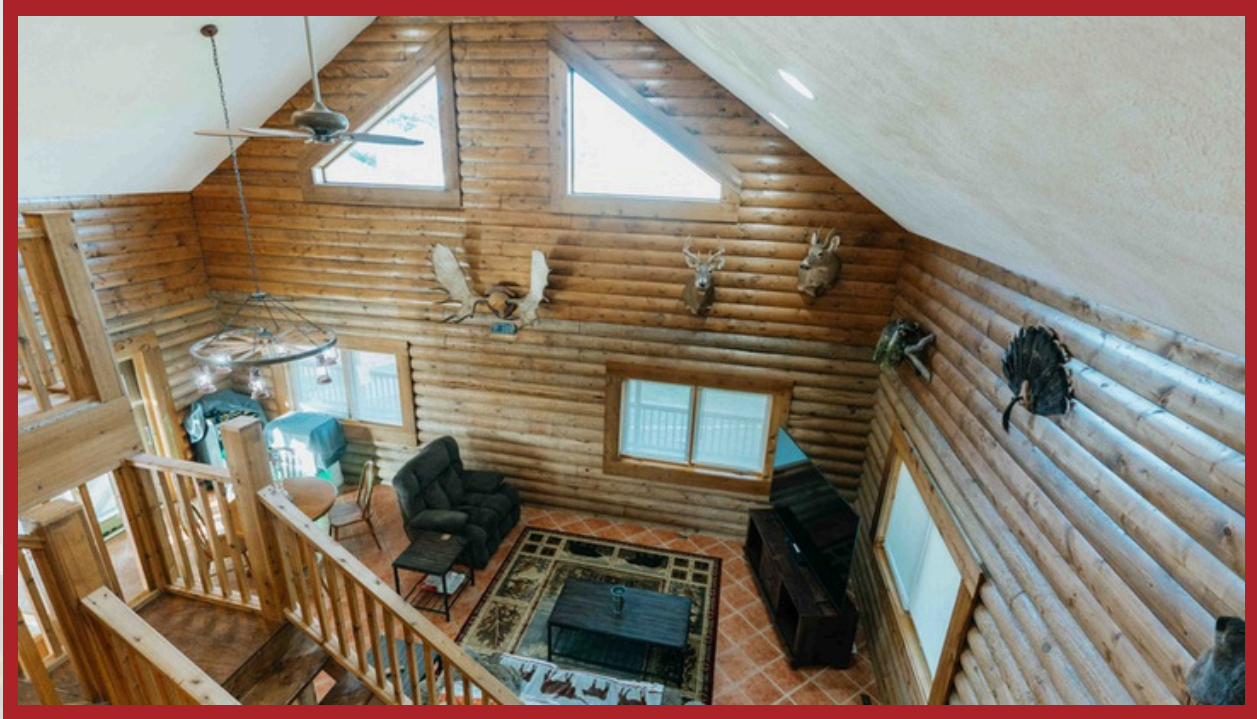


**AMERICAN
LEGACY**
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY LAND CO



AMERICAN LEGACY LAND CO

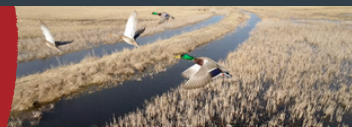
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

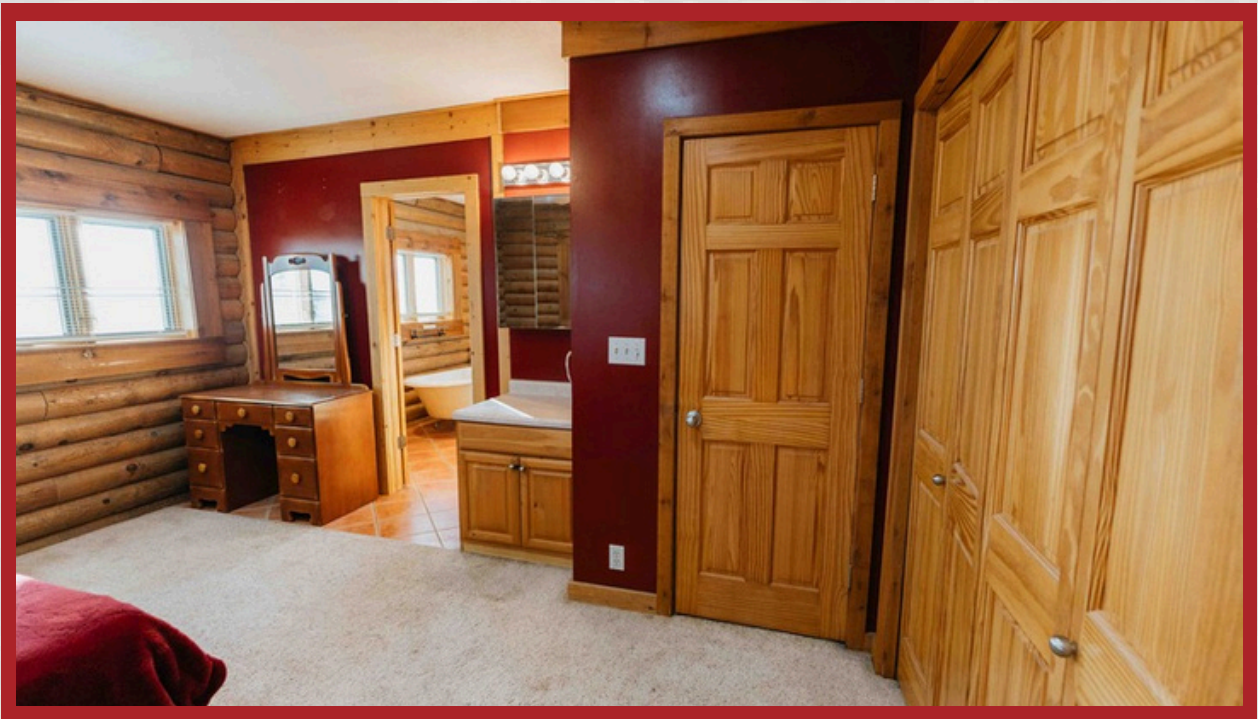


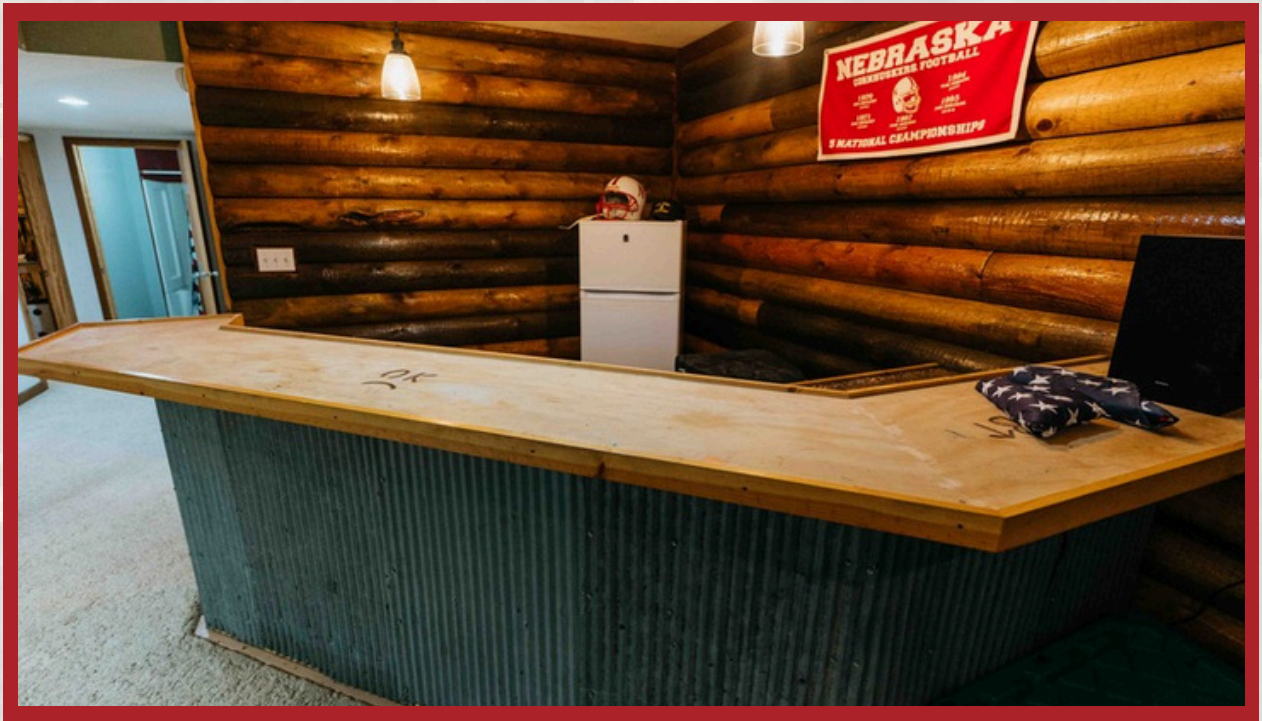


AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED







AMERICAN LEGACY LAND CO



AMERICAN
LEGACY
LAND CO

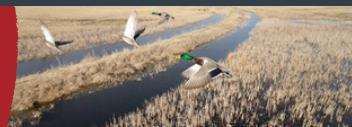
BUYING • SELLING
AUCTIONS





**AMERICAN
LEGACY**
LAND CO

**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



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