



# FOR SALE

## LOUP RIVER FRONTAGE

Columbus, NE

### 22+/- Acres

**OFFERED AT:**

### \$275,000

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

Located on the south side of the Loup River lies this wonderful property of 22 +/- acres. This property is in the flood plain. A portion of this property is buildable with elevation work needed for any structure to be on the property. The north half of the property consists of timber with ATV trails which also has access to the river.

There is power located on the south side of the property. There is also an improved rock driveway and camping area with picnic tables. The property will be granted an easement to have access to said property. A survey will be completed before closing. Legal description 25-17-1W PT Lots 6-7-8-9 New legal TBD



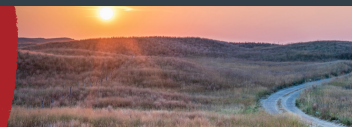








**AMERICAN**  
**LEGACY**  
LAND CO





## Listing Agents:

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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Born in Silver Creek, Nebraska, Chet Ziemba has been involved with agriculture since he was a young boy. Growing up on a family farm with livestock and row crop production, his early memories include chores before and after school as well as field work where he never hesitated to jump in the tractor. He attended Nebraska College of Technical Agriculture in Curtis, Nebraska, obtaining his associates degree in diversified agriculture. Upon graduation he returned home to Silver Creek to join the farming operation. His experience in farming and crop production is an asset for both buyers and sellers in land sales. In his free time, he enjoys air boating Nebraska's waterways and Husker athletics especially Husker football.



### Chet Ziemba

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