



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**ELWOOD RESERVOIR  
PARADISE**

Elwood, NE

**98+/- Acres**

**OFFERED AT:**

**\$650,000**

***ABOUT THIS PROPERTY:***

Welcome to an extraordinary hunting paradise nestled adjacent to the picturesque Elwood Reservoir in the heart of Nebraska's tranquil landscape. This remarkable property offers a rare opportunity to own a piece of land where outdoor enthusiasts and nature lovers can fully immerse themselves in the beauty and serenity of the Midwest.

Spanning 100 acres of diverse terrain, this hunting property boasts an ideal blend of open fields, wooded areas, and gentle slopes, creating an environment that supports a wide variety of wildlife. From deer and turkey to waterfowl and small game, this land is a haven for both avid hunters and wildlife enthusiasts alike. The proximity to Elwood Reservoir further enhances the appeal, attracting migratory birds and offering excellent fishing opportunities for anglers.



## More About this Property:

One of the most appealing features of this property is its strategic location, providing convenient access to both the hunting grounds and the reservoir. This makes it an ideal retreat for those seeking a combination of outdoor activities. Imagine spending mornings chasing game through the thickets and afternoons casting lines into the crystal-clear waters, all within steps of your own slice of paradise. The property is next to the boat ramp for the reservoir.

For those who envision making this tranquil setting a permanent residence or a seasonal getaway, there are several build site options thoughtfully situated to offer stunning views of the reservoir and the surrounding landscape. Whether you prefer a cozy cabin nestled amidst the trees or a more expansive home overlooking the water, the build site options offer the flexibility to bring your vision to life.

Adding to its allure, this property features 25 acres of dryland cropland, adding a touch of practicality to its natural beauty. This cropland not only provides potential income opportunities but also enhances the property's wildlife habitat by offering additional forage and cover for animals.





## More About this Property:

The property's unique blend of natural beauty, recreational opportunities, and potential income from the cropland makes it a haven for outdoor adventurers and land stewards alike. The breathtaking sunrises and sunsets over the reservoir provide a captivating backdrop, while the soothing sounds of nature create a sense of peace and tranquility that's hard to find elsewhere. With its proximity to Elwood Reservoir, abundant wildlife, versatile build site options, and the added benefit of cropland, this Nebraska hunting property offers a rare chance to experience the best of both worlds – the thrill of the hunt, the serenity of lakeside living, and the practicality of agricultural potential.

Legal Description: 29 8 22 PT. SW 1/4 29-8-22 98.07A

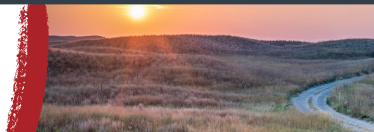
Taxes: \$1081.32

Income Potential: \$9,000 annually from farm rent, pasture grazing and hunting lease.

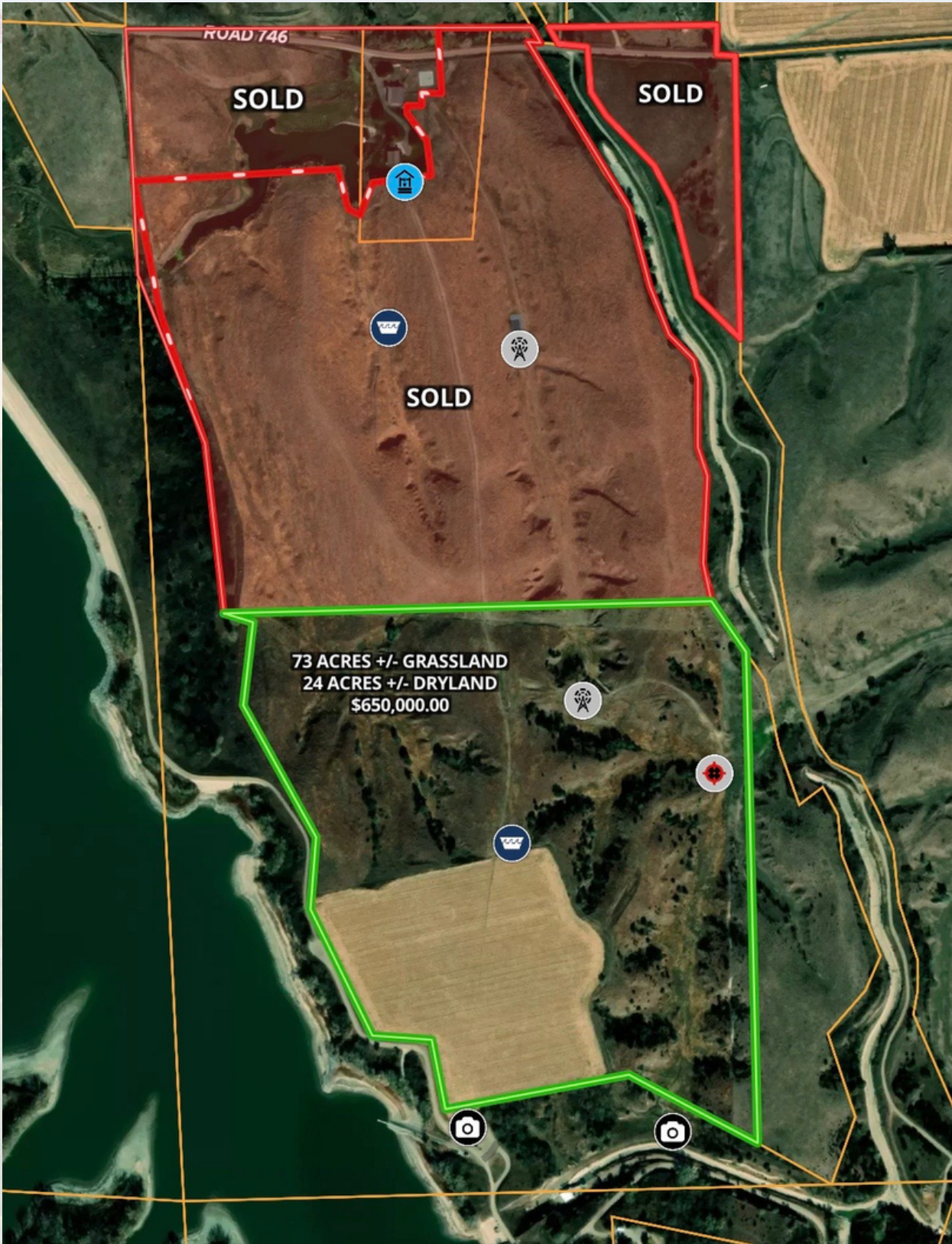
Property Type: Acreage, Farm, Hunting Land, Lake Frontage, Ranch, Recreational Land

## FEATURES:

- Lake views
- Excellent hunting
- Excellent development potential
- Next to the boat ramp
- Parcel #370017811
- Direct access to Elwood Reservoir
- Some Mature Timber
- No Current Lease









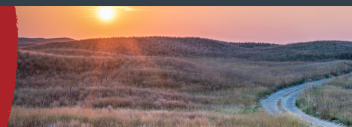


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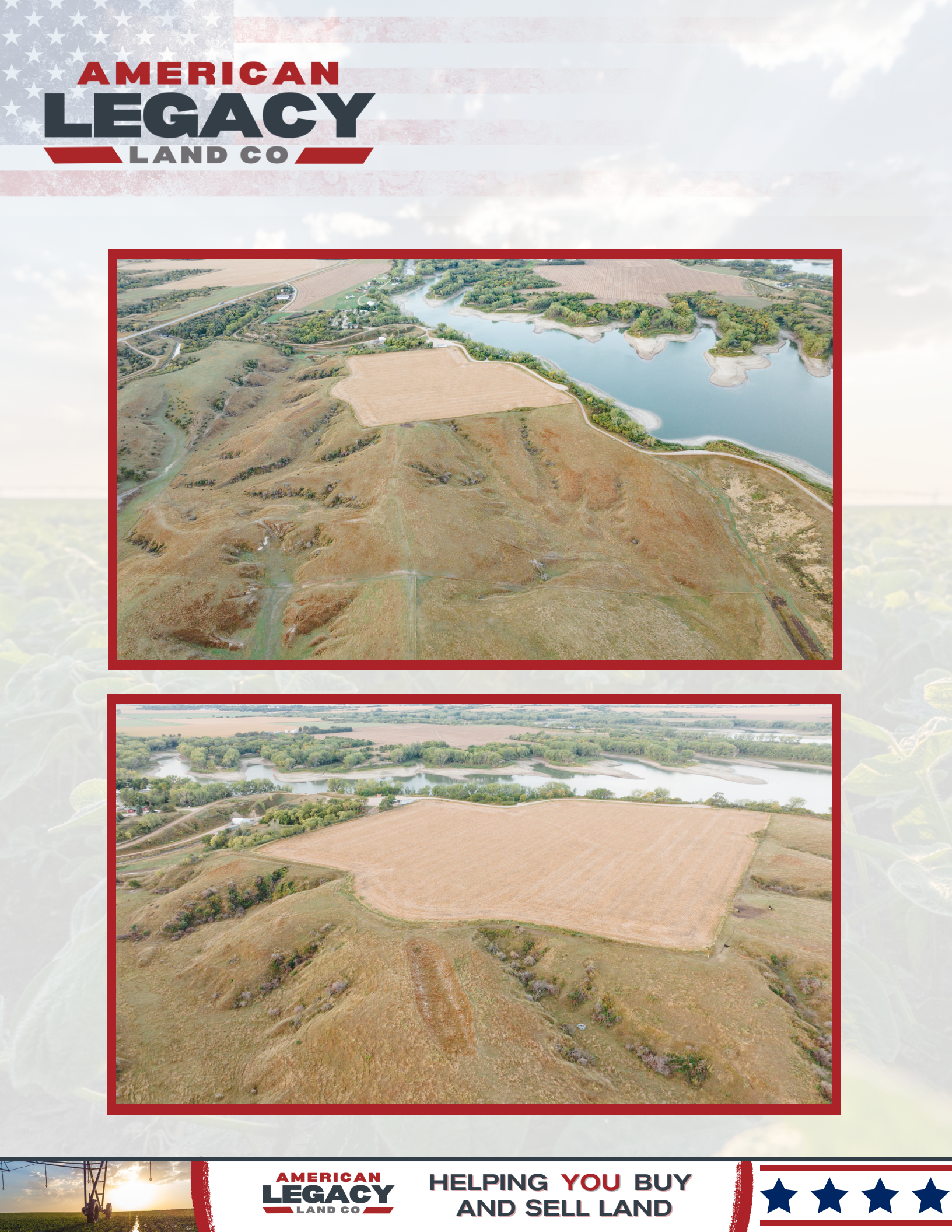


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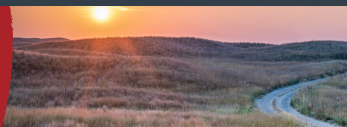
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## About the Agent:

I'm Koby Rickertsen, and my story is deeply rooted in farmland, having been brought up on the family farm in Nebraska's Lincoln and Dawson Counties. My journey into agriculture started early, with my father enrolling my brother, two cousins, and me in an agronomy class when we were barely 10 years old. This early exposure made me an "agronomist" before it was trendy, and I earned \$1.00 per hour as a field scout. After high school, I served 13 years in the US Navy Submarine Force, where I met my wife. Together, we returned to Nebraska to establish roots and raise our children.

My lifelong passion for agriculture led my wife and me to create RE/MAX Home, Farm & Ranch. As a producer, investor, and property owner, I believed we could improve the buying and selling experience in real estate, especially for land.

Recently, I made a significant career move, giving up my own company to join American Legacy Land Co as a designated broker in multiple states. American Legacy Land Co is the premier choice for land transactions in the Midwest. We provide unparalleled service, personalized attention, and a diverse portfolio, including farms, ranches, and development lands.



Our commitment to honesty, integrity, and transparency builds lasting relationships with clients. I'm dedicated to serving landowners with their most valuable asset on earth. At American Legacy Land Co, I continue to bring my love for the land and unwavering dedication to each transaction, ensuring that your land receives the attention it deserves.

**KOBY RICKERTSEN**, ASSOCIATE BROKER



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