

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**BEAUTIFULLY
MAINTAINED ACREAGE**

Elwood, NE

2.85 +/- Acres

OFFERED AT:

\$185,000

ABOUT THIS PROPERTY:

Discover the perfect balance of comfort, space, and versatility with this beautifully maintained 2.85± acre property located just west of Elwood. Whether you're looking for room to work, play, or simply enjoy the peaceful Nebraska countryside, this property has something for everyone.

The standout feature is the impressive 50' x 30' heated, partially insulated shop with three 10 foot overhead doors and durable concrete floors, providing exceptional space for vehicles, equipment, hobbies, or a home-based business.



www.AmericanLegacyLandCo.com





More About this Property:

Inside, the 3-bedroom, 2-bathroom home has been fully renovated throughout the interior, blending modern finishes with a warm, welcoming feel. The thoughtful updates create a move-in-ready home that's both comfortable and functional.

Step outside and enjoy everything acreage living has to offer. Mature trees provide shade, beauty, and privacy, while the spacious yard leaves plenty of room for gardening, outdoor entertaining, or simply taking in the peaceful surroundings. A large chicken coop adds even more versatility, making it easy to enjoy a hobby farm lifestyle or fresh eggs right from your own backyard.

With the convenience of being just minutes from Elwood and the rare combination of a beautifully updated home, exceptional shop, and nearly three acres of country living, this property is one you won't want to miss.

Taxes: \$321.00

Legal Descriptions: PT SW 1/4 36-8-23 2.85 acres Gosper County, NE

Address: 42529 Nebraska Highway 23 Elwood, NE 68937

FEATURES:

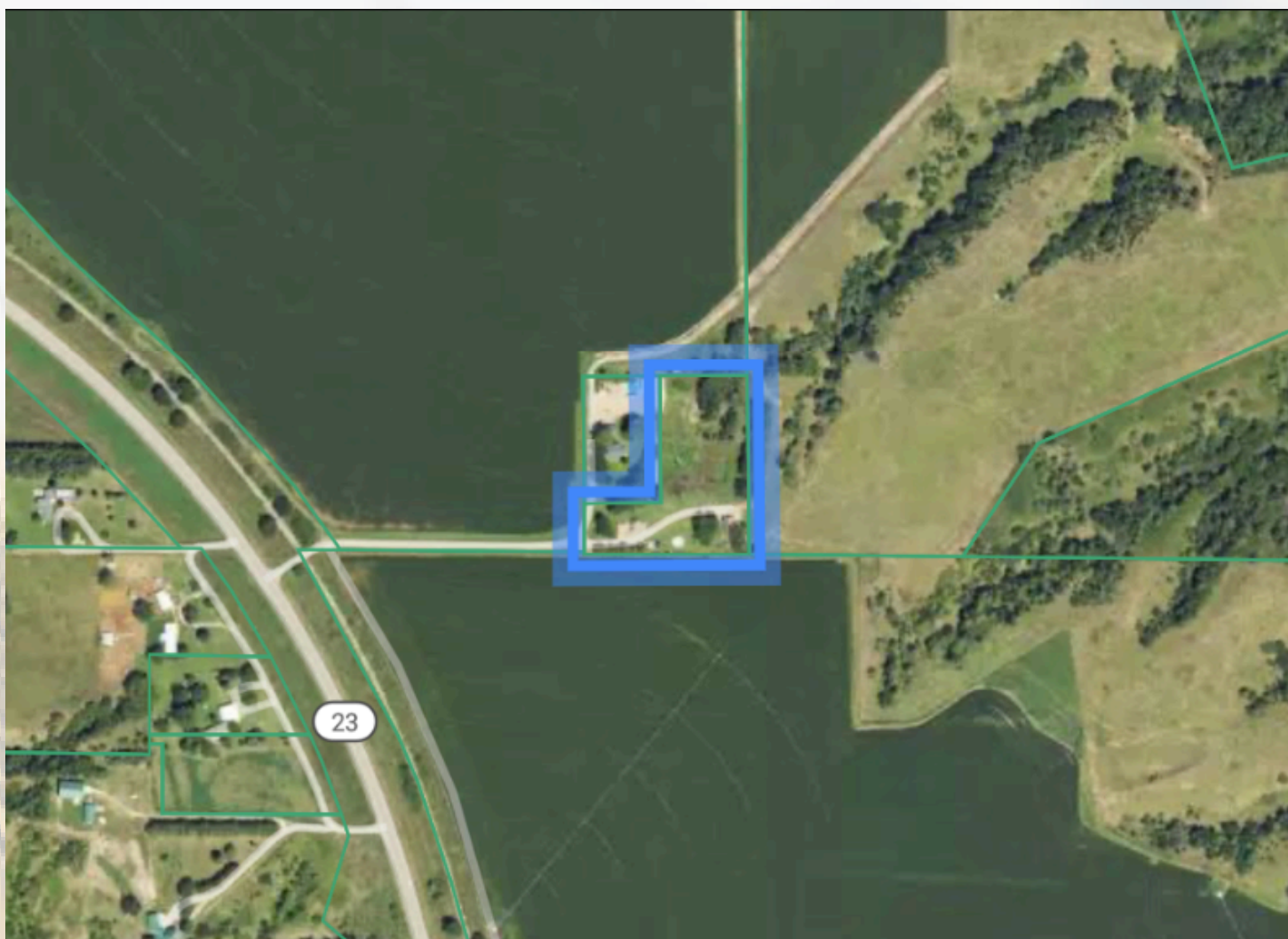
- 2.85 +/- acres
- 3 bedroom, 2 bathroom
- Renovated interior
- 50' x 30' heated shop
- Mature trees
- Large chicken coop



**GROW YOUR
LEGACY**



**GOSPER COUNTY,
NEBRASKA**



**AMERICAN
LEGACY**
LAND CO.

**HELPING YOU BUY
AND SELL LAND**





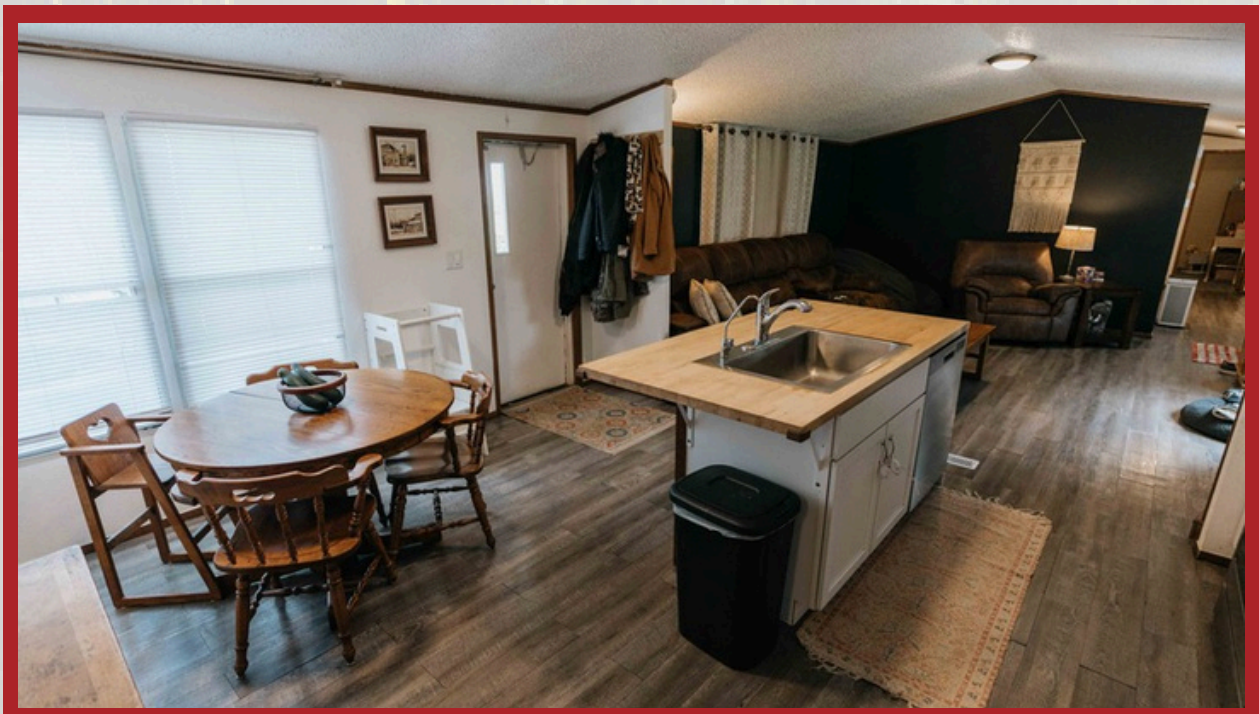


AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY LAND CO



**AMERICAN
LEGACY
LAND CO**

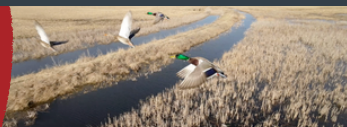
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

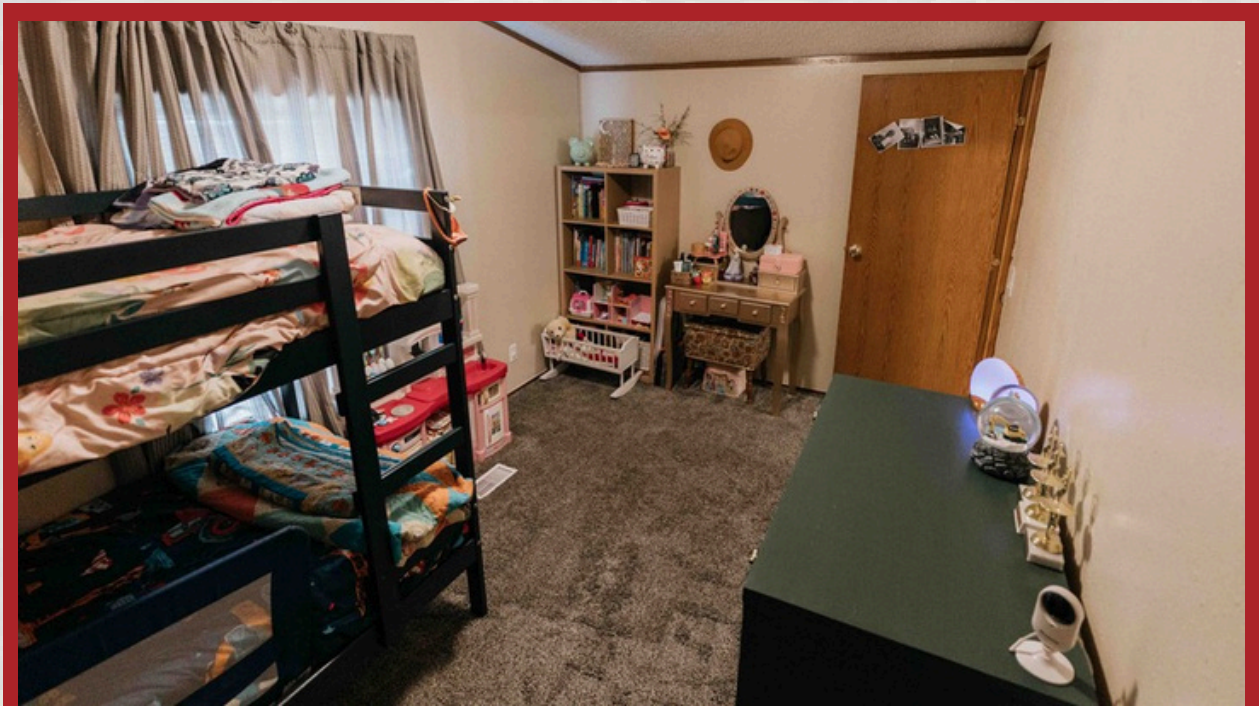




**AMERICAN
LEGACY**
LAND CO

**COMMITTED • DETERMINED
TRUSTED**







**AMERICAN
LEGACY**
LAND CO.

HELPING **YOU** BUY
AND SELL LAND



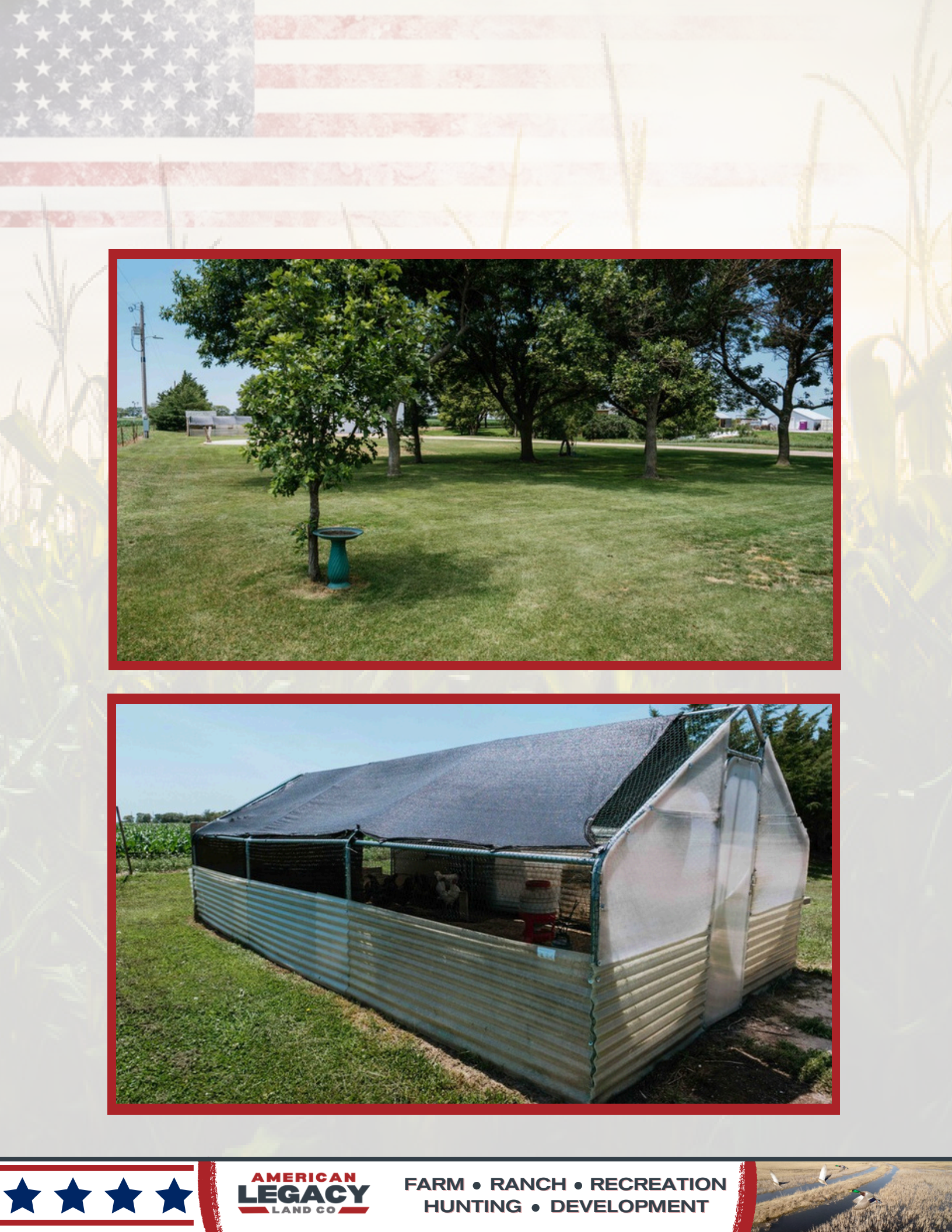
AMERICAN LEGACY LAND CO



AMERICAN
LEGACY
LAND CO

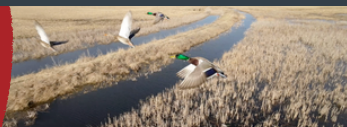
BUYING • SELLING
AUCTIONS





**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