



**AMERICAN
LEGACY**
LAND CO

FOR SALE

LARGE ACREAGE

Adams, NE

75+/- Acres

OFFERED AT:

\$875,000

ABOUT THIS PROPERTY:

Located just inside the Otoe County line, lie these 75+/- beautifully manicured acres! Follow the long private driveway down to the efficient all-electric berm home featuring over 1900 square feet of living space. A zero-entry home with 3 bedrooms could be well suited for a country getaway close to the city or a great retirement property close to grandkids with plenty of room to let them roam outside. The house is also set up for a backup generator for extra peace of mind when living in the country. Water is provided via a private well measured at 40 gpm! The 60'x40' outbuilding provides plenty of room to store your camper and/or boat. Plenty of room for additional buildings, barns, or equine facilities to house your livestock and 4-H projects. Add some camper hookups for the next family reunion or visiting friends!



More About this Property:

The land was formerly enrolled in the CRP program and producing cash crops before that. There are a lot of different ways for this property to provide additional income from crops, hay, and/or CRP. Beautiful terraces remain on the property which could easily be put back into crops or CRP. For the upland bird enthusiast, this would be a great set up to partner with local and national agencies to turn this into a premier pheasant and quail hunting property. Deer frequent this property with the abundance of food and water in the area. Ideally set up for the avid deer hunter to customize this property with food plots, bedding areas, and water. Your own private pond could be dug out providing you with fishing and waterfowl hunting right out your front door!

This property is ideally situated in Otoe County only 25 minutes from southeast Lincoln. Parents will be excited to know that it is located in the Norris 160 School District. Within 30 minutes from the property are many state recreation areas: Wagon Train SRA, Stagecoach SRA, and Bluestem SRA. The new owner would also have the opportunity to subdivide this property if one were to decide they don't need that many acres. The tillable acres and crop land are open for 2024 to lease or available to retain as share crop grass hay ground.

Income Potential: If Retained as Grass Hay 70 Acres @ 2.5 Ton/Acre Average = 175 Total Tons @ \$85/ton = \$14,875.00 on 50/50 share crop = Total Income Potential if remaining in Grass Hay = \$7437.50

If Cash Rented for Tillable Farm Ground: 70 Acres @ \$225/Acre = \$15,750

* Income potential only based upon local current rates and estimates. Actual rates may vary per tenant

With 75 +/- acres to work with, this property really is a blank canvas waiting for you to make it your own! To schedule a private showing, call Wyatt Olson at 308-870-2838 or Bryan North at 308-325-2858

Address: 66 R Road, Adams, NE 68301

Legal Description: 31-7-9 TRACT IN NW1/4 75.5 AC Otoe County

Features

- 60'x40' outbuilding
- Efficient all-electric berm home
- Income producing property
- Private well
- Hunting and recreation opportunities
- Norris 160 School District
- 8 miles east of Firth, NE
- 15 minutes from Norris Schools
- 25 minutes from southeast Lincoln
- 2022 Taxes: \$5,439.58

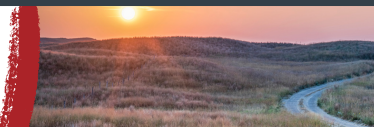


OTOE COUNTY,
NEBRASKA



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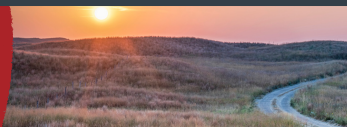
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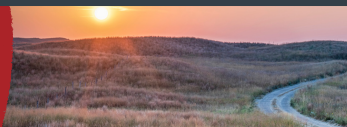
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Listing Agents:

Wyatt Olson was raised on a small farm in Broken Bow, Nebraska where he developed a strong work ethic and passion for the outdoors. With roots in the Sandhills, he is very familiar with the farm and ranch communities he serves.

Wyatt has a diverse background with over 20 years in sales and customer service. He takes pride in building long lasting relationships with customers. Wyatt has specialized in land real estate sales for almost 4 years and has helped his clients buy and sell properties of all types across Nebraska and parts of Kansas. He is a licensed agent in Nebraska and Kansas with the intent of becoming licensed in other states to better serve his clientele. Prior to his career in land sales, Wyatt was an Account Manager representing capital medical imaging equipment in greater Nebraska was highlighted by earning the coveted company award for accountability. He developed a love for the mountains during his time managing a five state territory (NE, WY, ND, SD, MT) for a company leading the market in educational materials. Wyatt earned a bachelor's in Industrial Distribution from the University of Nebraska-Kearney, while working in the archery department at Cabela's.

As a land agent, Wyatt focuses on establishing an exceptional customer relationship built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done.

In his spare time, Wyatt enjoys spending time with family and friends, scouting land, fishing, hunting, and Husker athletics. He is passionate about bowhunting for turkeys, deer, and pursuing elk in the mountains. Wyatt and his wife, Adrienne, have three children and a yellow lab.



Wyatt Olson

LAND AGENT
AMERICAN LEGACY LAND CO.

308-870-2838

Wyatt@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's Wife, Jamie is also a Realtor and Admin Specialist for Nebraska Realty and they have 4 children 2 Girls and 2 Boys.

His hobbies include: Hunting, Jeeping/off-roading, Airboating, Camping, Fishing, And All kinds of Sports, but what he truly enjoy most of all is doing all those outdoor activities and hobbies with his family.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.

308-325-2858

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