



**AMERICAN
LEGACY**
LAND CO

FOR SALE

DENTON ACREAGE




Lancaster County, NE

11.54 +/- Acres

OFFERED AT:

\$549,000

ABOUT THIS PROPERTY:



This 11.54 +/- acre homestead sits on the top of a rolling hill covered with prairie grass allowing for picturesque views in all directions. To the west are great views of the sunset, to the east are great views of the sunrise, and to the northeast, the Nebraska State Capital can be seen. This beautiful acreage is just outside of Denton, in the Crete Public School District.

More About this Property:

There is a newer two-bedroom house on the property, which was built in 2016. The master bedroom is on the main floor, with an ensuite and a walk-in closet. The house has 9-foot ceilings with an open floor concept. The house is well built with cement board siding and Pella double pane windows. The second bedroom is in the basement, along with a full bathroom, utility room, and a family room area. A state-of-the-art security system with 3 working cameras (LAE Smart Security Solutions) is installed on the property. The house also has a back patio with a fenced back yard. The driveway does share an easement with the house on the west side of the property.

Located to the south of the house is a 32' x 56' steel building. The building has a 20-foot overhead insulated door with an automatic door opener. This would make a great workshop or facility for livestock.

This property offers a blend of comfort with its well-maintained house and practicality with the spacious steel building and expansive land for agricultural purposes, or it could be the location for you to build your dream. The location also adds to its appeal with the scenic views, proximity to amenities in Denton, Crete, and Lincoln, NE. With its location close to Lincoln directly off a paved blacktop road, this acreage won't be on the market long.

Give us a call today to schedule private showing of this beautiful farm!

Legal Description: S28-T9-R5 Lot 41 11.2 +/- Acres

Address - 9877 SW 98th St, Denton, NE

Taxes: \$5,402.40

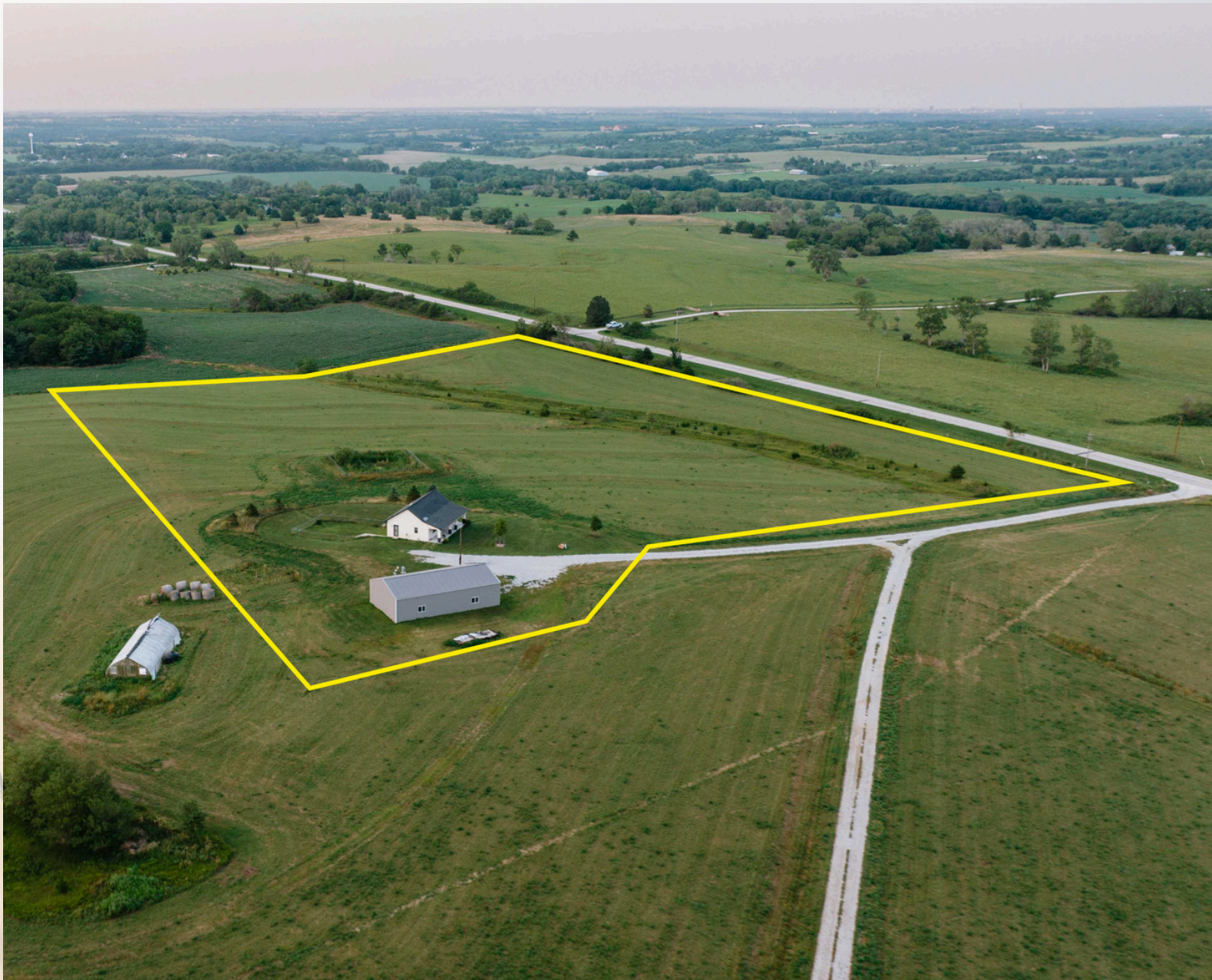
Income Potential: Currently most of the ground is being used for grass hay production.

FEATURES:

- 11.54 +/- acres
- Two bedroom, open floor concept home built in 2016
- Picturesque views in all directions
- Crete Public School District
- 32' x 56' steel building



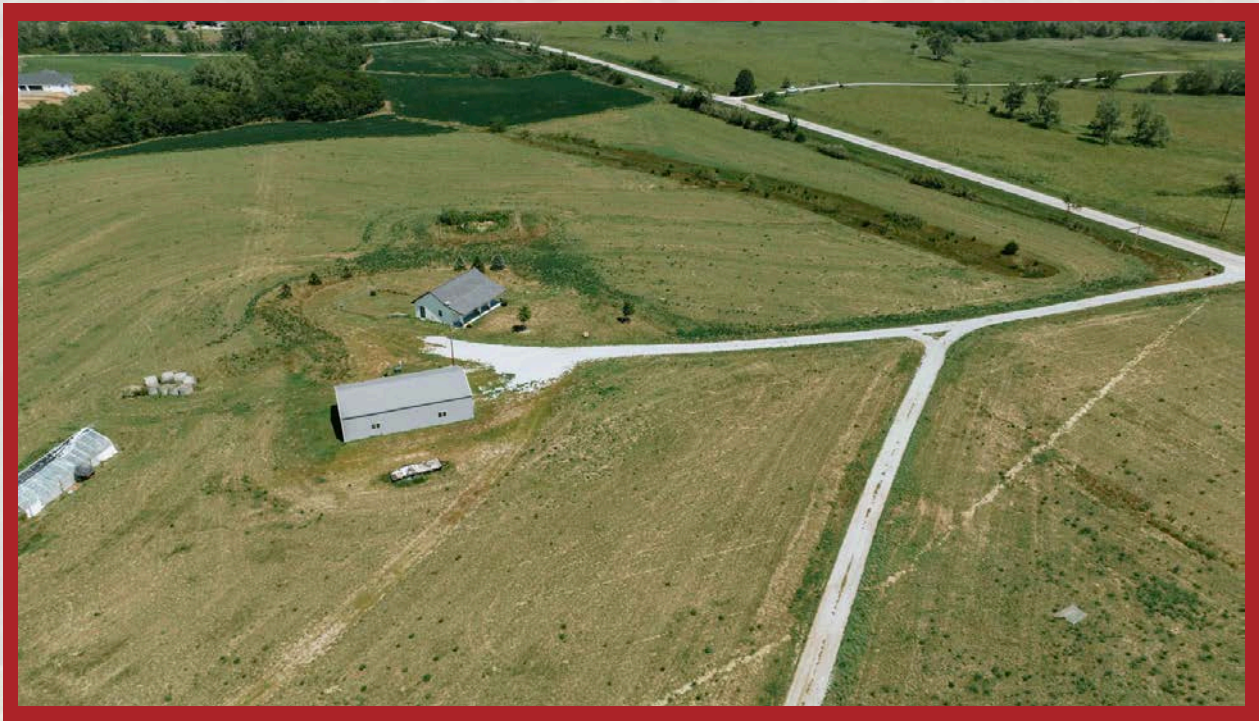
LANCASTER COUNTY,
NEBRASKA

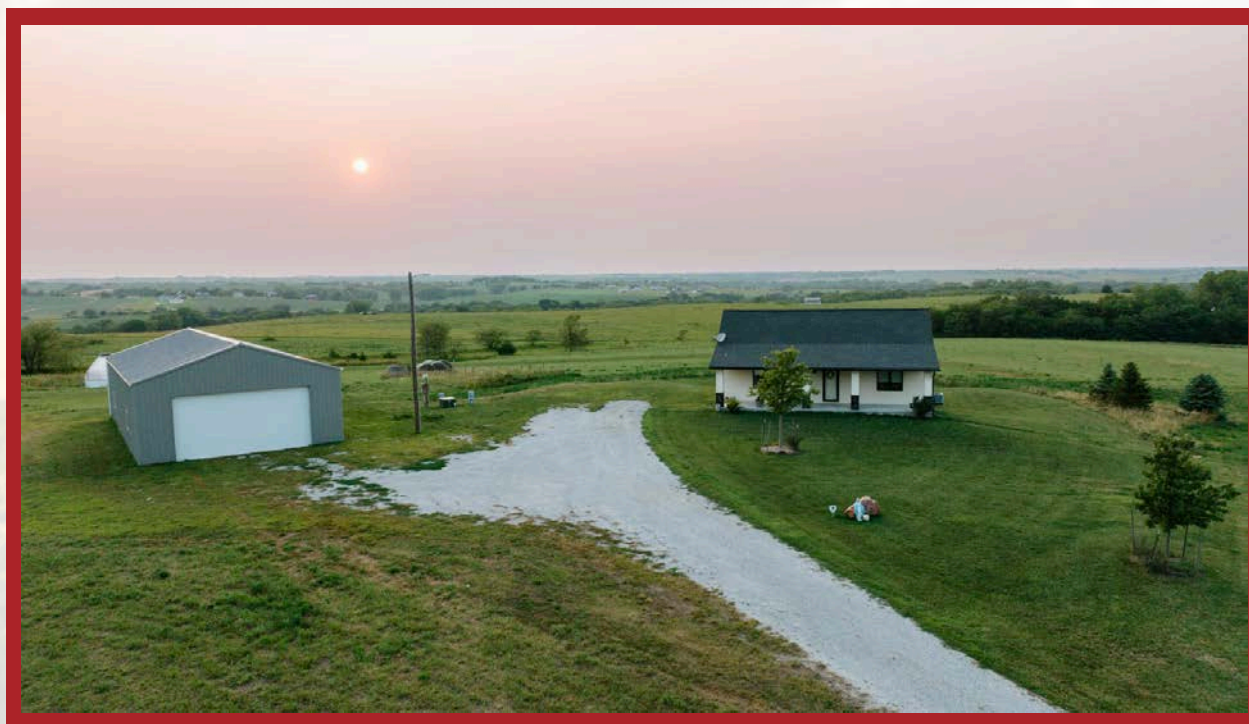


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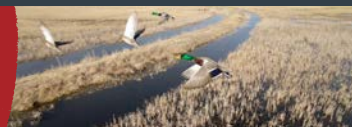


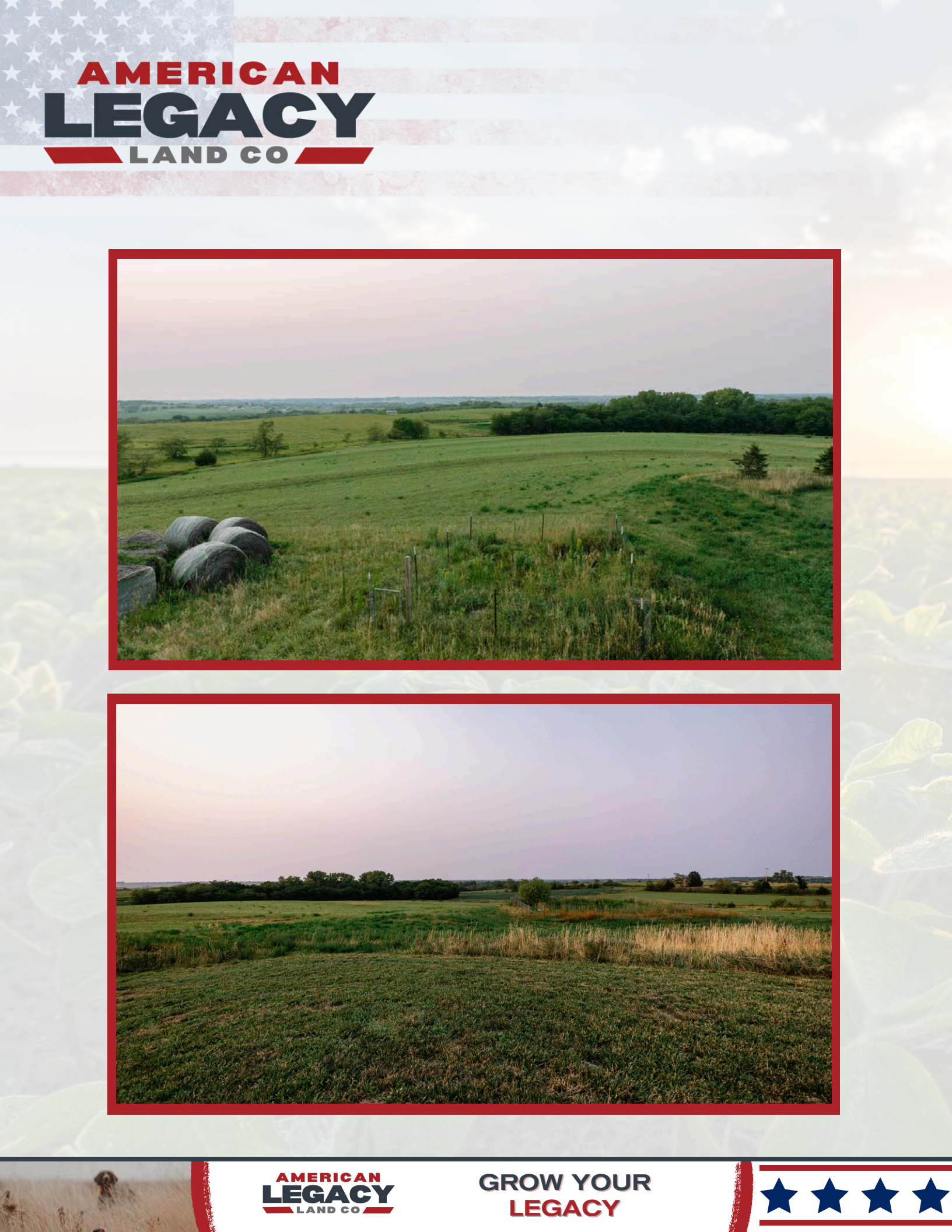




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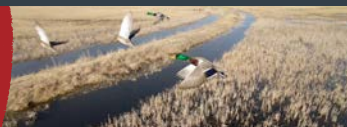






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Listing Agents:

Chuck is a dedicated and experienced individual with a deep-rooted connection to agriculture and livestock. His background in diversified farming, ranching, and cattle feeding, coupled with his extensive experience in the Animal Health Industry, makes him a valuable resource for his customers. His involvement in community service, such as serving as the President of the Board of Directors for The Cattlemen's Ball of Nebraska, demonstrates his commitment to giving back and supporting his community.

Chuck's passion for outdoor activities like hunting, fishing, golf, and camping likely reflects his appreciation for nature and the rural lifestyle. His family values are evident in his dedication to his wife, Denise, and their four children, as well as their two grandchildren.

Given Chuck's commitment to understanding the needs and goals of his customers, reaching out to him for assistance or advice would likely yield valuable insights and support. His combination of practical experience, industry knowledge, and community involvement makes him a well-rounded and reliable resource in the agricultural community.



Chuck Baum

LAND AGENT
AMERICAN LEGACY LAND CO.
402-643-5002

Chuck.Baum@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

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