







AMERICAN LEGACY LAND CO

FOR SALE

COUNTRY LIVING CLOSE TO LINCOLN

Bennet, NE

20 +/- Acres

OFFERED AT:

$189,999

ABOUT THIS PROPERTY:

Build your dream home and enjoy the space and freedom of country living on this beautiful 20± acre property in Otoe County, Nebraska. Located south of Bennet, approximately 15 minutes from Lincoln, this tract offers a rural setting with convenient access to shopping, dining, employment, and city amenities.

Just south of County Road M on the east side of South 2nd, the property offers excellent county road access and room to create your own country retreat. Imagine a home designed around your lifestyle, with space for a garden, outdoor recreation, and enjoying time away from the bustle of town.

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More About this Property:

Whether you are planning your future homesite or looking for acreage close to Lincoln, this property offers an appealing combination of location, access, and country-living potential. Bring your vision and explore the possibilities this 20± acre tract offers.

Looking for additional acreage? Up to 300 adjoining acres are also available for purchase, offering an opportunity to assemble a larger landholding up to 320 acres in this desirable area of southeastern Nebraska. Contact American Legacy Land Company for details regarding the adjoining acreage and purchase options.

For more information or to schedule a showing, call Nick Wells at 308.991.9544 or Bryan North at 308.325.2858.

Directions: From Bennet, Nebraska, travel south on Highway 43 to M Road. Turn east for 3 miles to South 2nd Road, then turn south. The property is located on the east side of South 2nd Road, just south of M Road.
Legal Description: 5-7-9 N1/2 SW1/4 NW1/4 20 AC HENDRICKS Otoe County, NE
Taxes: $928.00

All information is deemed reliable but is not guaranteed. Acreage and distances are approximate. Buyers should independently verify property boundaries, zoning, building eligibility, access, utility availability, and any restrictions affecting their intended use.

FEATURES:

- **20± acres in Otoe County, Nebraska**
- **Located south of Bennet, approximately 15 minutes from Lincoln**
- **Excellent county road access**
- **Just south of County Road M on the east side of South 2nd**
- **Attractive setting for a potential country homesite**
- **Convenient proximity to Lincoln's services and amenities**
- **Up to 300 adjoining acres available for purchase**



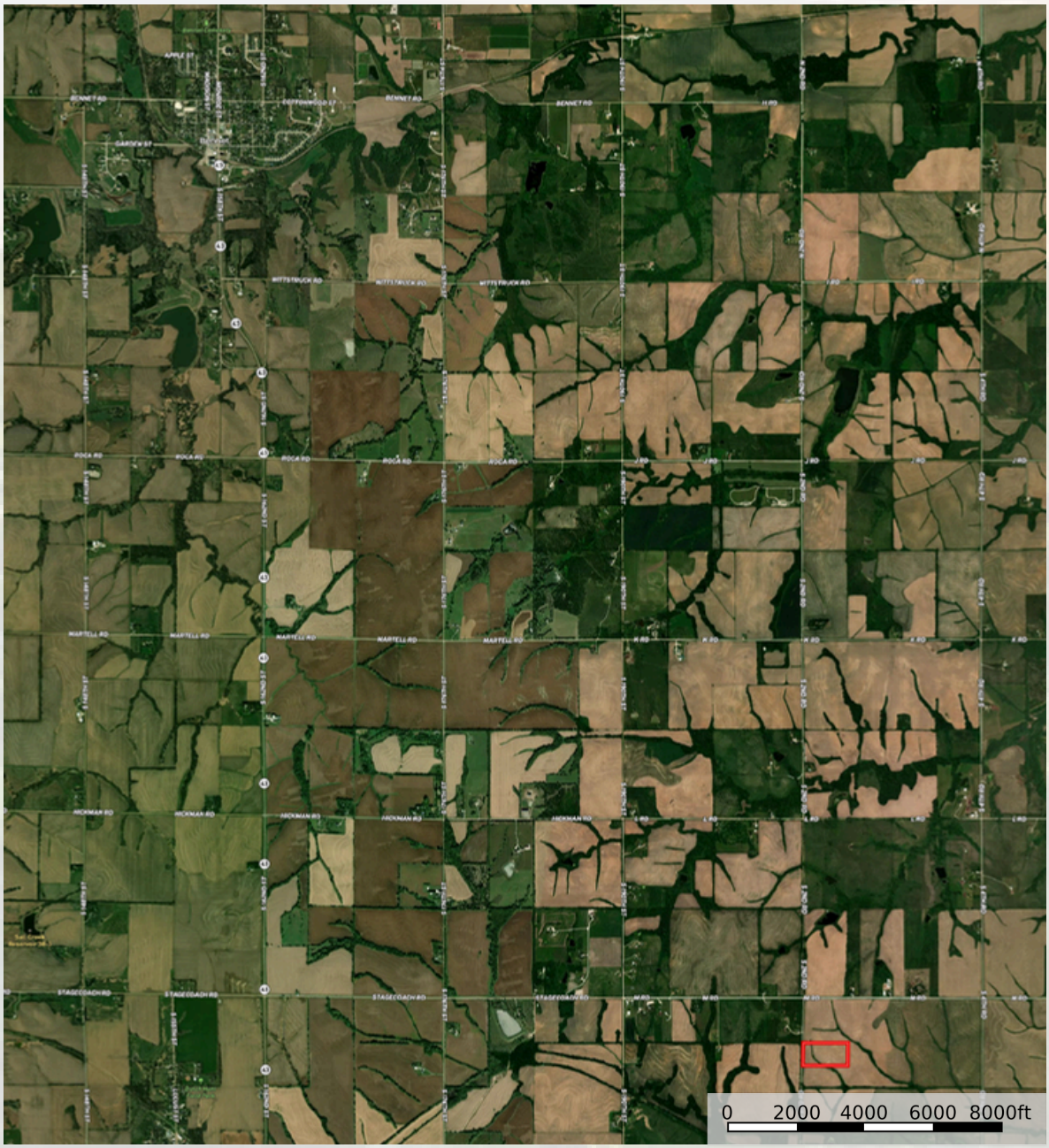
OTOE COUNTY,
NEBRASKA

Aerial Map:

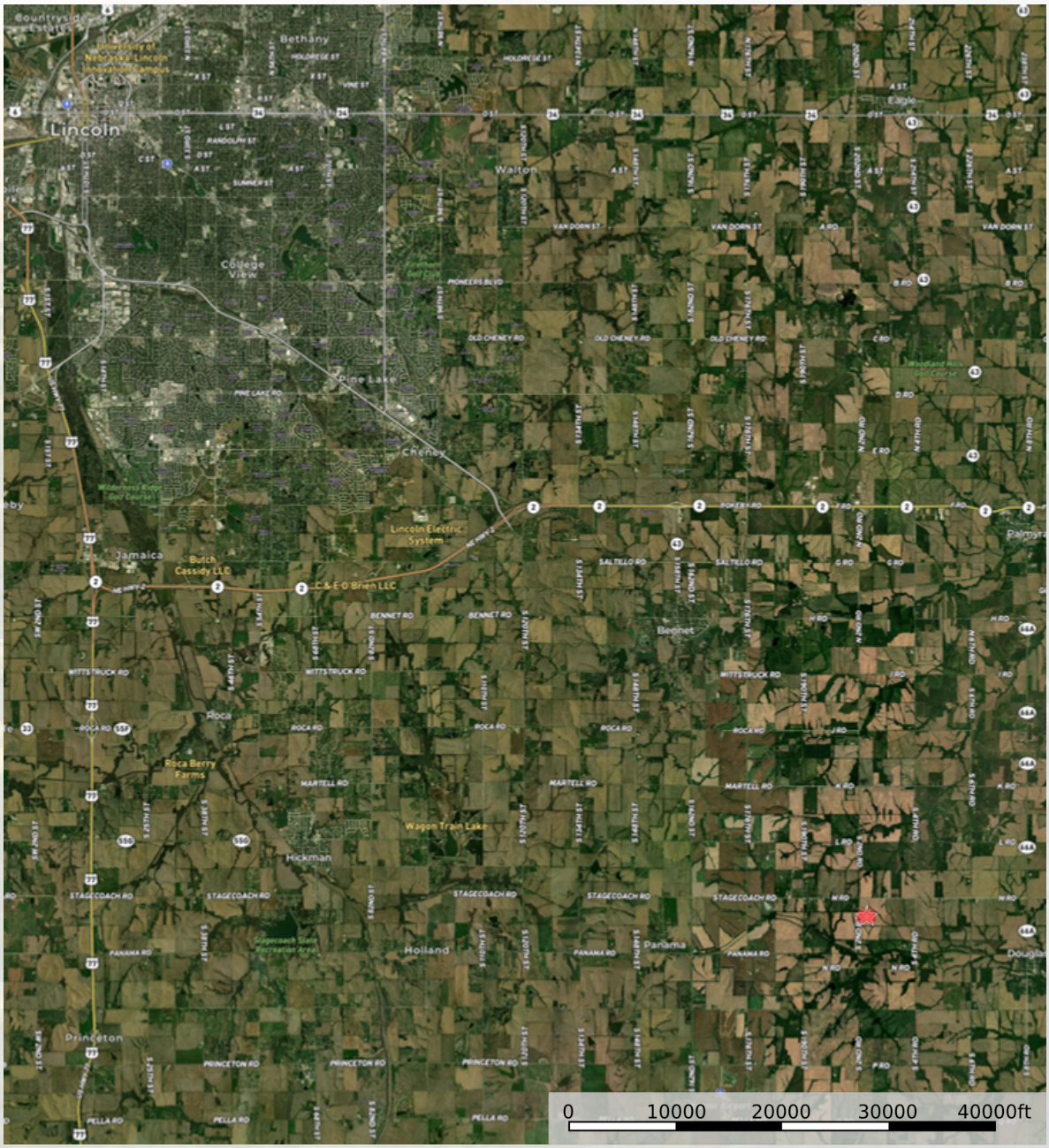


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Location Map:



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Bryan North
308-325-2858
Nick Wells
308-991-9544
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AmericanLegacyLandCo.com

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Listing Agents:



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

VICE PRESIDENT
AMERICAN LEGACY LAND CO.
308-991-9544
Nick@AmericanLegacyLandCo.com



Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.

Bryan North

PRESIDENT
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All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.