



FOR SALE

RIVER RETREAT

Loup County, NE

5+/- Acres

OFFERED AT:
\$150,000

ABOUT THIS PROPERTY:

Don't miss out on this one...these incredible 5+/- acres have a lot to offer! This property boasts breathtaking views of the North Loup River in Loup County, NE. An elevated build site has already been given some TLC and is ready for your cabin or home along the river. Your own river access affords you the privacy for swimming, canoeing or kayaking, tubing, tanking, fishing, hunting...the list goes on!



More About this Property:

This property is conveniently located just inside Loup County, but is close to several Sandhill communities that have a lot to offer. Just a short swim or canoe ride across the river, Kent Diversion Dam WMA offers an additional 194 acres of public land to explore. The white sand beaches, fishing, and recreational opportunities at Calamus Reservoir are only a short 20 minute drive from the property!

If you would like to schedule a private showing or need additional information, please call Wyatt Olson at 308-870-2838.

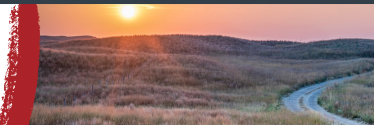
Legal: 34 21 17 PT LOT 1 & PT NE1/4NW1/4 N OF HWY ROW SEC. 34-21-17
5.02 ACRES

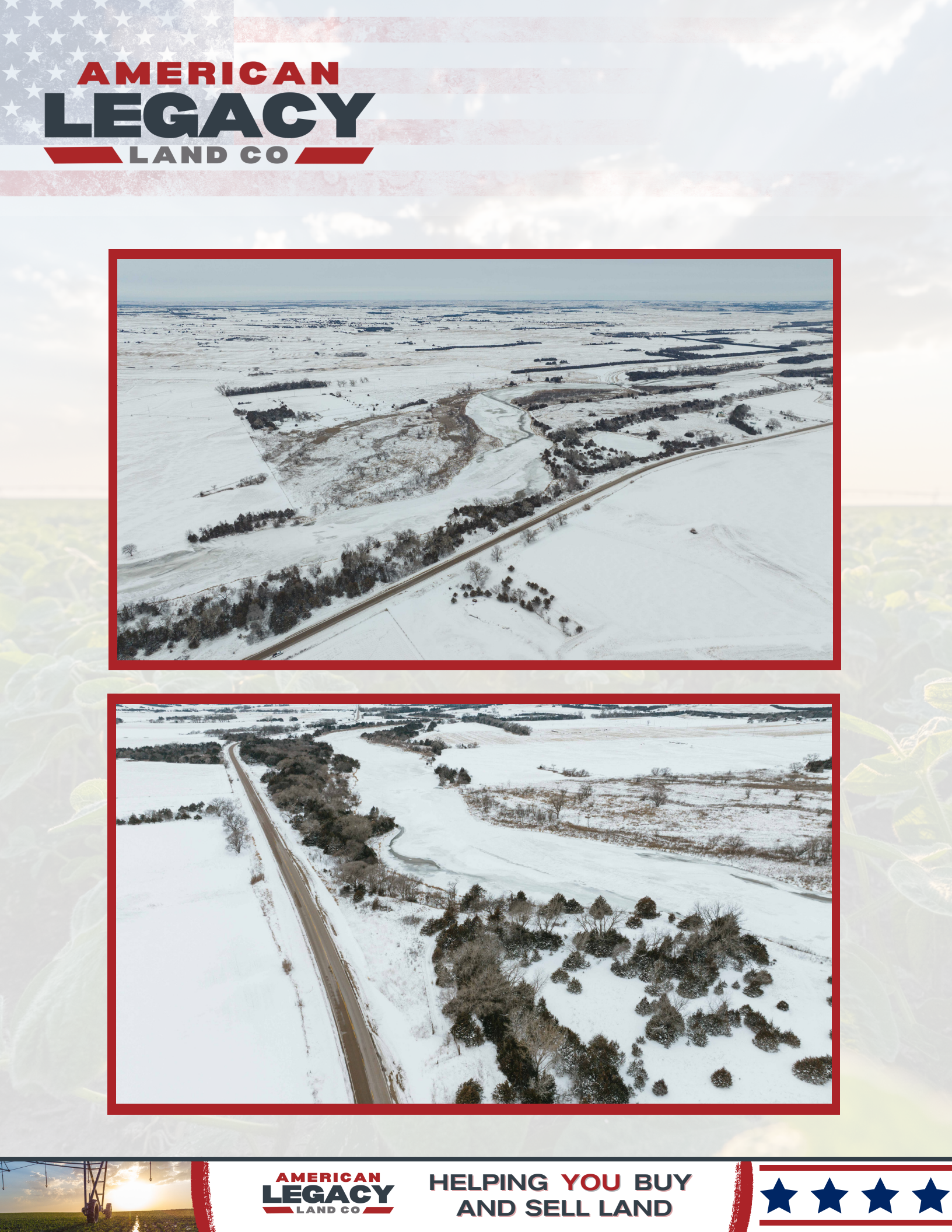
2023 Taxes: \$125.10

FEATURES:

- Breathtaking views overlooking the North Loup River
- Over 500 feet of river frontage
- Spring-fed slough on property
- Elevated building site
- Deer and waterfowl sign present
- Easy access from Highway 91
- 8 miles to Burwell, NE
- 6 miles to Taylor, NE
- 20 minute drive to Calamus Reservoir







AMERICAN LEGACY

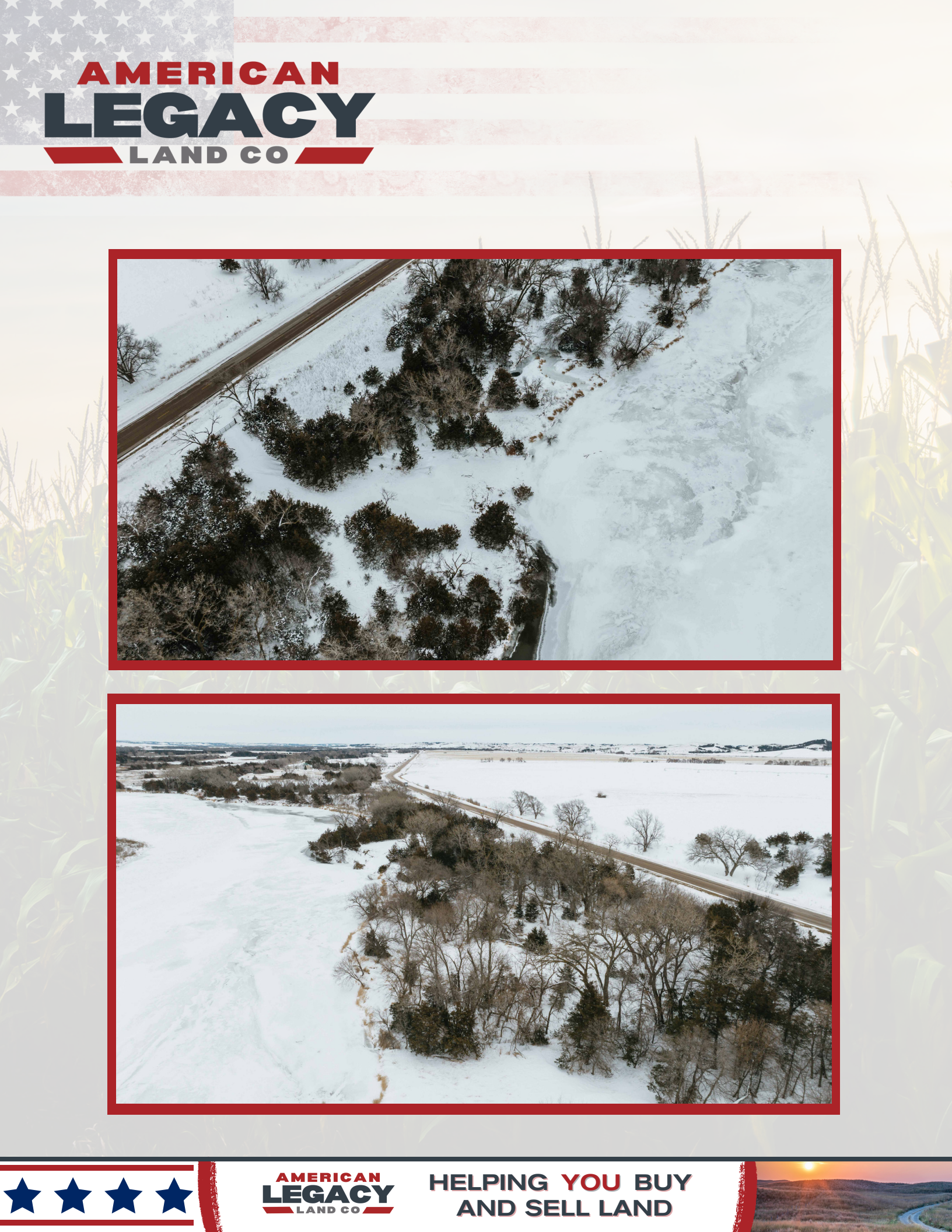
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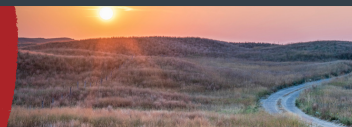
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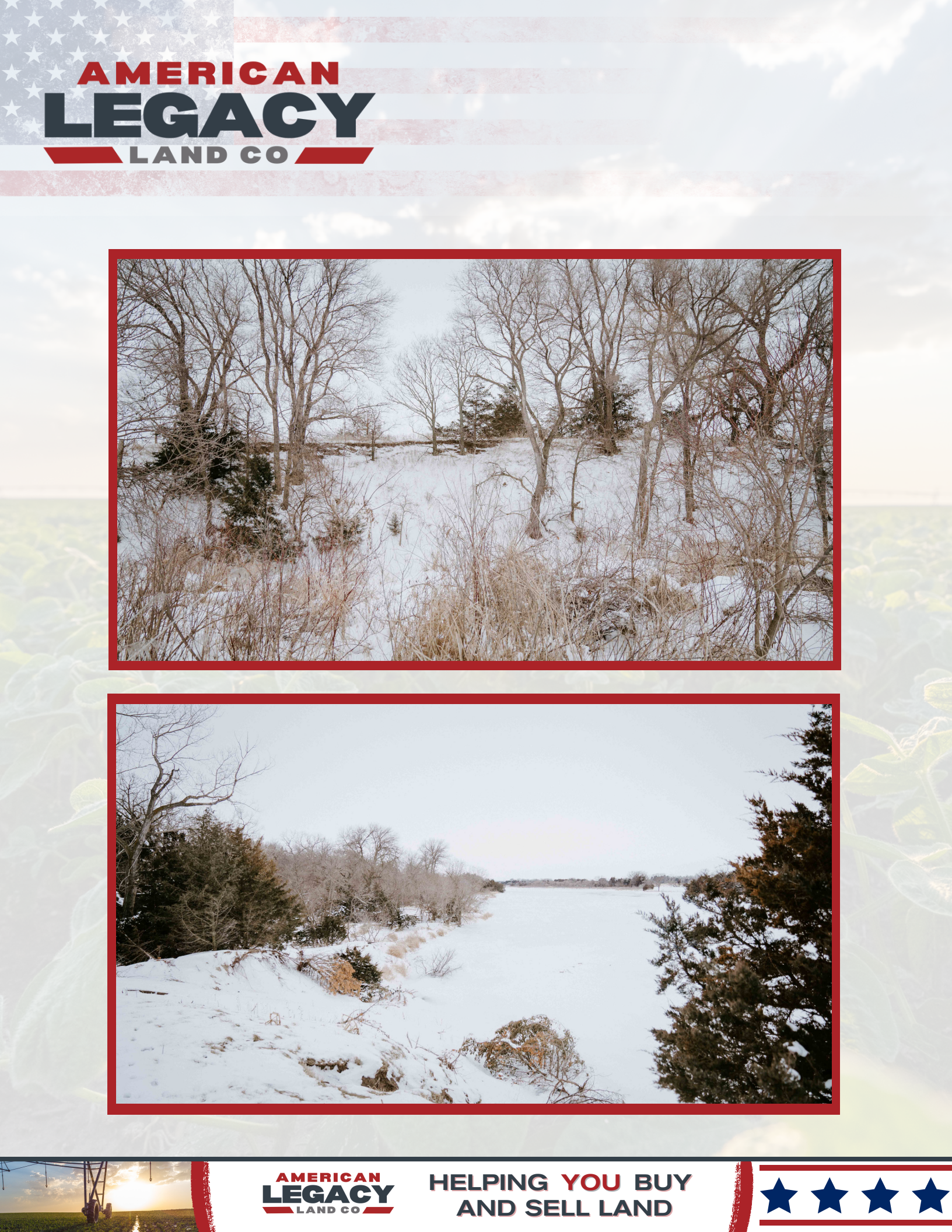
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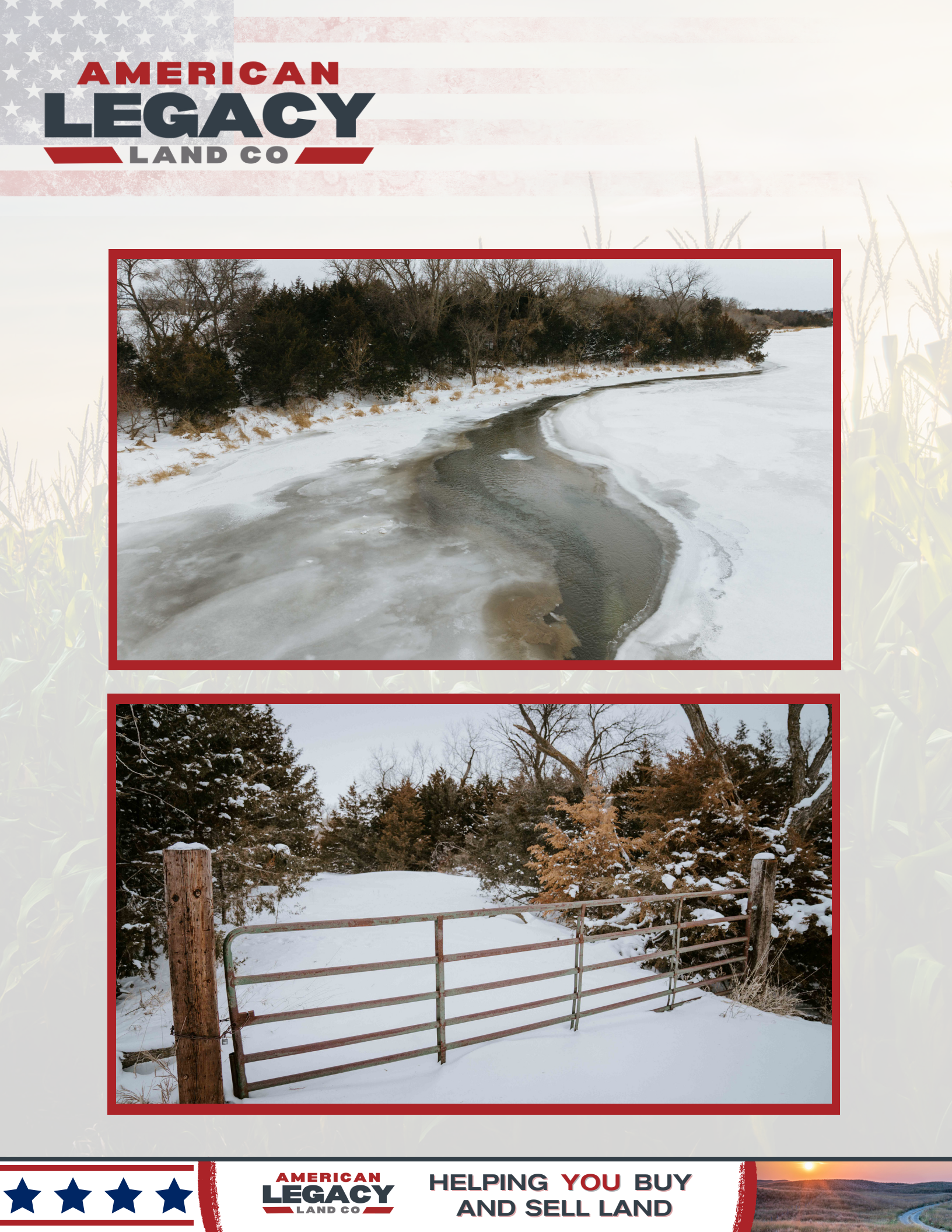
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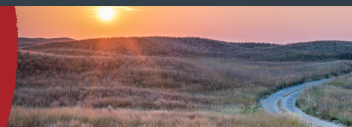


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About the Agent:

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 server 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



308-870-2838



Wyatt@AmericanLegacyLandCo.com