



# FOR SALE

## ELWOOD RESERVOIR LIVESTOCK & RECREATIONAL PROPERTY

Elwood, NE

**98 +/- Acres**

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**OFFERED AT:  
\$675,000**

### ***ABOUT THIS PROPERTY:***

Positioned in what is arguably one of the most desirable locations in Gosper County, this exceptional 98± acre property offers a rare combination of productive agriculture, quality grazing pasture, livestock infrastructure, and premier recreational appeal directly across the road from the Elwood Reservoir boat ramp.

Whether you are looking to expand your livestock operation, establish a backgrounding or feeding setup, or secure the ideal location for a dream home or cabin overlooking one of Nebraska's premier recreation destinations, this property delivers versatility and opportunity seldom found in today's market.



## More About this Property:

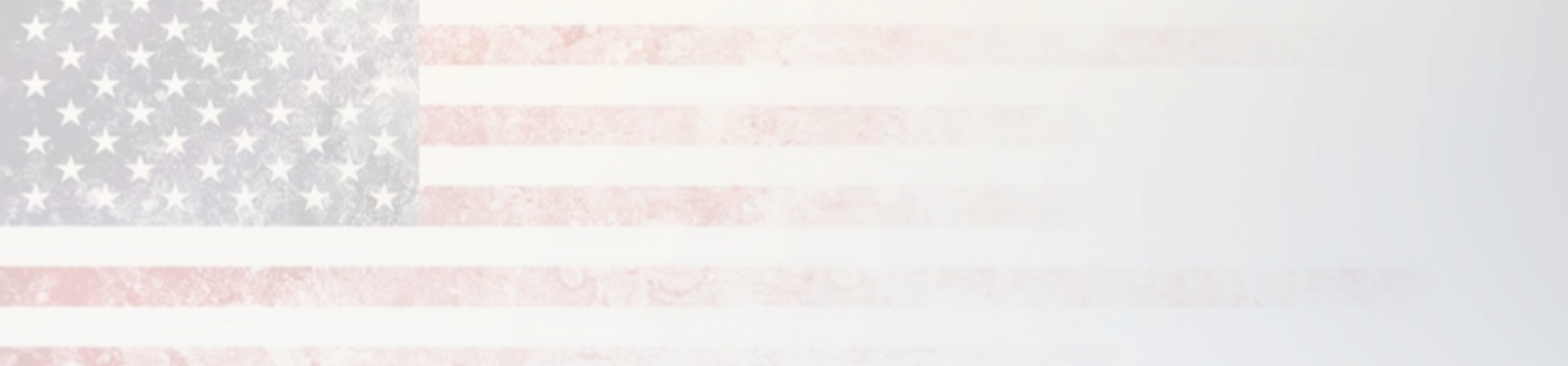
The property features approximately 25± acres of productive cropland, currently planted to alfalfa, providing valuable forage production and income potential. Complementing the cropland are 73± acres of high-quality pasture, offering excellent grazing opportunities for cattle or livestock operations.

Designed with livestock producers in mind, the improvements include a substantial 60' x 30' wood-frame, steel-sided building complete with a 20-foot open bay on the south side, providing functional storage, equipment protection, and operational flexibility. The property is further enhanced by 264 feet of concrete feed bunks, creating a practical setup to feed livestock, background calves, or support an expanding cattle enterprise.

Beyond its agricultural value, the location is what truly sets this property apart. Situated directly across from Elwood Reservoir, the site offers immediate access to boating, fishing, and outdoor recreation while maintaining the privacy and space of rural Nebraska living. Opportunities to own property in this highly sought-after area are increasingly limited, making this an ideal setting for a legacy homesite, recreational retreat, or premier cabin location.

### Property Highlights:

- 98± Total Acres
- 25± Acres of Cropland – Currently planted to alfalfa
- 73± Acres of Quality Pasture
- 60' x 30' Wood Frame / Steel-Sided Building
- 20' Open Bay on South Side
- 264' of Concrete Feed Bunks
- Excellent setup for feeding livestock or backgrounding calves
- Directly across the road from the Elwood Reservoir boat ramp
- Outstanding opportunity for a livestock expansion, dream home, or recreational retreat
- Premier Elwood Reservoir location in Gosper County, Nebraska



This is a property that combines production, recreation, and location into one unique offering—an opportunity to own a premier piece of Gosper County real estate in the heart of Nebraska lake country.

Directions: From Elwood, go 2.5 miles north on Highway 283, turn left onto Elwood Lake Dr. Then go .5 miles and the property is on the north side of the road, just across the road from the boat ramp. It is marked with a sign.

Legal Description: 29 8 22 PT. SW1/4 29-8-22 98.07 acres Gosper County, NE Parcel ID: 370017811

County Taxes:\$1,081.32

## FEATURES:

- 98 +/- total acres
- 25 +/- acres of cropland – currently planted to alfalfa
- 73 +/- acres of quality pasture
- 60' x 30' wood frame / steel-sided building
- 20' open bay on south side
- 264' of concrete feed bunks



**Boundary Map:**





## Location Map:

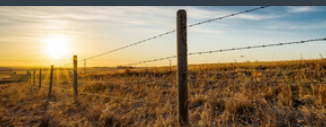


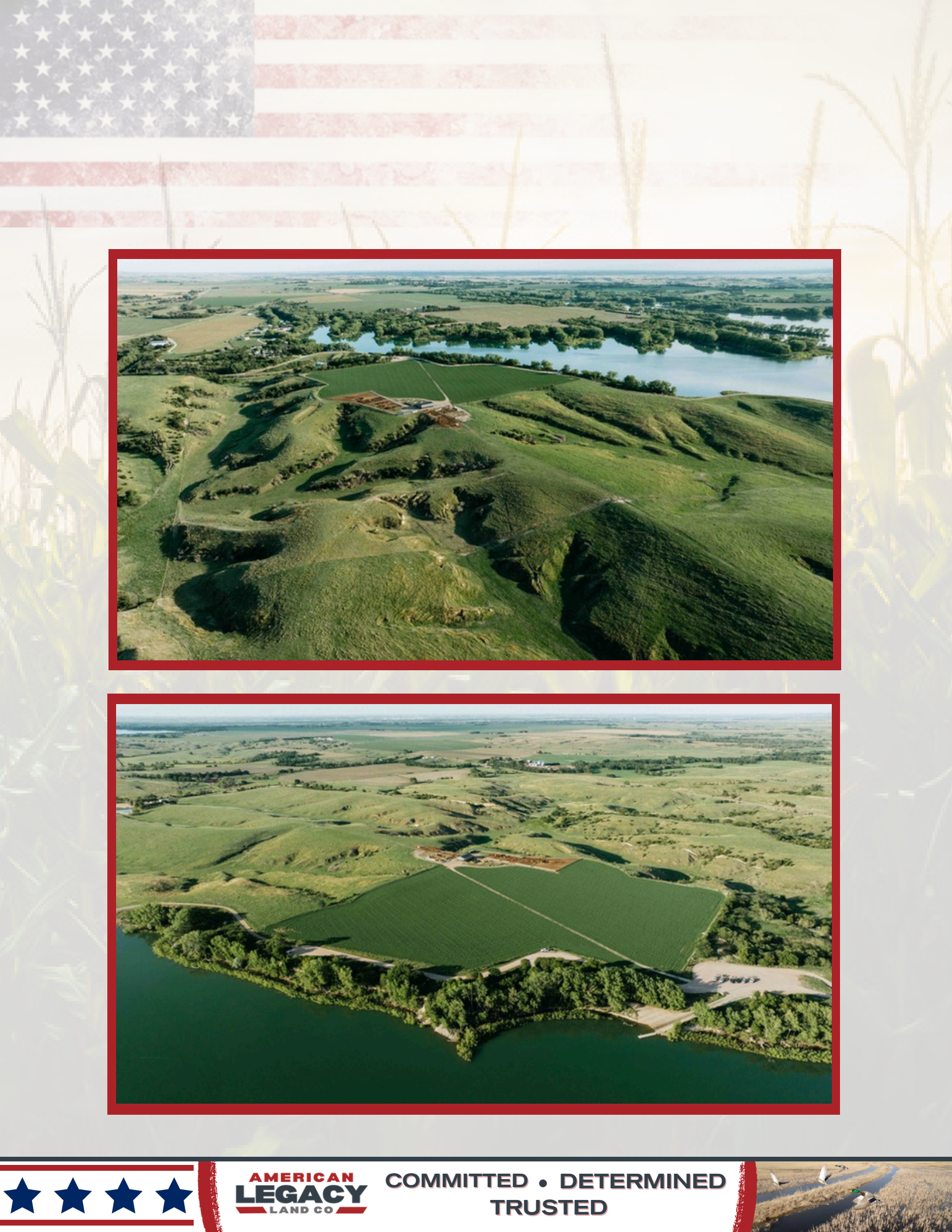
## Soil Map:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	55.64	57.57	0	32	7e
8840	Hall silt loam, 0 to 1 percent slopes	21.96	22.72	0	74	2c
2830	Uly-Coly silt loams, 11 to 30 percent slopes	14.41	14.91	0	62	6e
2668	Holdrege silt loam, 1 to 3 percent slopes	4.07	4.21	0	79	2e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	0.57	0.59	0	61	6e
TOTALS		96.65 (*)	100%	-	48.17	5.5

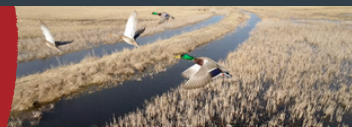
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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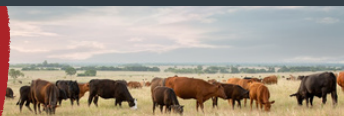
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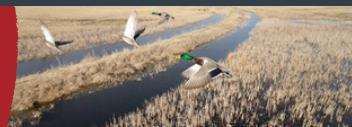
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HUNTING • DEVELOPMENT



## Listing Agents:

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

LAND AGENT  
AMERICAN LEGACY LAND CO.  
308-325-7987  
Dustin@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



### Nick Wells

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