



# AMERICAN LEGACY LAND CO

## FOR SALE

### HENRY'S BAR

Callaway, NE



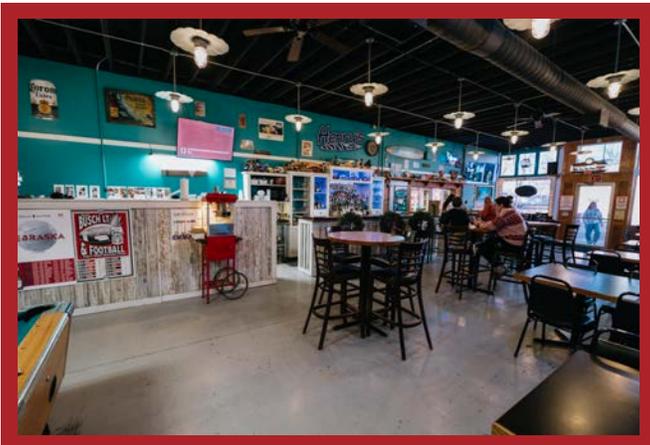
**OFFERED AT:**

**\$198,000**



### *ABOUT THIS PROPERTY:*

Located in the heart of Callaway, Nebraska, Henry's Bar is a popular local establishment with a strong track record of year-over-year growth and a loyal customer base. This turn-key business offers a fantastic opportunity for an owner-operator to step into a well-established bar and restaurant, complete with the equipment, inventory, and operational systems necessary to hit the ground running.



## More About this Property:

- **New Equipment:** The bar boasts a brand-new pizza machine and ice machine, streamlining operations and ensuring high-quality service for years to come.
- **Spacious Walk-In Cooler:** A sizable 11.5'x12.5' walk-in cooler allows for ample storage of drinks, ingredients, and supplies, enhancing efficiency in both food and beverage operations.
- **\$20,000 in Inventory Included:** The sale includes \$20,000 worth of inventory, making this a truly turn-key opportunity.
- **New Steel Roof:** Recently updated with a durable steel roof (installed just two years ago), the property is built for longevity and reduced maintenance costs.
- **Expansion & Event Space:** There is ample room for business expansion, with potential for adding additional seating or creating an event space to host private parties, community gatherings, or live music events.
- **Point of Sale System:** The bar is equipped with a modern point of sale system to streamline transactions, track sales, and manage inventory more effectively.
- **Keno Potential:** The property offers potential for adding keno, a popular gaming option that could further boost customer engagement and revenue.
- **Catering Business:** Henry's Bar is also poised to expand into catering, offering additional income streams by serving local events, businesses, and private parties.
- **Billiards Table Included:** A billiards table is part of the sale, adding an extra layer of entertainment for patrons and enhancing the social atmosphere.
- **Proprietary Recipes:** Included in the sale are the bar's exclusive homemade pizza recipes and handcrafted cocktail offerings, which have built a loyal following and are a key part of the business's unique appeal.

### Why Henry's Bar?

With steady year-over-year growth, Henry's Bar has cemented itself as a community staple. The combination of a full-service bar, pizza kitchen, and event space makes it a versatile and lucrative operation. Whether you're looking to expand the business into new areas or continue running it as-is, the opportunities are abundant.

Don't miss out on this unique opportunity to own a thriving, profitable business with tons of potential in the growing community of Callaway, Nebraska.

Legal Description: Railroad add block 48 W 4' Lot 9 all lots 10-11-12 Callaway Village

Taxes:\$1,321.52

## FEATURES:

- Large Lot
- Full bar
- Homemade pizzas with oven
- Walk-in cooler
- Storage for inventory
- \$20,000 in current inventory
- 2,000 sq. ft. of connected space for hosting gatherings
- Outdoor beer garden
- Very clean and well kept

# Callaway Nebraska



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AND SELL LAND**



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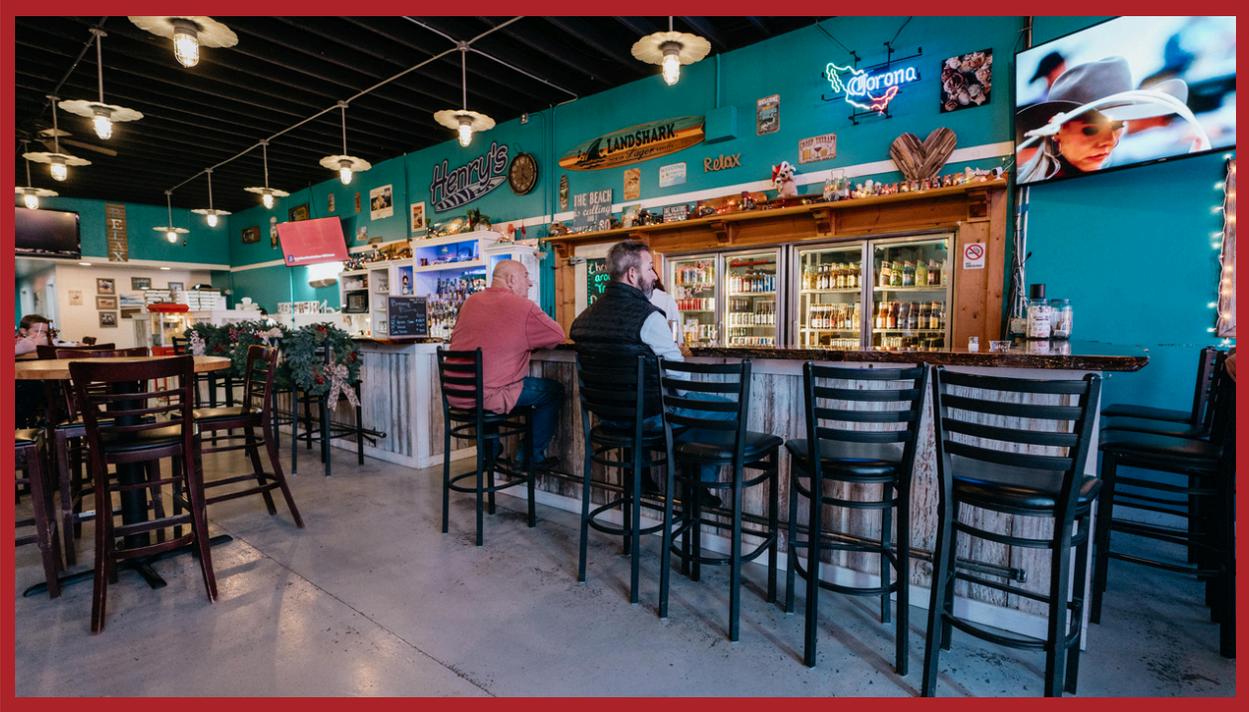
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**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**



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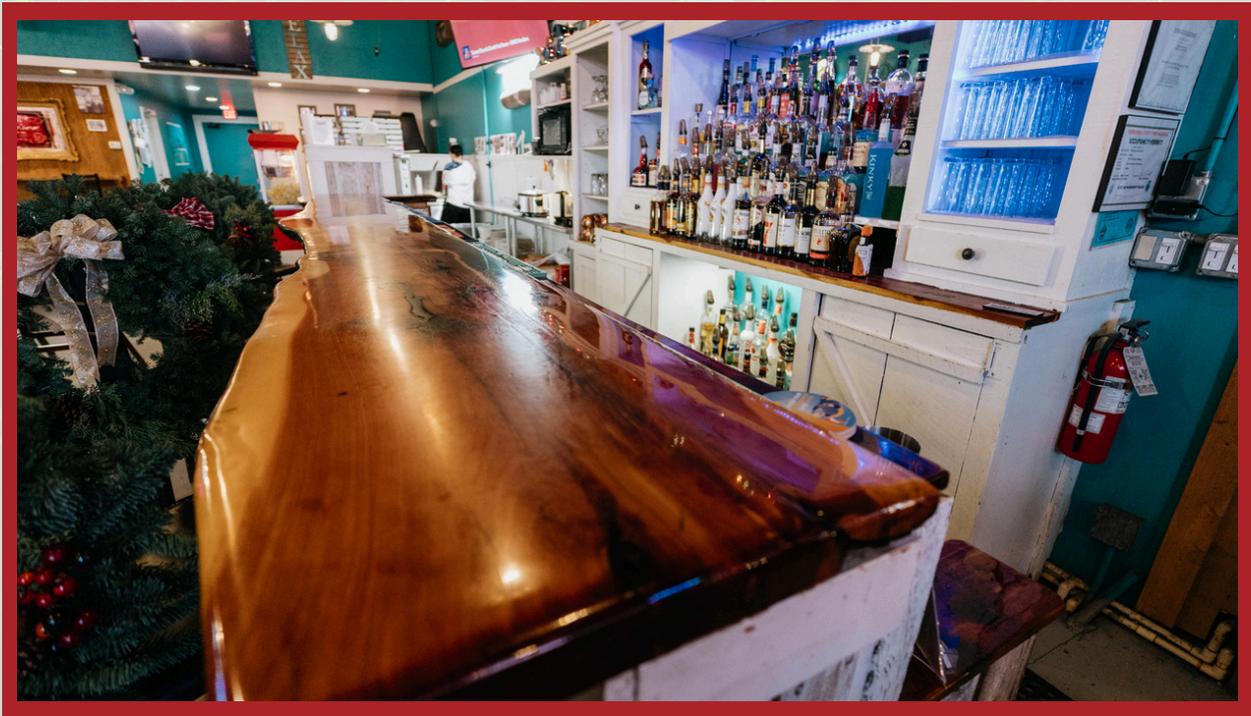
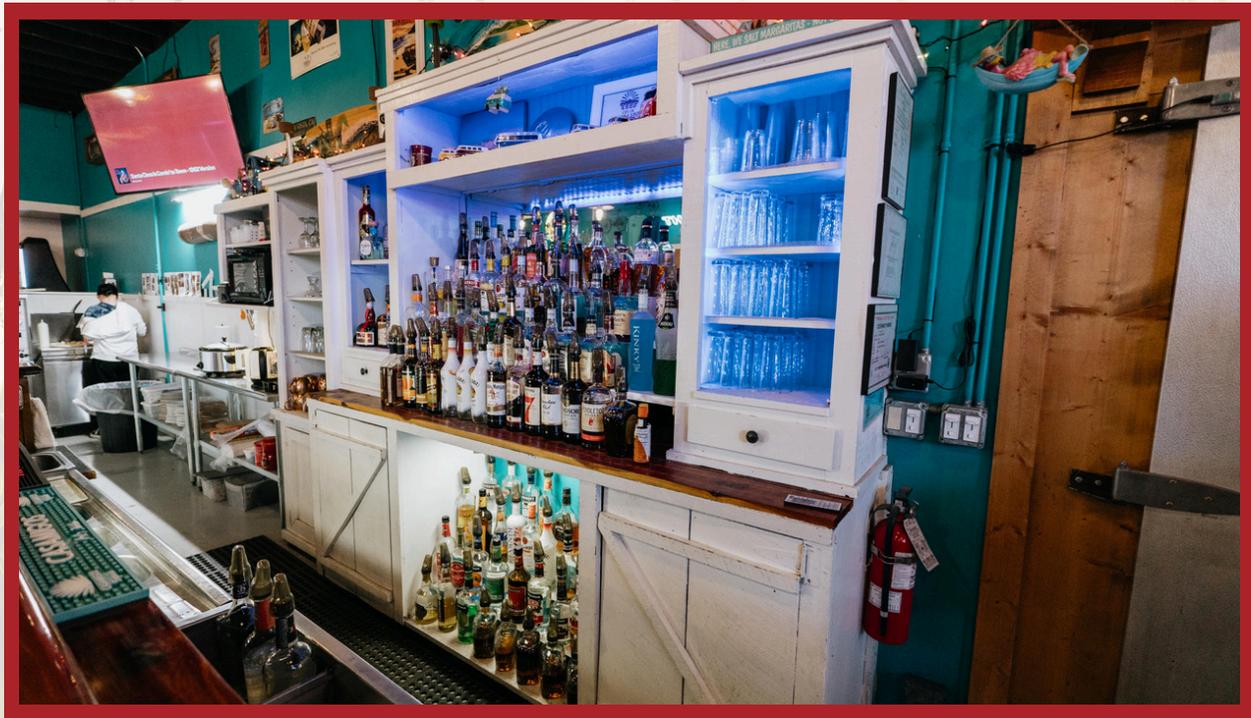
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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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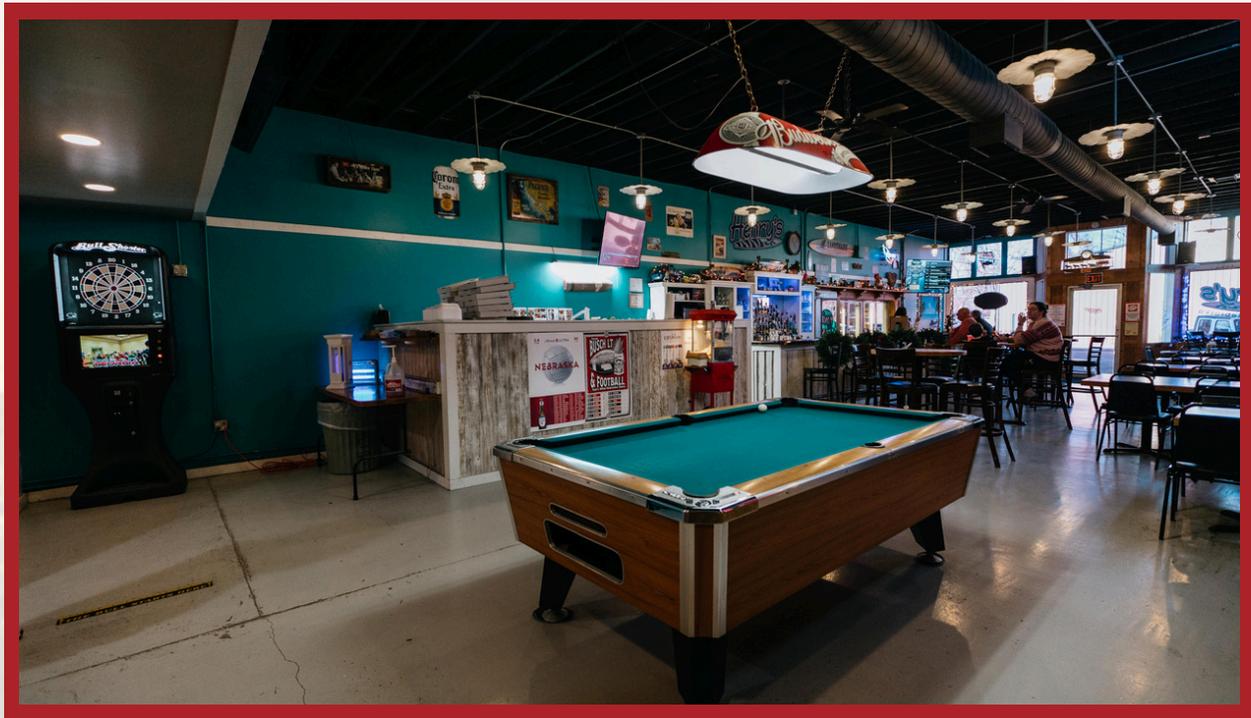
**COMMITTED • DETERMINED**  
**TRUSTED**



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# AMERICAN LEGACY LAND CO

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Brady spent several years in the outfitting industry guiding clients and making relationships with landowners. This also allowed him to analyze many properties all over the Midwest for recreational potential.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. Throughout this education, Brady developed a great skill for evaluating land for recreational potential and agricultural use. He now lives in Rockville, Nebraska with his wife where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



**Brady Rasmussen**

LAND AGENT  
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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 serve 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**

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