

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**WACONDA WOODS &
GARDENS**

Union, NE

40 +/- Acres

OFFERED AT:

\$1,200,000

ABOUT THIS PROPERTY:

Looking for a memorable turnkey event space to call your own? This property has been home to a highly rated event venue perfect for weddings, corporate events, and all types of celebrations. The main event barn is 4,400 square feet consisting of connected reception areas, a catering room, storage, and commercial grade bathrooms which can be customized to each event's unique requirements. The current owners were meticulous in carving out the perfect setting options for outdoor ceremonies where guests are surrounded by the beauty of Mother Nature.





More About this Property:

Additional features include beautifully renovated and historic wedding party suites, permits for 6 glamping sites, and access to miles of outdoor trails nestled among rolling hills of woods. The beauty of this property must be experienced in person! The Nebraska State Fire Marshal has the venue zoned for 300 people. Only 35 minutes from downtown Omaha and 15 minutes from Nebraska City, guests will have easy access to hotel options and additional activities or entertainment. This venue truly is one-of-a-kind!

Awards

In 2021, 2022, and 2023 WaConDa Woods & Gardens won 'The Knot' Best of Weddings and The Wedding Wire's Couples Choice Awards.

Future Opportunities

In 2024, WaConDa Woods & Gardens received approval for glamping cabins throughout the property. The new owner would not need to restart the Cass County permitting process for either the existing event venue or the approved glamping cabins.

Schoolhouse

The Schoolhouse (1,200 sq ft) on the property is truly its most charming gem. It was built in 1882 and students from both Nebraska City and Conestoga attended school there. It was decommissioned in 1992.

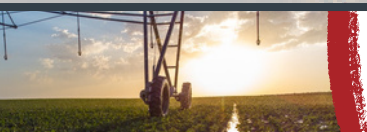
Now the renovated Ervin Schoolhouse is a bridal suite (a registered landmark with the Cass County Historical Society) with beautiful landscaping throughout the property.

Horse Barn

The Horse Barn (1,500 sq ft) is where the groomsmen get ready. A newly built bathroom inside the Horse Barn along with 2 horse stalls make this space both useful and charming.

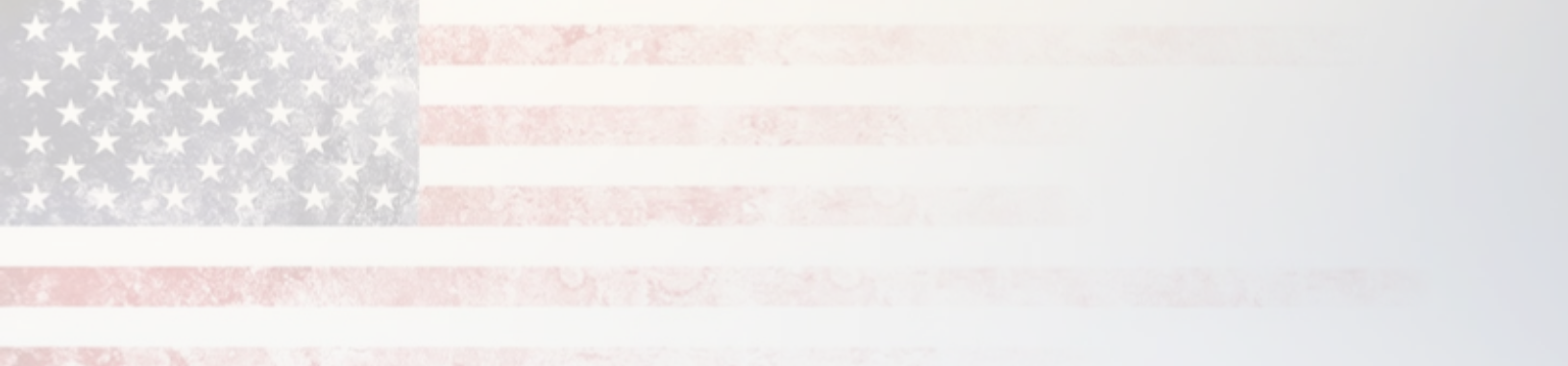
Reception Barns

The Reception venue includes two large, connected reception areas (4,400 sq. ft.), along with an attached private catering room and a storage/staging area. The bathrooms are capable of handling 300 people for events. New epoxy flooring and pipe and drape on the walls bring this space to a new level.



**GROW YOUR
LEGACY**





Tables, Chairs, Tents, and Decor

Included in the sale is extensive decor, allowing customers a one-stop shop for their event needs. This includes enough tables and seating for 200 people and two white wedding tents (10x20 foot and 20x40 foot).

Whether you are looking for a venue to operate or a recreational property with the infrastructure in place, the opportunities are endless. Reach out to Tyler Johnson today to schedule your private showing.

Taxes: 2025 -\$5,676.08

Legal Descriptions:

130324647 - 08-10-14 WACONDA WOODS LOT 3 (14.87 AC)

130324639 - 08-10-14 WACONDA WOODS LOT 2 (13.80 AC)

130324620 - 08-10-14 WACONDA WOODS LOT 1 (10.01 AC)

130259268 - 08-10-14 TRACT D B5 P370 SW1/4 SW1/4 (1)

Address: 2400 WACONDA RD. UNION, NE 68455

Directions: From Union, head north on HWY 75 to Waconda Road. Head east for 2 miles to 24th Ave. The property is on the northeast corner of the intersection.

FEATURES:

- 40 +/- Acres
- Established Wedding Venue
- 4,400 Square Foot Venue Space
- Permitted for 6 Glamping Sites
- 1882 School House (Bridal Suite)
- 2 Additional Buildings
- 2 Rural Water Certificates

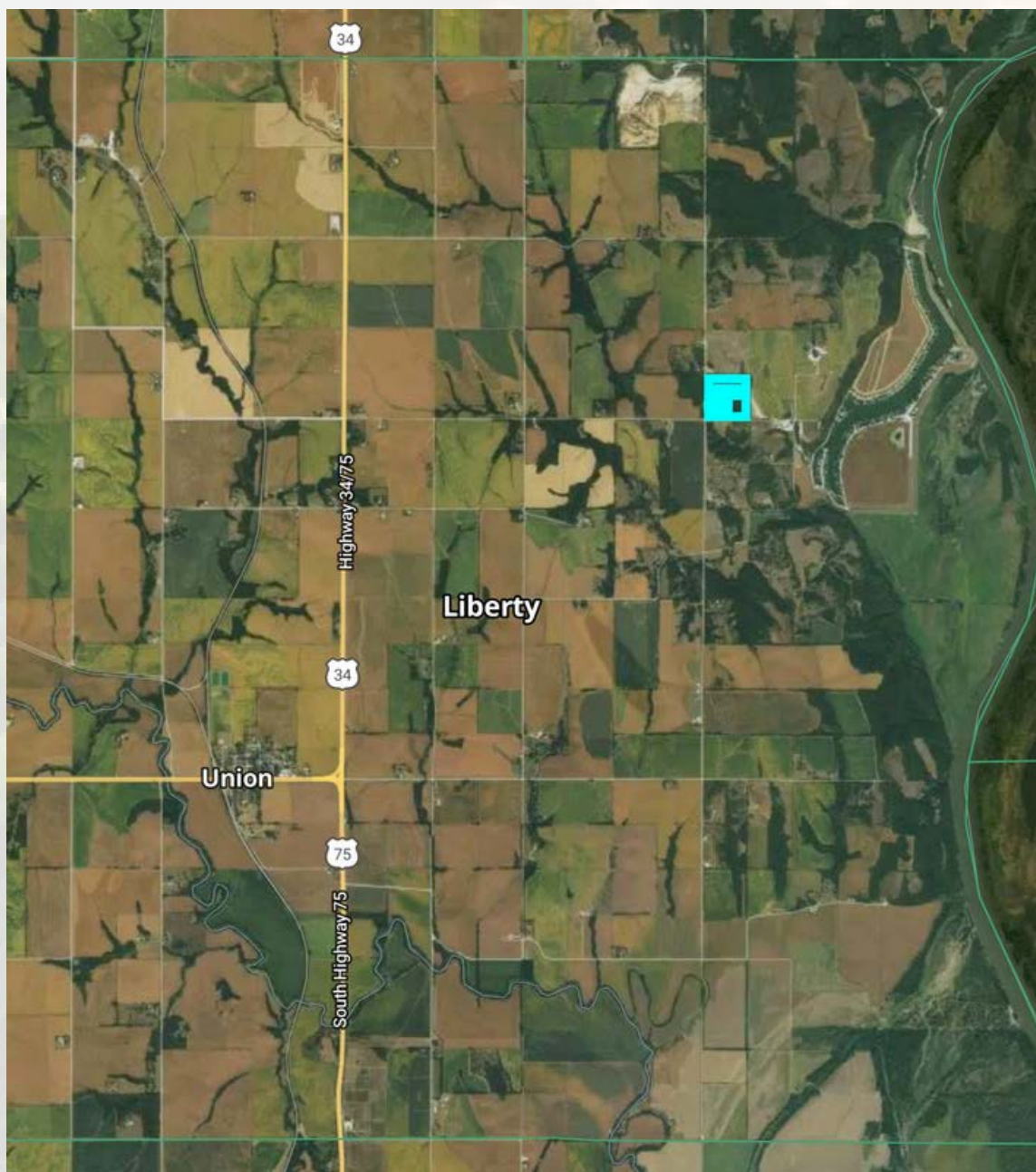


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AND SELL LAND**



CASS COUNTY, NEBRASKA

Location Map:

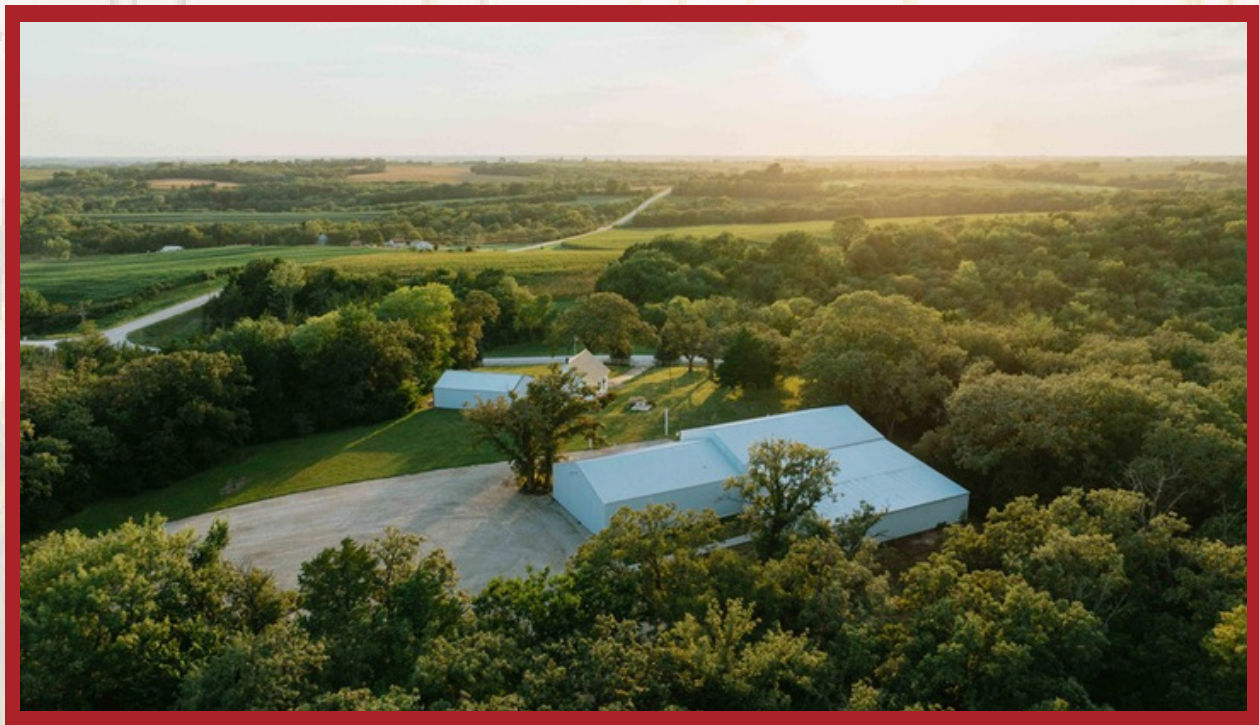




Aerial Map:

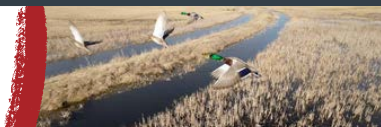


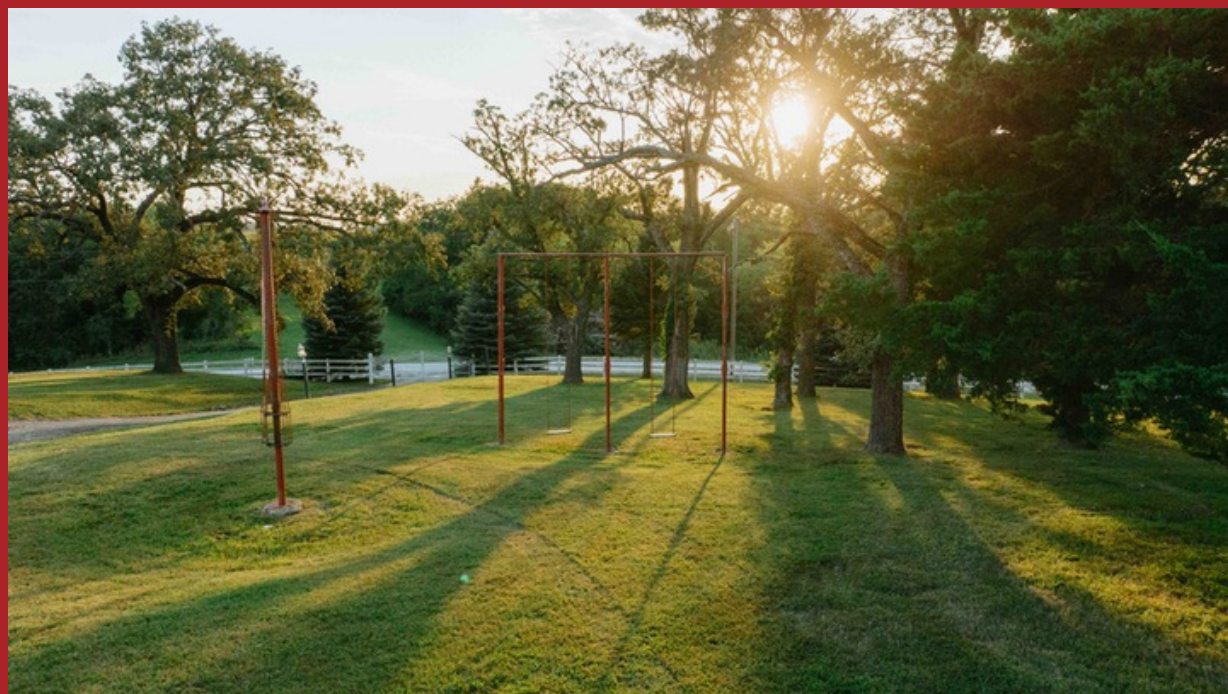




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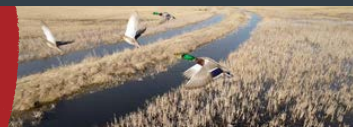






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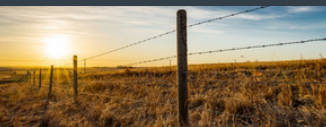


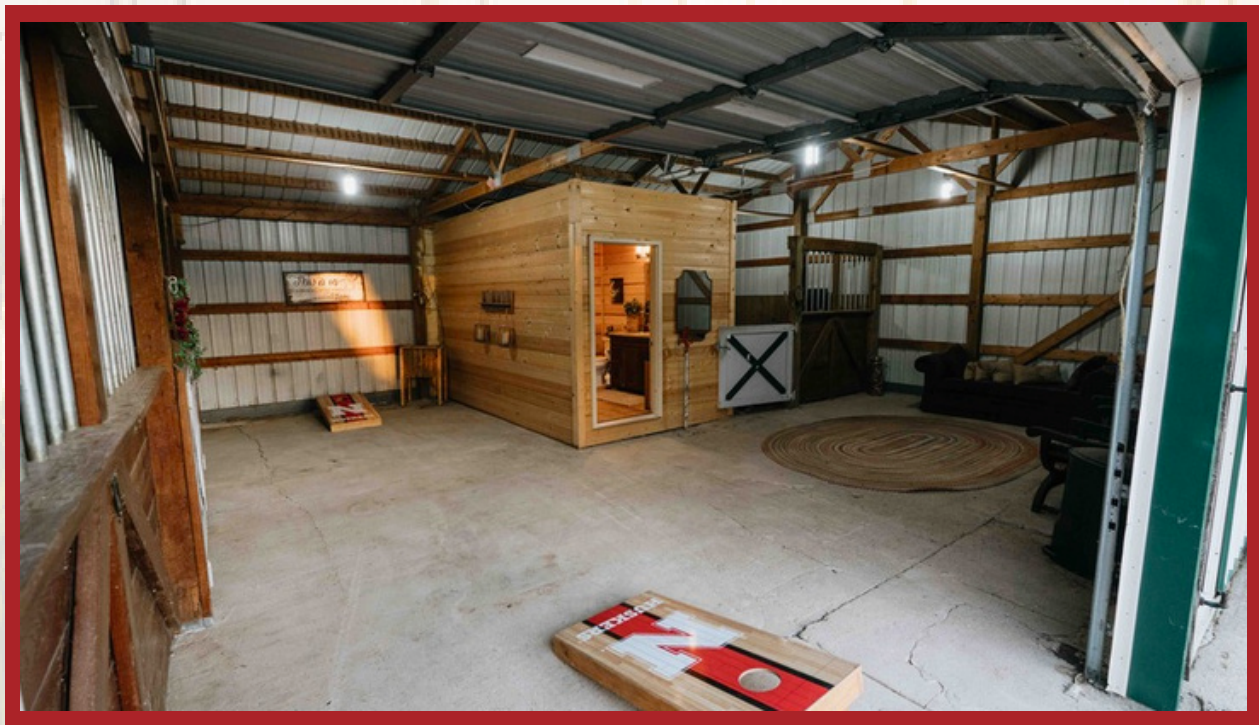
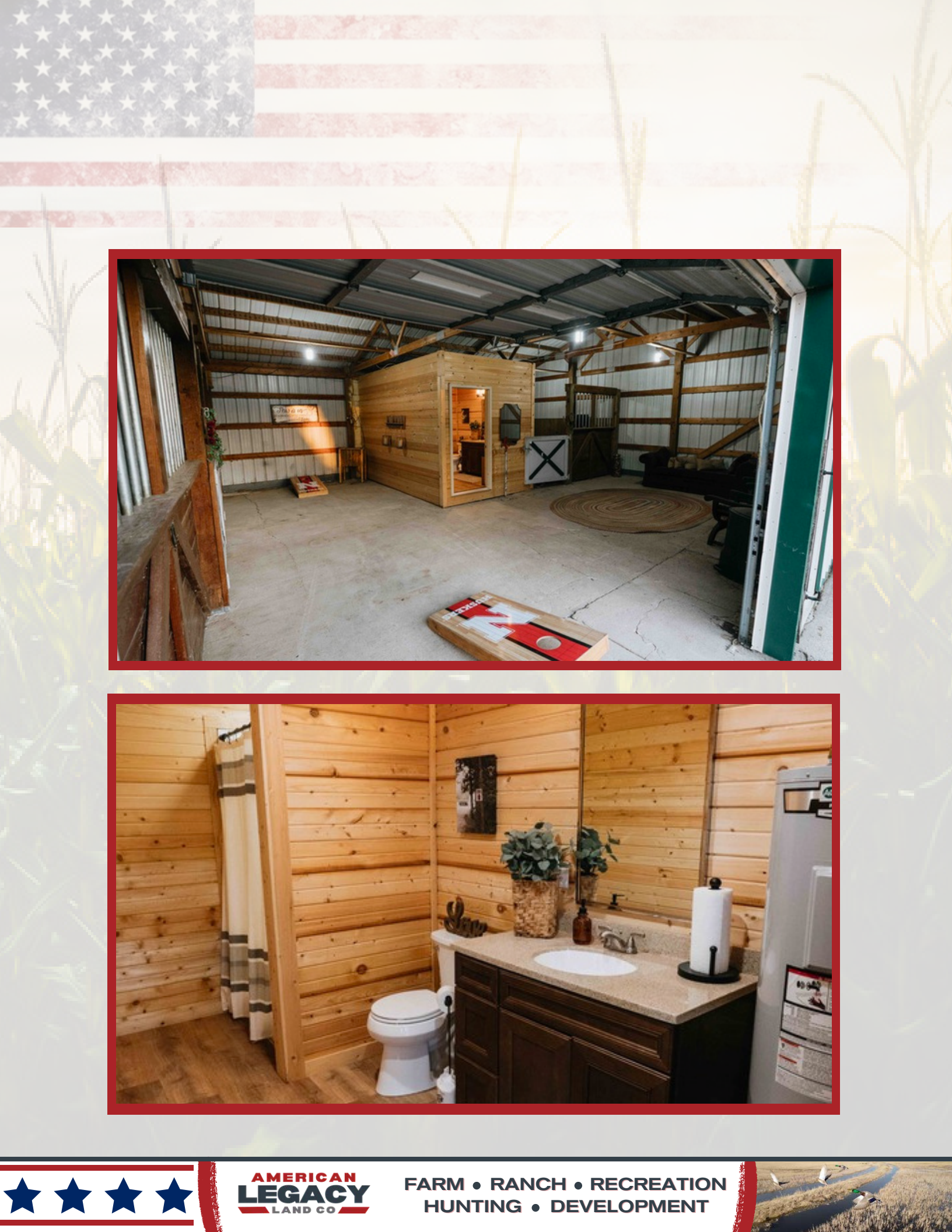


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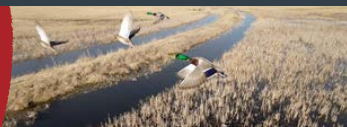






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About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational, and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.



In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 7-year-old son, 3-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.

TYLER JOHNSON , LAND AGENT



402-616-5801



Tyler@AmericanLegacyLandCo.com