

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Nancy County, NE

120 +/- Acres

OFFERED AT:

\$780,000

ABOUT THIS PROPERTY:

Hidden nearly two miles north of Nebraska's Loup River, this secluded 120± acre tract offers a unique blend of productive grassland, mature hardwood timber, exceptional wildlife habitat, and complete privacy. With no public road bordering the property and access provided through a private ingress/egress easement, this farm provides the type of seclusion that serious whitetail hunters spend years trying to find.





More About this Property:

Approximately 55± acres have been utilized as productive grass and alfalfa hay ground for many years while offering potential for future dryland crop production if desired. The balance of the property consists of burr oak timber, dense cedar thickets, rolling ridges, and deep wooded draws that create outstanding wildlife habitat throughout every season.

Situated in a highly regarded whitetail area, this property is surrounded by a network of well-managed farms where mature bucks are allowed to reach their full potential. Neighboring corn, soybean, and alfalfa fields provide abundant destination food sources while the property's diverse timber, thick bedding cover, and rugged terrain encourage deer to spend daylight hours within its boundaries. The surrounding area's reputation for producing trophy caliber whitetails has been earned through years of disciplined management and limited hunting pressure.

Unlike many recreational properties where access quickly becomes compromised by changing wind conditions, this tract offers strategic hunting opportunities throughout the season. Existing openings tucked along the timber edge create ideal locations for future food plots while allowing hunters to intercept deer traveling between bedding cover and neighboring agricultural fields. The layout of the ridges allows access from above many bedding areas, minimizing disturbance while providing exceptional stand approach options under both north and south wind conditions.

Beyond its recreational appeal, this farm also offers income potential. The hay ground is currently utilized through a crop-share agreement with a local operator, providing annual income while maintaining the open acreage.



**GROW YOUR
LEGACY**





While largely unimproved, the property features a gated entrance, established access road, several existing elevated blind locations, and a blank canvas for the next owner to further enhance the farm through habitat improvements, food plots, additional access trails, or future management practices.

Located approximately:

- 40 minutes from Columbus
- 1 hour 15 minutes from Grand Island
- 1 hour 30 minutes from Lincoln
- 2 hours from Omaha

Directions: From the intersection of Hwy 39 & Hwy 22, go west on 22 for approximately four miles. Go north on N 350th Ave for one mile, go west on N495th St for one mile, go south on easement road for 1/2 mile.

Legal Description: S1/2 NE1/4 & NE1/4 NE1/4 25-17-5 COUNCIL CREEK 219 - 120+/- Acres in Nance County, NE

FEATURES:

- 120± acres in a premier whitetail area
- 55± acres of grass and alfalfa hay ground with income potential
- Dense burr oak & cedar stand of timber
- Secluded property with no public road frontage
- Excellent access for hunting both north & south winds
- Established food plot locations & strategic stand access
- Located in a proven trophy whitetail neighborhood



NANCE COUNTY,
NEBRASKA

Aerial Map





AMERICAN
LEGACY
LAND CO.

Boundary Center: 41° 25' 11.58, -97° 50' 6.11

25-17N-5W
Nance County
Nebraska

0ft 460ft 920ft



7/7/2026

Maps Provided By:



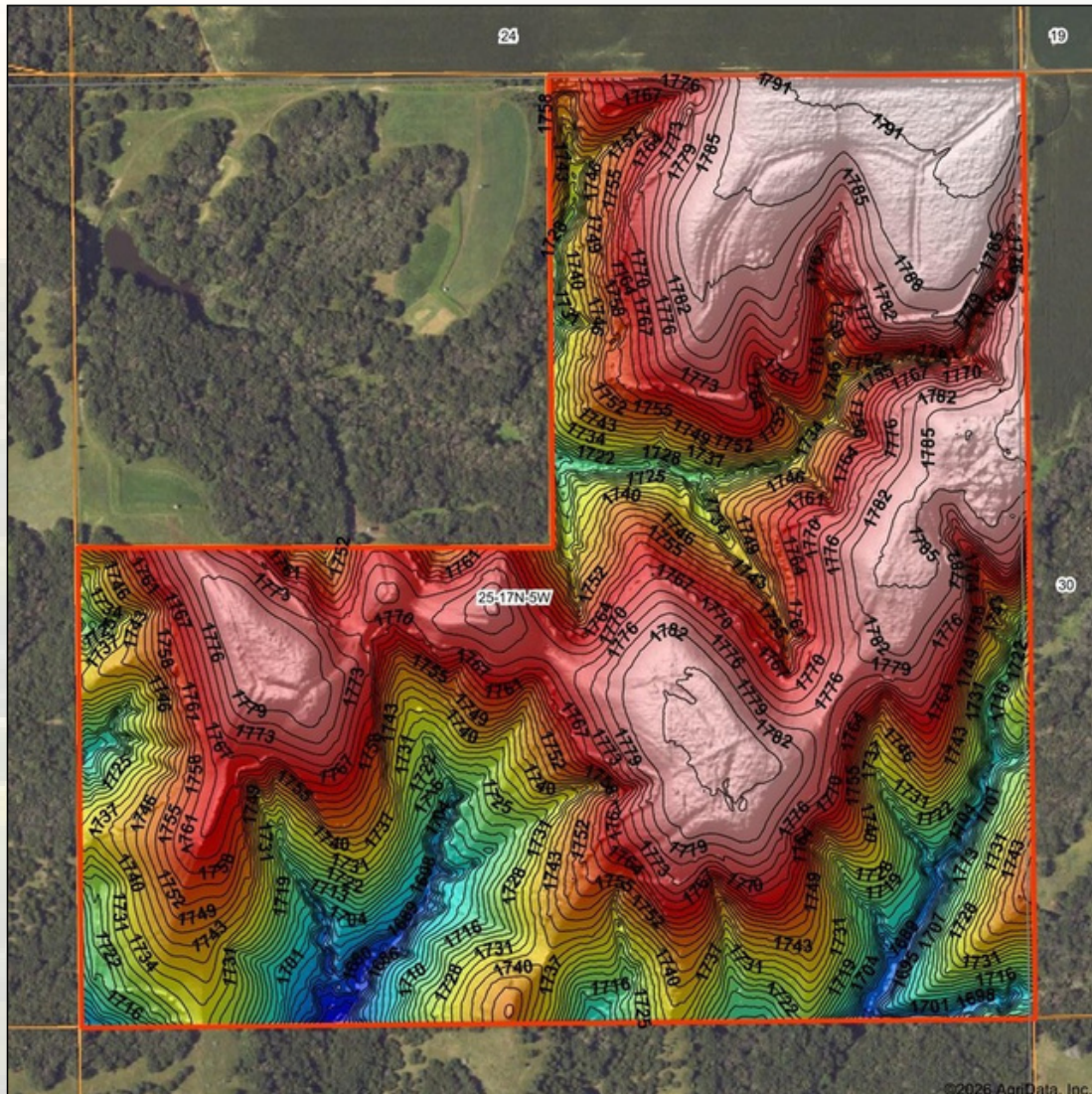
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Topography Hillshade



Low Elevation High



Maps Provided By



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,671.6
Max: 1,794.6
Range: 123.0
Average: 1,754.3
Standard Deviation: 26.77 ft

0ft 431ft 862ft



7/7/2026

25-17N-5W
Nance County
Nebraska

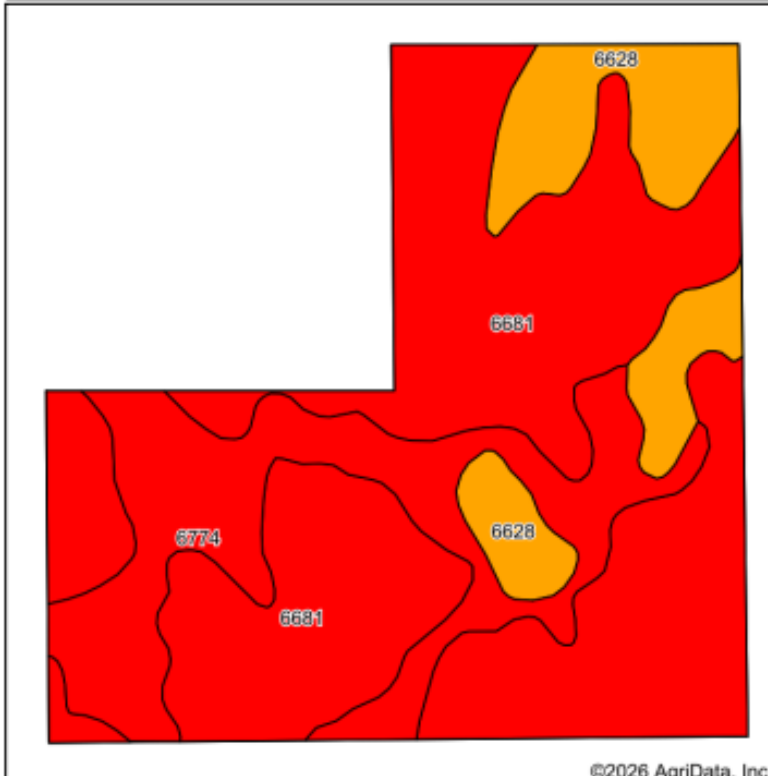
Boundary Center: 41° 25' 11.58, -97° 50' 6.11



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

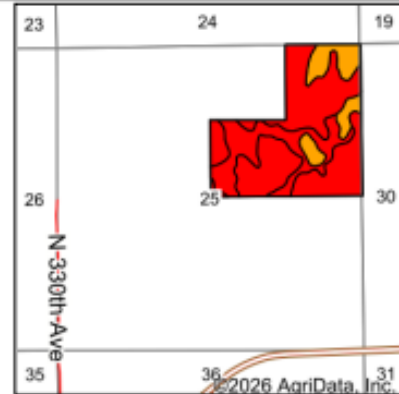


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Nance**
 Location: **25-17N-5W**
 Township: **Council Creek**
 Acres: **118.69**
 Date: **7/7/2026**

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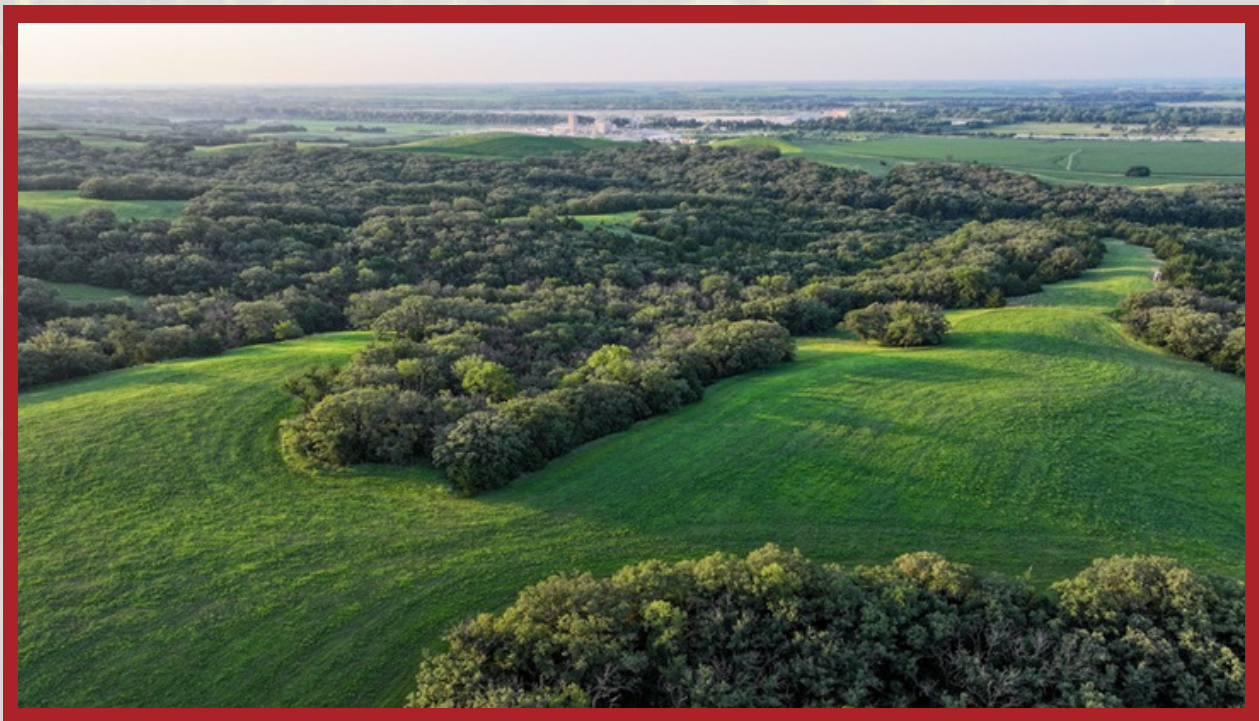
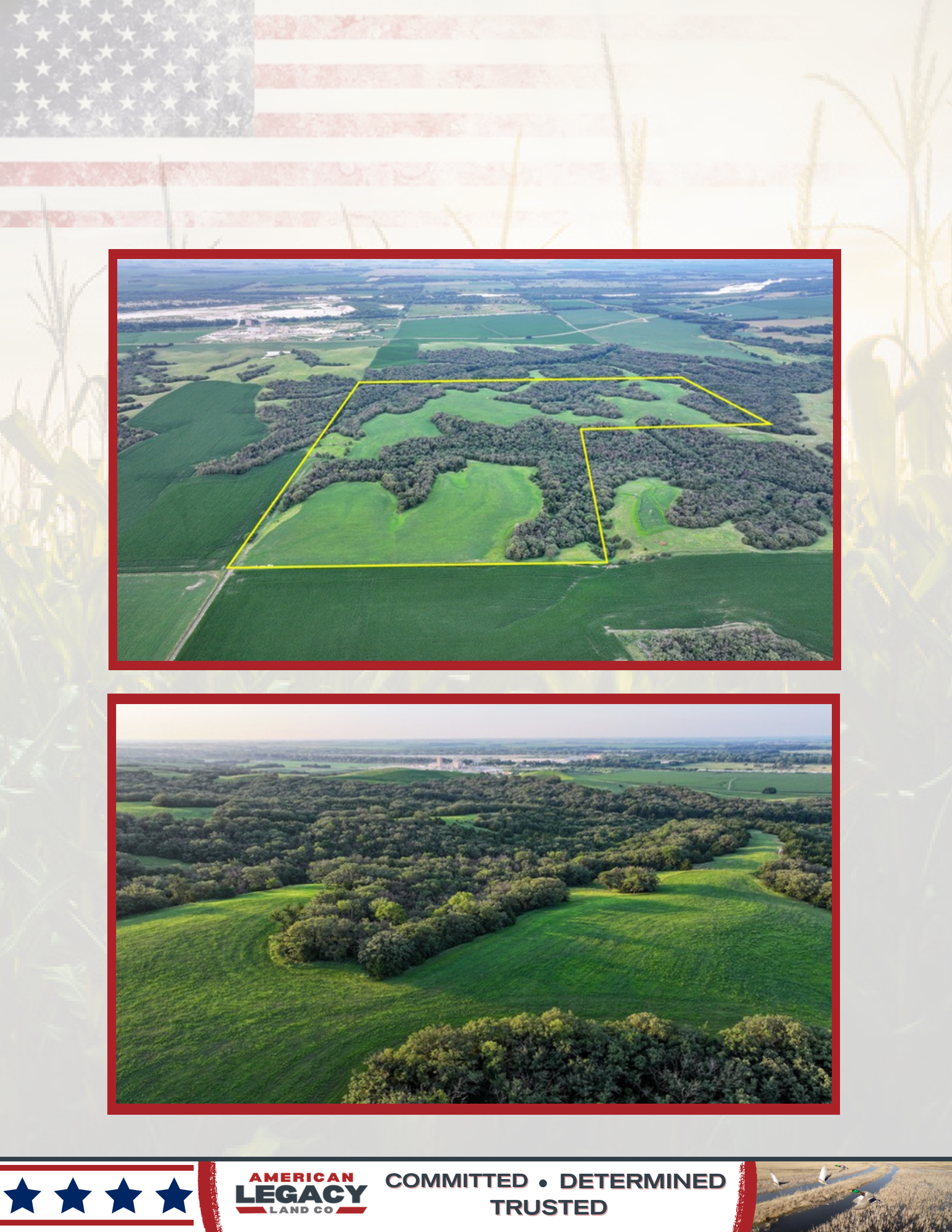
Area Symbol: NE125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	74.59	62.8%		Vle		2820	21	38	38	31	36
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	26.89	22.7%		IVe		3050	50	61	57	54	61
6628	Belfore silty clay loam, 0 to 2 percent slopes	17.21	14.5%		I	I	3455	72	79	77	65	63
Weighted Average					4.82	*-	2964.2	35	*n 49.2	*n 48	*n 41.1	*n 45.6

*n: The aggregation method is "Weighted Average using all components"

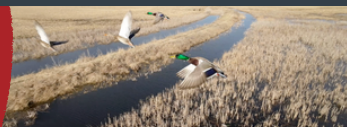
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



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**COMMITTED • DETERMINED
TRUSTED**



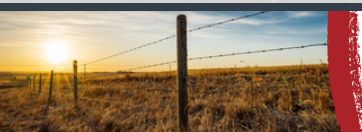
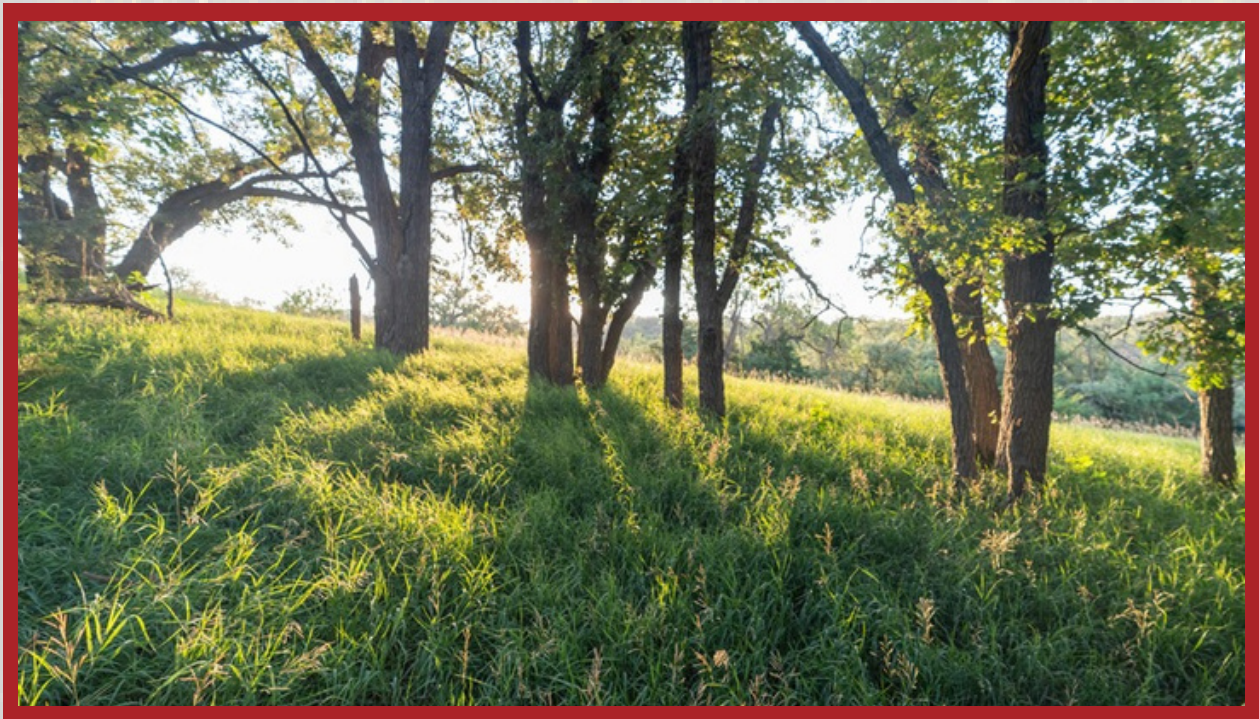


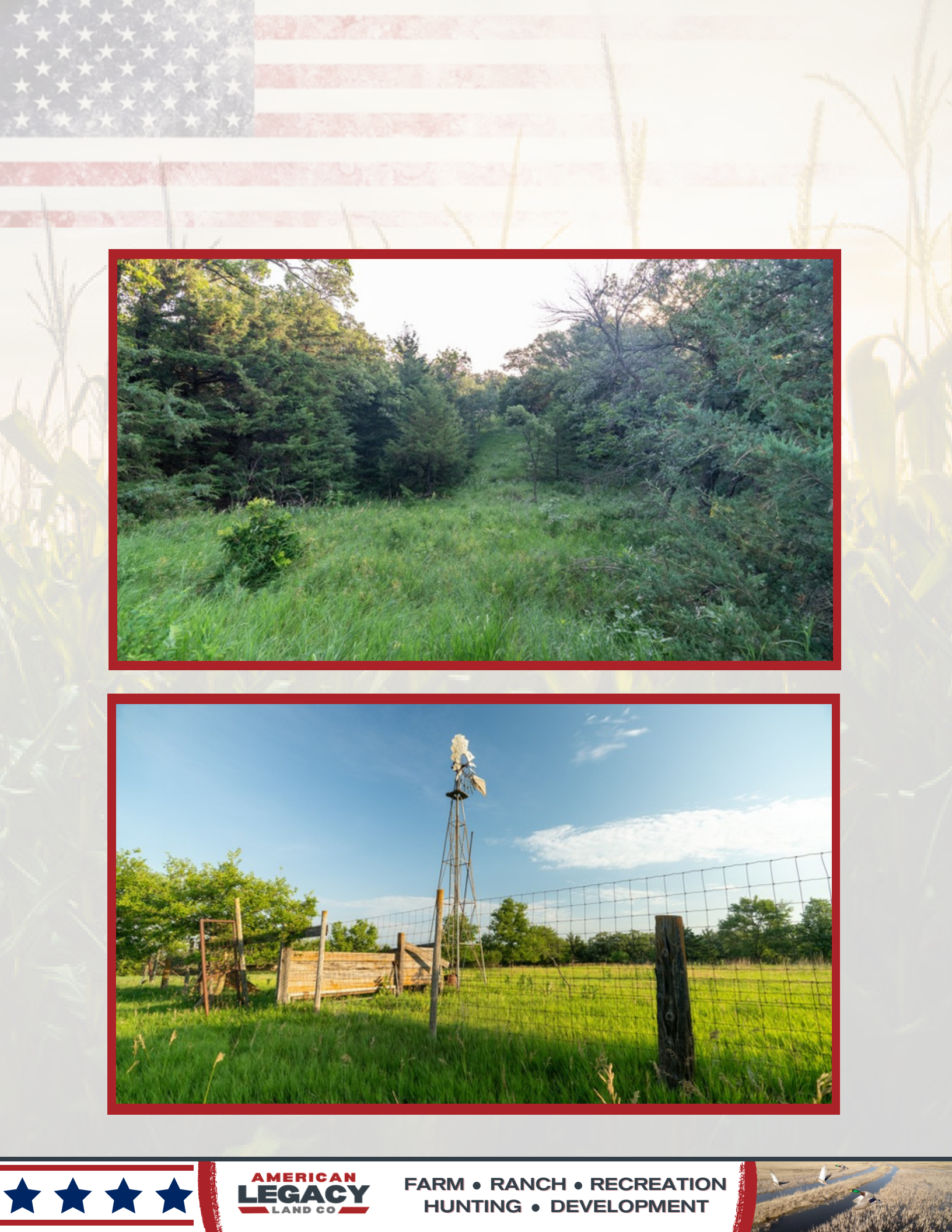


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HELPING **YOU** BUY
AND SELL LAND

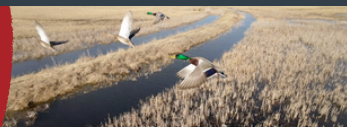






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About the Agent:

****Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ, LAND AGENT



402-276-6414



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