



# AMERICAN LEGACY LAND CO

# FOR SALE

## PREMIERE WEBSTER COUNTY HUNTING FARM

987 River Rd.,  
Red Cloud, NE 68970

**312+/- Acres**

**OFFERED AT:**

**\$2,375,000**

### ***ABOUT THIS PROPERTY:***

Overlooking the Republican River Valley, just a few miles southwest of the historic town of Red Cloud, NE, this farm is the perfect combination of recreational opportunity and income. The land consists of 115 acres of very productive dry-land farmland, sub-irrigated by a spring fed creek that travels the edges of the farmland. The tillable acres are currently producing close to \$30,000 per year in income. The balance is made up of numerous food plots, undisturbed native grasses, and hardwood timber. There are numerous areas of grass that could be hayed or grazed for more income generation.



## More About this Property:

The land has been meticulously well-kept with wildlife in mind. The grasses, hardwoods, and food plots create a large mix of habitat and food for wildlife. There are large numbers of deer and turkey, as well as other upland birds such as pheasant, that inhabit the property. This area is well-known for its quality of whitetail bucks and this farm is sure to hold them. The property has several food plots that have been recently constructed offering year-round food sources for the local wildlife. The property is equipped with 5 muddy tower blinds, all in terrific condition, that cater to archery, and rifle hunters alike. There are several wet weather ponds that hold water in wet times, and one secluded pond in a pocket of large oak trees, that holds water most times of the year. The property also contains live water throughout, by way of a spring fed creek.

The newly constructed home on this property is truly one of a kind, from its construction, to the interior finish, nothing was left out. The home consists of 1600ft of living quarters, 3 bedrooms, 2 bath, an exterior, covered porch area, bar, garage, and full kitchen and living room. The home is set up perfectly for hosting a group of hunters for any of the Nebraska hunting seasons. The home was built with quality in mind, and a new outdoor patio addition is in the works as of early October, 2023. With this type of property, and home, you don't have to sacrifice luxury for a hunting trip. The home looks over a large portion of the property and deer and turkey can be spotted right from the patio. The home has rural water, as well as 5G Hi-Speed, fiber optic internet. You can be in the seclusion of the country, on a hunt, and never lose cell signal, or worry about internet connection. The property also consists of a large outbuilding, in great shape, with new concrete skirt, and approach. Other improvements are portions of new fence, large swinging gates, and rock driveway all the way to the home from the county road. This property is one of a kind. Whether a farmer, rancher, outfitter, or recreation enthusiast, this property checks all of those boxes and more.

Taxes: \$7,560.00

Legal: 15-1-11 PT of Lot 1B in NW1/4,  
16-1-11 PT of the E1/2E1/2 south of the road,  
16-1-11 S1/2S1/2SE1/4, 21-1-11 NE1/4 & county (Row)

Income Potential: Generating nearly \$30,000 currently from tillable acres, with a large amount of income potential from haying and grazing the grass, not currently being utilized as so.



## FEATURES:

- 115 income producing tillable acres
- Terrific hunting
- Live water
- 5 muddy blinds
- Existing food plots
- Incredible native grasses
- Hardwood timber
- Custom home
- Outbuilding



# AMERICAN LEGACY

LAND CO





# AMERICAN LEGACY

LAND CO



# AMERICAN LEGACY LAND CO



AMERICAN LEGACY LAND CO

HELPING YOU BUY AND SELL LAND



# AMERICAN LEGACY LAND CO

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**

LAND AGENT  
AMERICAN LEGACY LAND CO.

308-627-3377

[brasmussen@AmericanLegacyLandCo.com](mailto:brasmussen@AmericanLegacyLandCo.com)

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](mailto:Wyatt@AmericanLegacyLandCo.com)