



**AMERICAN
LEGACY**
LAND CO

FOR SALE

HILLTOP ACREAGE

North Loup, NE

11+/- Acres

OFFERED AT:

\$400,000

ABOUT THIS PROPERTY:

This beautiful 11 acres and large home sits on a hilltop located between Sherman Reservoir and Davis Creek Reservoir. This allows for plenty of recreational opportunities in such an ideal location. The property is within 30 minutes of Loup City, Ord and St. Paul with other smaller towns being even closer. The property consists of nearly 11 acres, leaving plenty of room for horses, a few cattle, or improvements. There are 2 separately fenced pasture areas with quality fences in place.



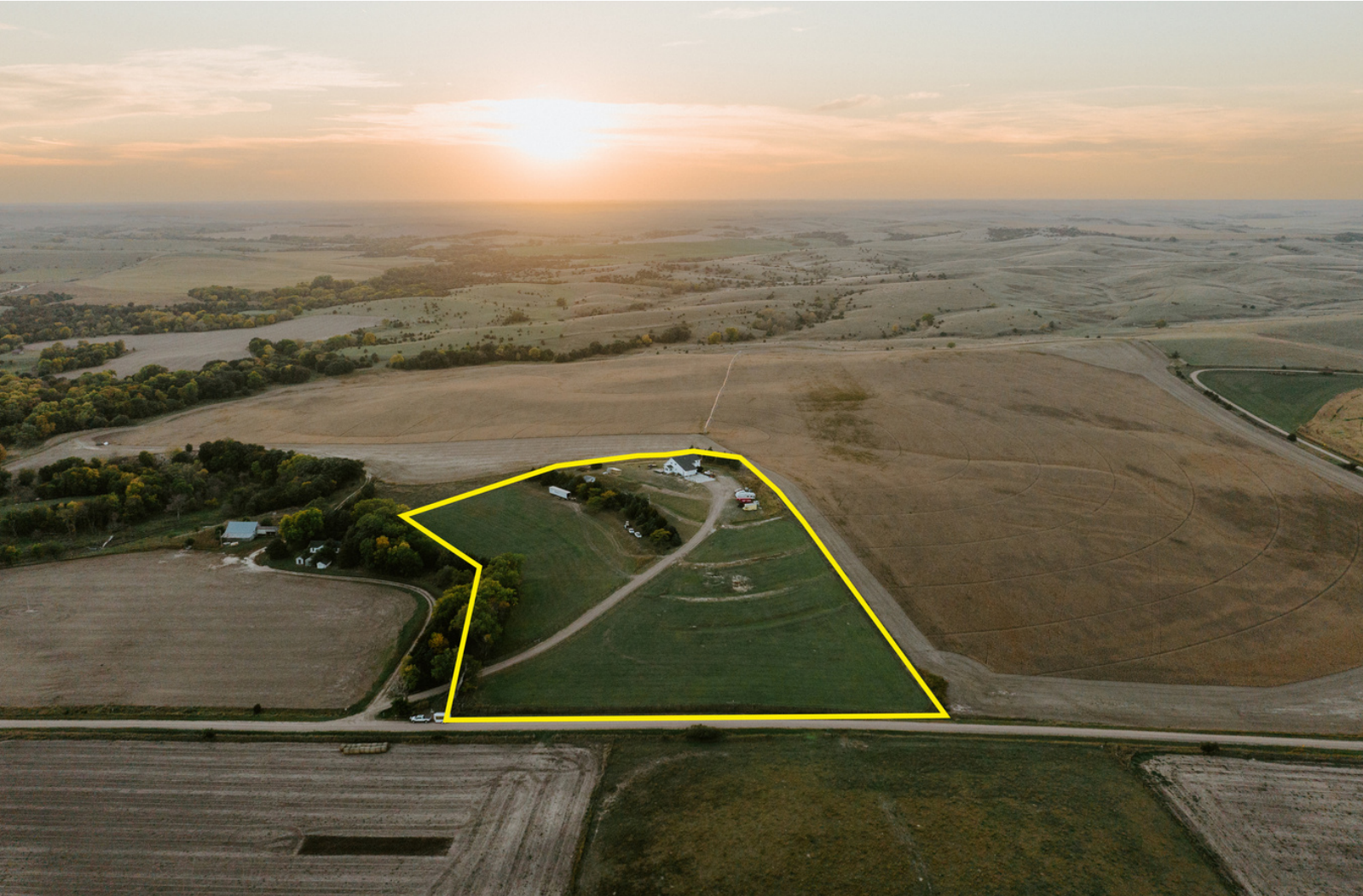
More About this Property:

The home sits atop a large hill, looking over the vast rolling hills and creek bottoms nearby. The views from the porch, and even inside of the home, are second to none. The home itself was built in 1996 and offers over 2600 sq ft of living space, and another 1700 sq ft of space in the finished basement. The main floor consists of a laundry room, kitchen, dining room, large living room area with vaulted ceiling, 1 bedroom, office area, and 2 bathrooms. The second level offers 4 bedrooms and one bathroom. The basement is large and open, contains a bathroom, utility area, storage room, and even a kitchen area! If you are looking for a terrific acreage with room to roam, inside and outside, you will be sure to love this acreage. With central proximity to several towns, and so close to two different reservoirs, the location and recreational opportunities are great. Don't miss your chance at this rare acreage in Sherman County with so much to offer!

FEATURES:

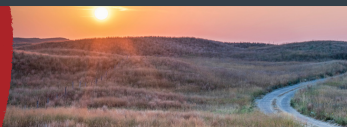
- 11 +/- acres
- Two fenced areas
- Large home, 5 bed, 4 bath
- Attached garage
- 2600 sq ft of living area
- 1700 sq ft basement
- Basement kitchen
- Incredible views

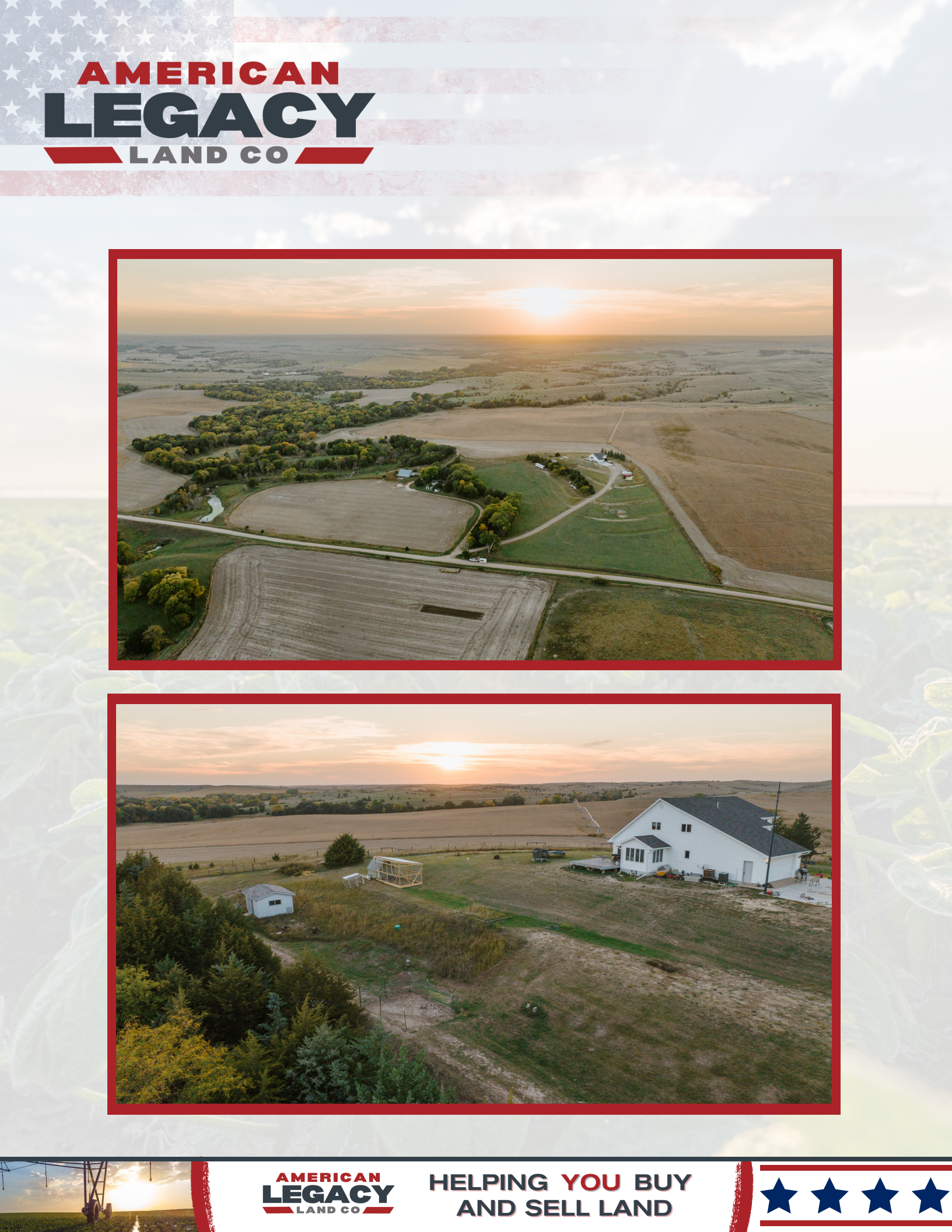
**Sherman County,
Nebraska**



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**HELPING YOU BUY
AND SELL LAND**





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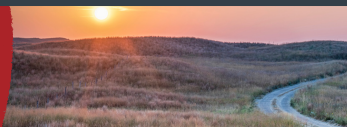
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Listing Agents:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Brady spent several years in the outfitting industry guiding clients and making relationships with landowners. This also allowed him to analyze many properties all over the Midwest for recreational potential.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. Throughout this education, Brady developed a great skill for evaluating land for recreational potential and agricultural use. He now lives in Rockville, Nebraska with his wife where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



Brady Rasmussen

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Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved. Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows. He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.

Bob lives with his wife, Kathy, in Omaha, Nebraska, but both will office from their property in Burwell, NE as they both have many customers in the area. Together, they have four grown children, Jennifer, Justin, Sara, and Dylan and 3 grandchildren Hallie, Cole & Harlee.



Bob Osborne

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