



# AMERICAN LEGACY LAND CO

# FOR SALE

## BOOTLEG BREWERS

Taylor, NE

## 200 +/- Acres

**OFFERED AT:**

# \$3,150,000

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

Welcome to Bootleg Brewers, where you will be greeted with the beauty and tranquility of the Nebraska Sandhills and the warm welcome of a state-of-the-art Brewery offering an unparalleled experience in a unique setting. Boasting seven of the most outstanding brews in the area, let alone the state, these brews have left a memorable impression on many and will for years to come.

Located just 13 miles north of Taylor, Nebraska, the drive off Hwy 183 offers time to take in the beauty of the Nebraska Sandhills that many have never experienced. It also elevates the excitement of what is around the next turn or over the next hill. Then, Bootleg Brewers appears, where the feel-good factor starts its journey to take you away from the worries of everyday life and make conversations with complete strangers start to flow into a comfortable space.



## More About this Property:

Many friendships have started and continue today, all starting while enjoying one of the seven brews to include: Cling On, Sandhills Ale, Hoppy Homesteader IPA, Naked Orange, Horned Hereford Irish Red Ale, Oatmeal Stout, Muddy Duck, and yes, the famed Ass Blaster. These were only available at limited outlets across the state or whatever you could carry, leading to the need to return and experience the excitement again.

A brewery driven by the passion to create great beer, that in the past was only enjoyed by a few friends, but now has been enjoyed by thousands. It was created and approved by the original brew master, Ron, and then Dodie. The long journey to create such brews has been a part of their lives as long as they have been together, starting with Dodie's father introducing brewing to Ron.

The property, with its five cabins and multiple RV / camper hookups, is a perfect location for travel layovers, family reunions, weddings, corporate meetings, or home base while enjoying the Calamus Reservoir, Calamus River, or hunting the local area. You'll feel like you have your own private brewery.

The property encompasses 200 +/- acres, 40 of which are designated the "Beer Garden," an expansive outdoor entertainment venue with a separate bar and band area. The kitchen facility, which is nothing short of a culinary dream, has inspired previous menus to capture the essence of the local area. All areas of this property can increase capacity on multiple levels.

The new owners have an open canvas to create additional attractions to enhance the properties income potential to include a trap range, skeet course, golf course plus outdoor concerts, the possibilities are endless all anchored by the brewery. Did we mention that the brewery is set up for a can line expansion, which would elevate brand awareness and availability across the state? Having one of the largest brewing systems in the state ensures that the brewing process will be smooth, thus maintaining the integrity of current brews and keeping up with demand.

Striving for the highest standards in the creation of the overall facility, including the tastes of their beers, the current owners bring honesty, integrity, openness, trustworthiness, and recipes to these seven brews, ensuring the profitability and longevity of this location.

The base of this location and business are in place, offering unparalleled opportunities to elevate, expand, deepen, and set new benchmarks while preserving the history of this great brewery.

The property is being presented by American Legacy Land Co, listing agent Bob Osborne, and is by private showing only, please reach out to Bob for additional information / questions or to schedule your showing time at 402-660-4970 or [bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com).



## More About this Property:

Directions: From Taylor, NE head 10 miles north on HWY 183 to 829th Rd, turn left heading west for 3 miles to brewery.

Legal Description: 20 22 18 S1/2NE1/4 – SE1/4NW1/4 – N1/2SE1/4 SEC. 20-22-18 200 +/- Acres Loup County, NE

Taxes: \$1385.40

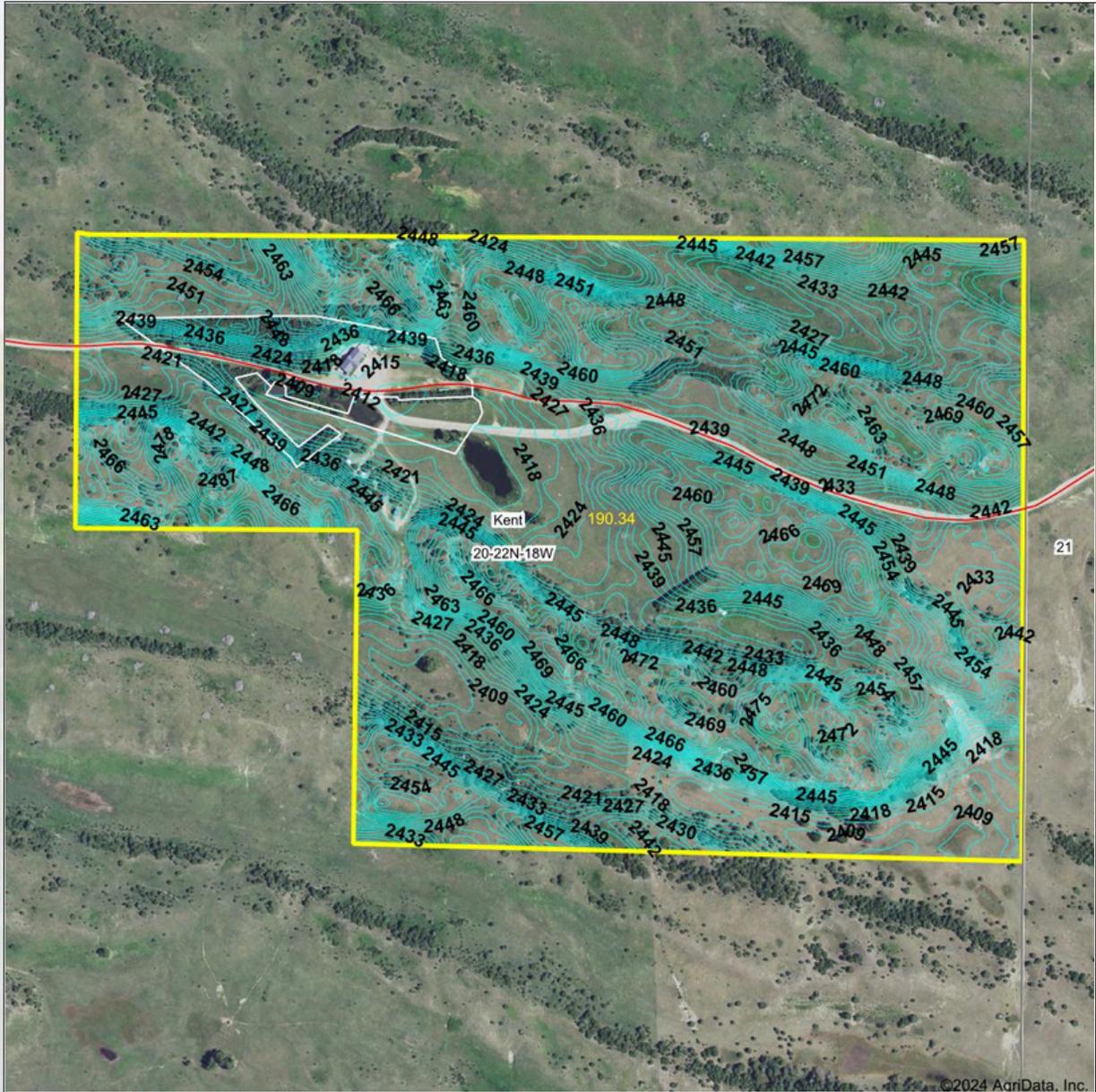
Income Potential: State of the art brewery with 5 notable to brews to include: Cling On, Muddy Duck, Ass Blaster, Sandhills Ale and Hoppy Homesteader IPA, all of which have never been available in retail sale packages or distributed within the state. Full kitchen that can serve the main venue plus meeting room. Outdoor patio venue for bands and additional seating. Five cabins, full hook-ups for 5 campers or RVs. The 200 +/- acres lends itself for development of additional lodging options, trap or skeet range, 18-hole golf course, weddings, family reunions, business meeting venue.

## FEATURES:

- 200 +/- Acres
- State of the art brewery with brand awareness
- Full-service kitchen
- Potential development ground
- Parking for 500 plus vehicles
- Outdoor entertainment venue



# AMERICAN LEGACY LAND CO



©2024 AgriData, Inc.



© AgriData, Inc. 2023 www.AgridataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source:USGS 10 meter dem

Interval(ft): 3.0

Min: 2,402.9

Max: 2,505.8

Range: 102.9

Average: 2,443.6

Standard Deviation:21.19 ft

0ft 640ft 1279ft



9/5/2024

20-22N-18W  
Loup County  
Nebraska

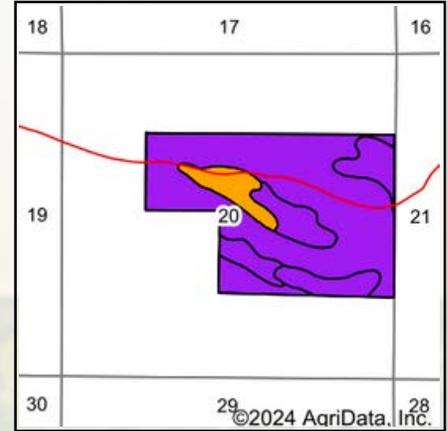
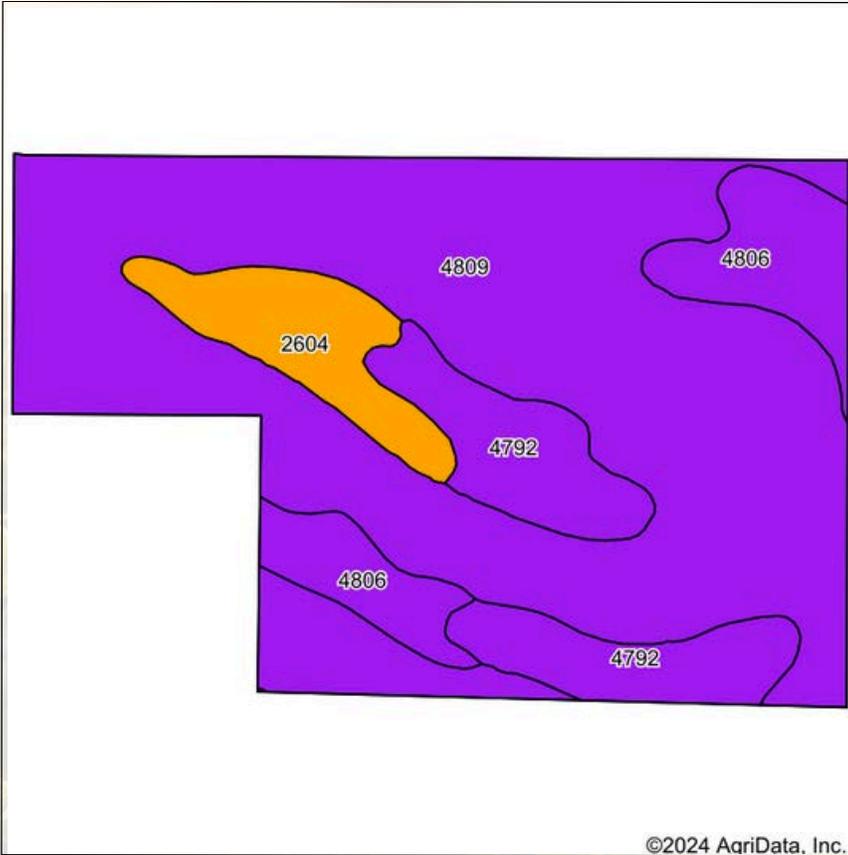
Boundary Center: 41° 51' 51.3, -99° 25' 20.17



BUYING • SELLING AUCTIONS



# LOUP COUNTY, NEBRASKA



State: **Nebraska**  
 County: **Loup**  
 Location: **20-22N-18W**  
 Township: **Kent**  
 Acres: **190.34**  
 Date: **9/5/2024**



Maps Provided By:



Area Symbol: NE115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , moist	133.12	70.0%		VIe
4792	Valentine fine sand, 3 to 9 percent slopes, moist	24.21	12.7%		VIe
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	19.43	10.2%		VIe
2604	HershGates complex, 0 to 3 percent slopes	13.58	7.1%		IIIe
				Weighted Average	5.79

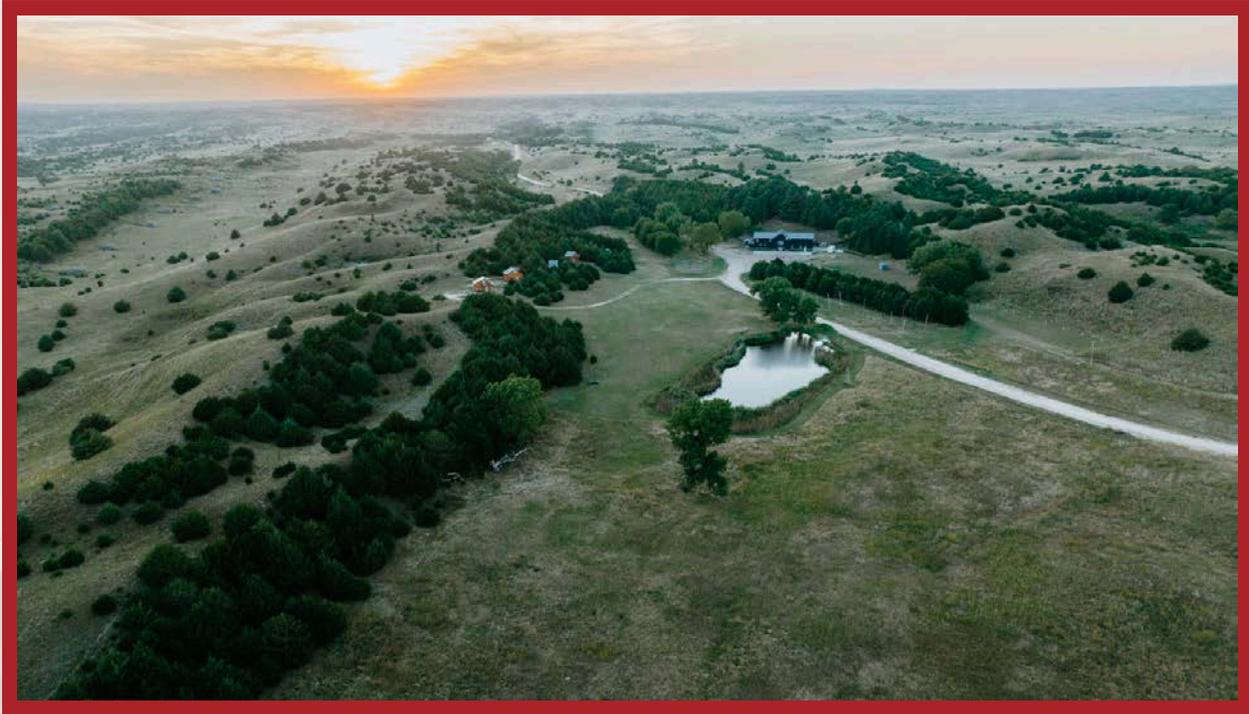
\*c: Using Capabilities Class Dominant Condition Aggregation Method



FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT



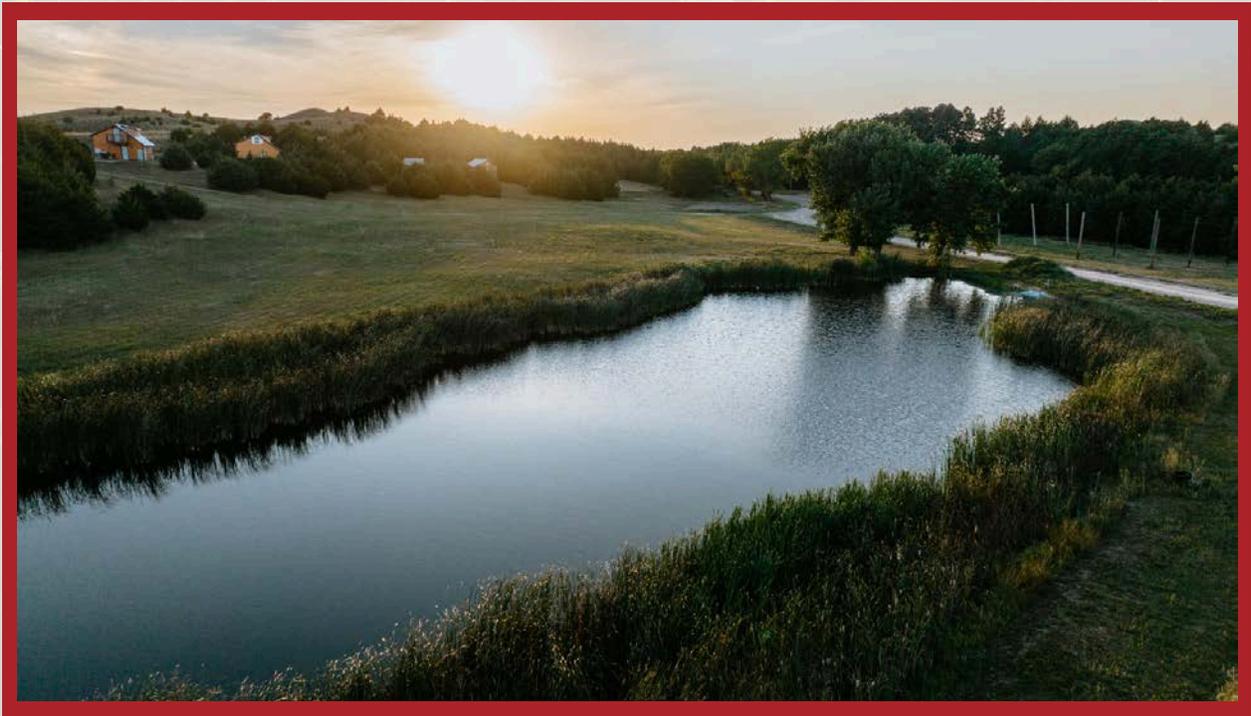
# AMERICAN LEGACY LAND CO



AMERICAN  
LEGACY  
LAND CO

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





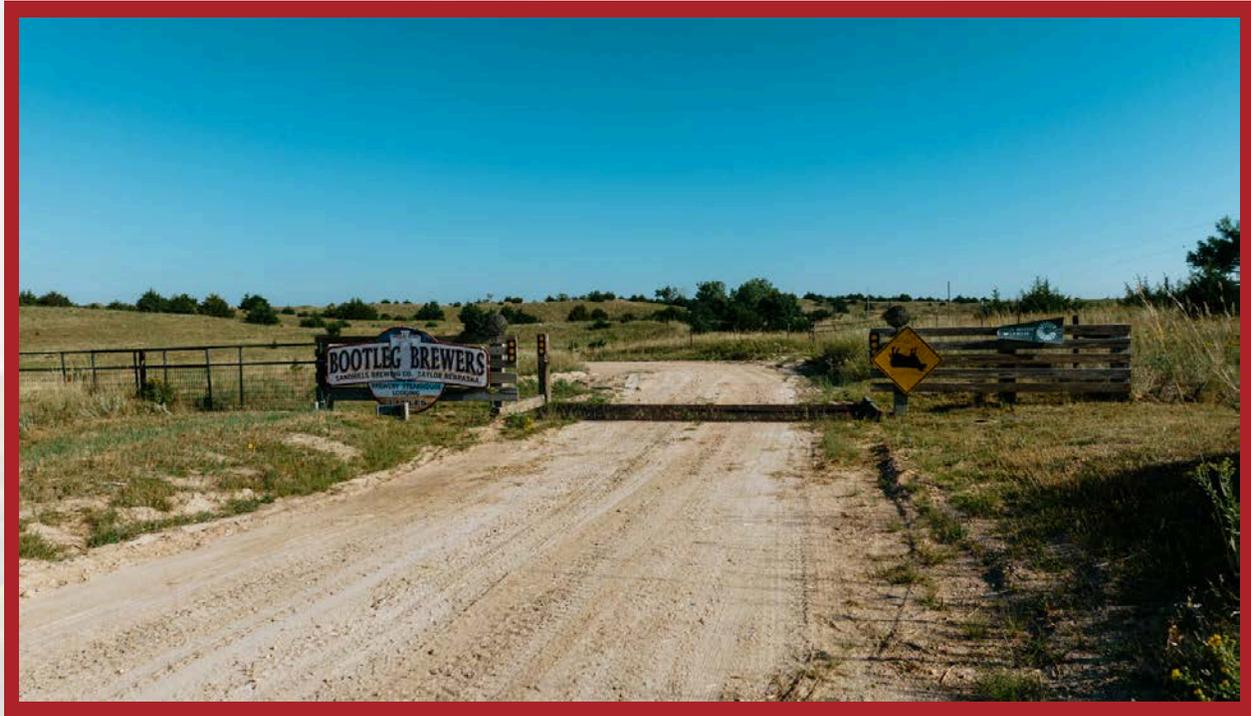
**AMERICAN**  
**LEGACY**  
LAND CO

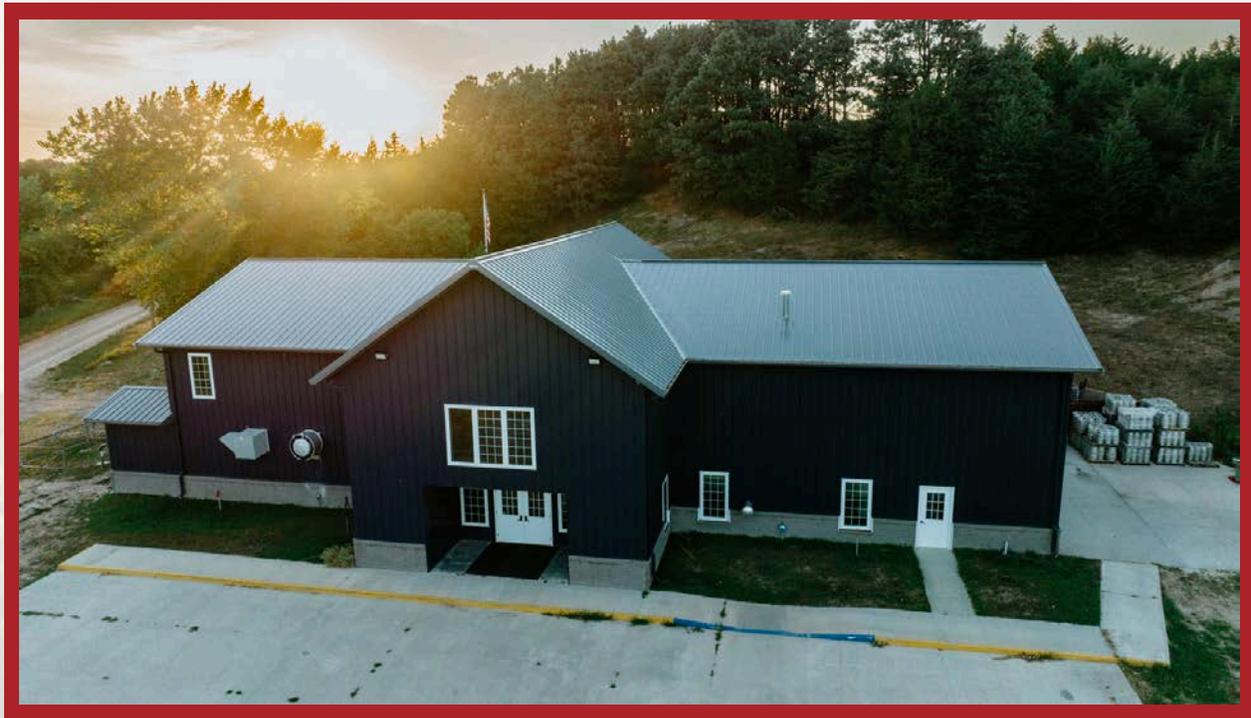
**COMMITTED • DETERMINED**  
**TRUSTED**



# AMERICAN LEGACY

LAND CO





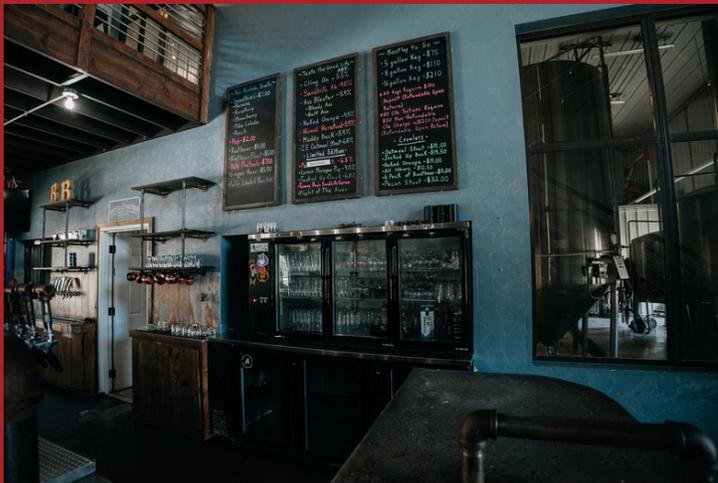
**AMERICAN  
LEGACY**  
LAND CO.

**HELPING YOU BUY  
AND SELL LAND**



# AMERICAN LEGACY LAND CO





**AMERICAN  
LEGACY**  
LAND CO

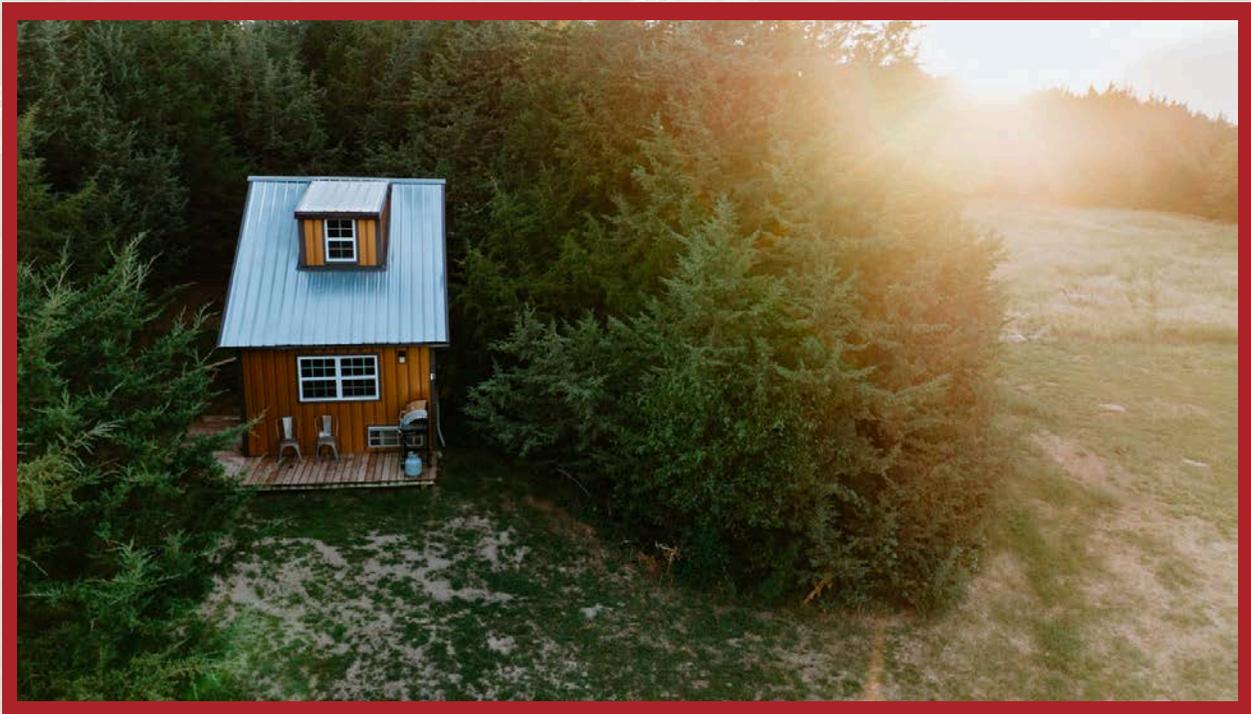
**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**



# AMERICAN LEGACY

LAND CO



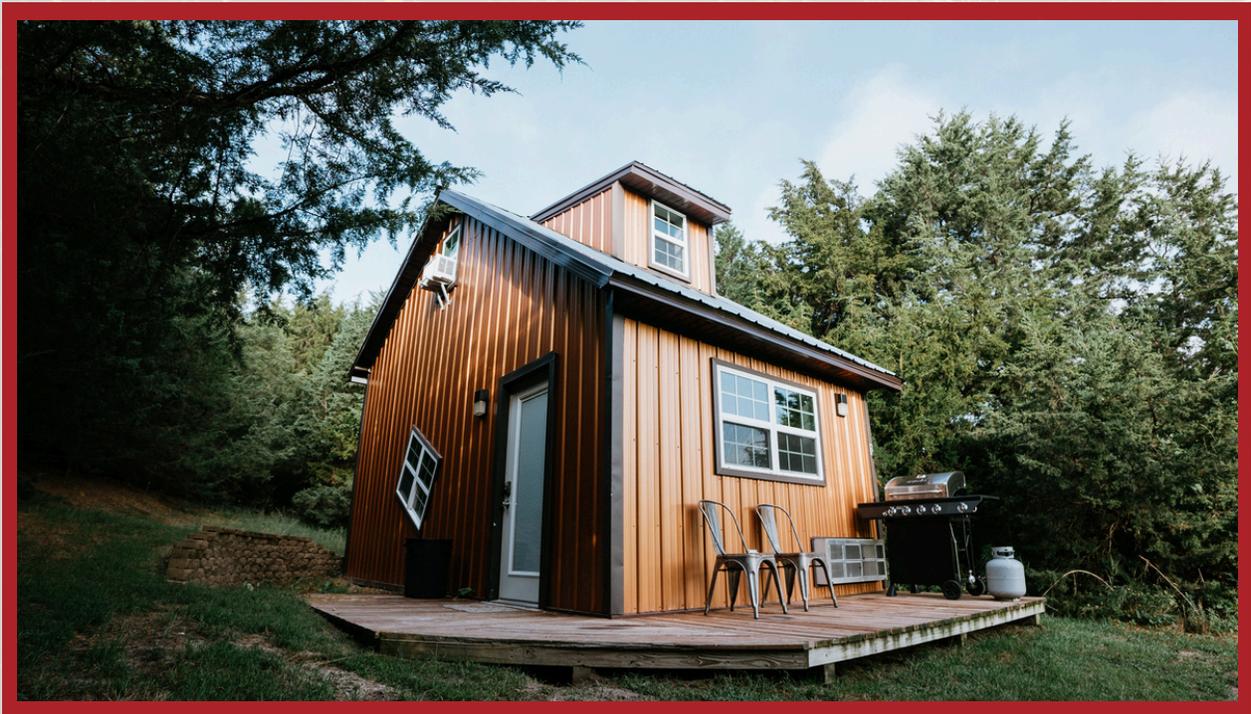


**AMERICAN  
LEGACY**  
LAND CO

**HELPING YOU BUY  
AND SELL LAND**



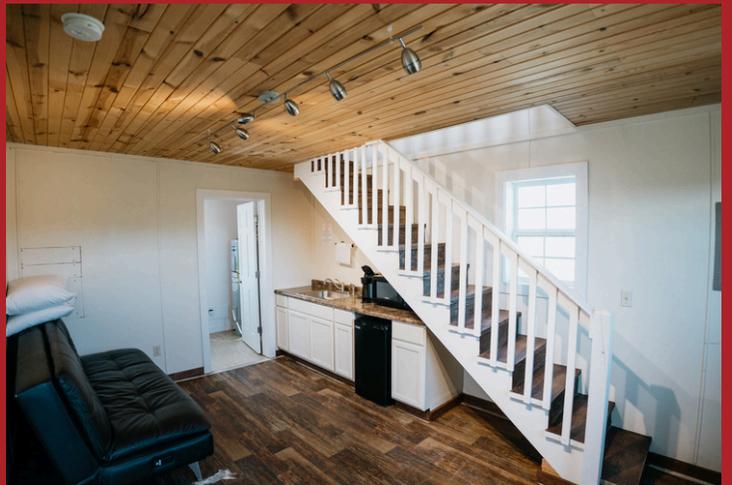
# AMERICAN LEGACY LAND CO



AMERICAN LEGACY LAND CO

BUYING • SELLING AUCTIONS





**AMERICAN  
LEGACY**  
LAND CO

**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**



## About the Agent:

Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved.

Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows.



He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.

Bob lives with his wife, Kathy, in Omaha, Nebraska, but both will office from their property in Burwell, NE as they both have many customers in the area. Together, they have four grown children, Jennifer, Justin, Sara, and Dylan and 3 grandchildren Hallie, Cole & Harlee.

## BOB OSBORNE, LAND AGENT



402-660-4970



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