

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING RETREAT

Holt County, NE

66 +/- Acres

OFFERED AT:

\$529,000

ABOUT THIS PROPERTY:

If you've been looking for the perfect hunting getaway that combines comfort, seclusion, and incredible habitat, this is it. Located just south of Lynch, Nebraska in Holt County, this 66± acre property checks every box for the serious outdoorsman.

The land is a beautiful mix of native warm-season grasses and timbered creek bottoms, offering that classic blend of cover and open views. Roughly 43 acres are in warm-season grasses that were once CRP, with the balance in mature timber and a home site that sits high above the valley. The rolling topography creates a scenic backdrop, with Redbird Creek winding through the bottoms, a natural travel corridor for deer and turkey that makes this place truly special.



More About this Property:

Built in 2015, the 2-bedroom, 1-bath hunting cabin was designed with both comfort and views in mind. The cabin features a full kitchen, living area, and a wood-burning fireplace, perfect for relaxing after a day in the field. Step outside to a wrap-around wood deck that overlooks the entire property and the timbered creek valley below. It's the kind of view that makes you want to stay awhile. A 24 x 30 shop with concrete floors and power (built in 2023) provides plenty of space for ATVs, hunting gear, and equipment storage. The property also includes a private well, septic, and all the modern amenities to make your stay as comfortable as it is convenient.

Hunters will appreciate the fully irrigated 1 ± acre food plot, complete with a buried water line and sprinkler system tied into the house. It's a unique feature that will keep your plot green even in dry years, drawing in whitetails and turkeys from the surrounding properties. There is also a mix of planted apple, pear and chestnut trees, all fed from a drip line that you can control from your phone, giving this farm even more of a wildlife forage advantage.

This turnkey setup is ideal for someone looking for a ready-to-enjoy property with no work left to do. Whether you're after a weekend retreat, a family hunting camp, or a long-term investment in one of Nebraska's most scenic areas, this Redbird Creek gem delivers the best of all worlds.

Directions: From Lynch, go east on Hwy 12 just outside of the edge of town. Travel south on 503rd Ave for approximately 4.5 miles. Then go west on United Rd for 1 mile, turn south on 502nd Ave for 3/4 of a mile. The property is on the east side of the road.

Legal Description: (It's broken into 5 parcels) SCOTT TWP; SW1/4 SW1/4 EXC N 220'; 14-32-10; 33.33 AC AND N 220' OF SW1/4 SW1/4; 14-32-10; 6.67 AC AND W1/2 W1/2 N OF CTR LINE REDBIRD CREEK; 23-32-10; 20 AC AND SE1/4SE1/4 E OF CTR LINE OF TRAIL ROAD; 15-32-10; 3.82 AC AND THAT PT NE1/4 NE1/4 LYING E TRAIL RD & N CTR LINE REDBIRD CRK; 22-32-10; 2.18 AC IN HOLT COUNTY, NE

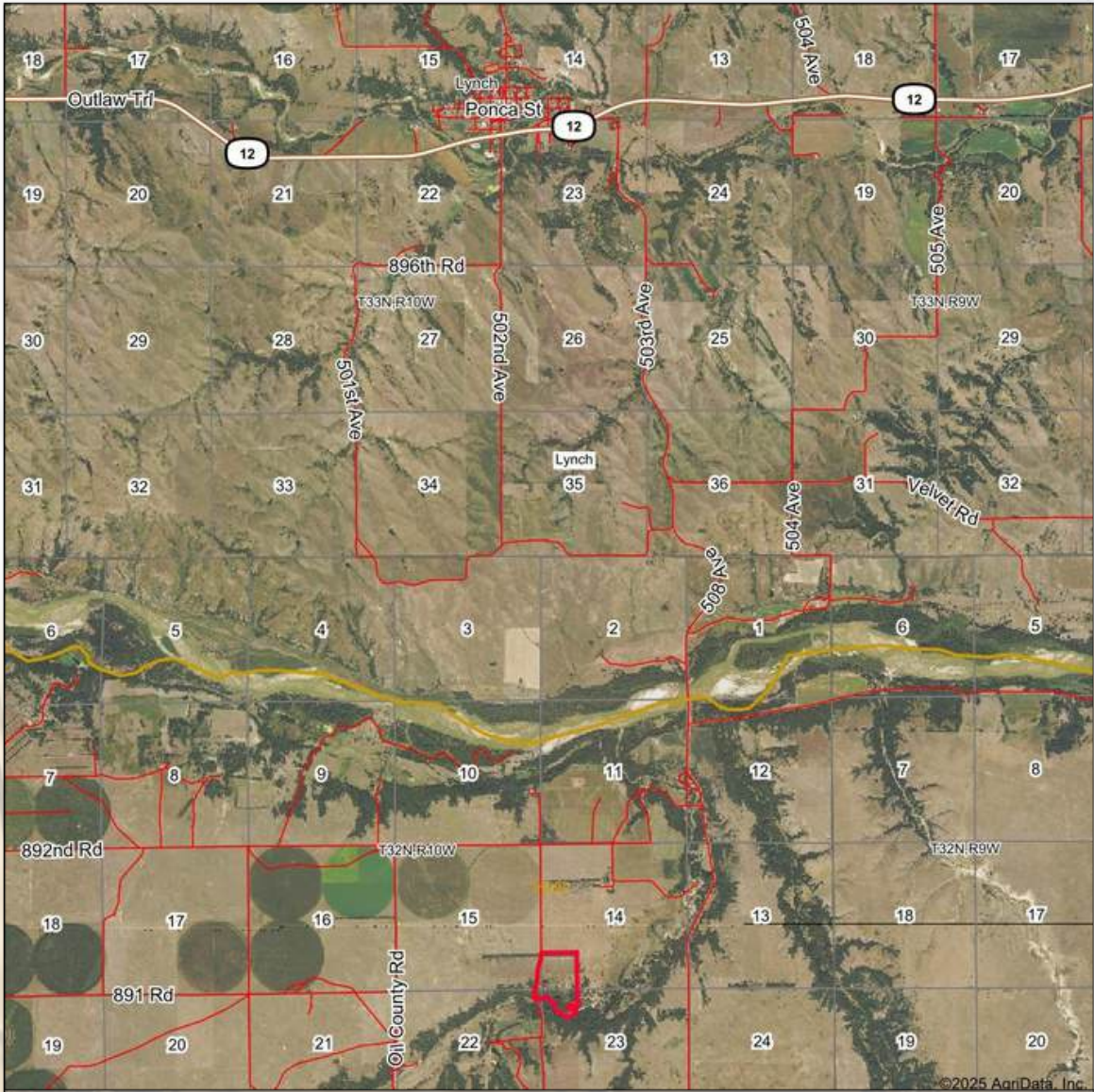
2024 Taxes: \$762.56

FEATURES:

- 66 +/- Acres
- Beautiful 2 bed, 1 bath cabin (built 2015)
- 24 x 30 shop (built 2023)
- Private utilities
- Irrigated food plot, fruit & mast trees
- Excellent wildlife habitat
- Secluded yet accessible
- Breathtaking views

HOLT COUNTY,
NEBRASKA

Aerial Map



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Boundary Center: 42° 44' 31.6, -98° 27' 36.87



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14-32N-10W
Holt County
Nebraska

0ft 5638ft 11275ft



10/27/2025



HELPING YOU BUY
AND SELL LAND



Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 44' 31.6, -98° 27' 36.87

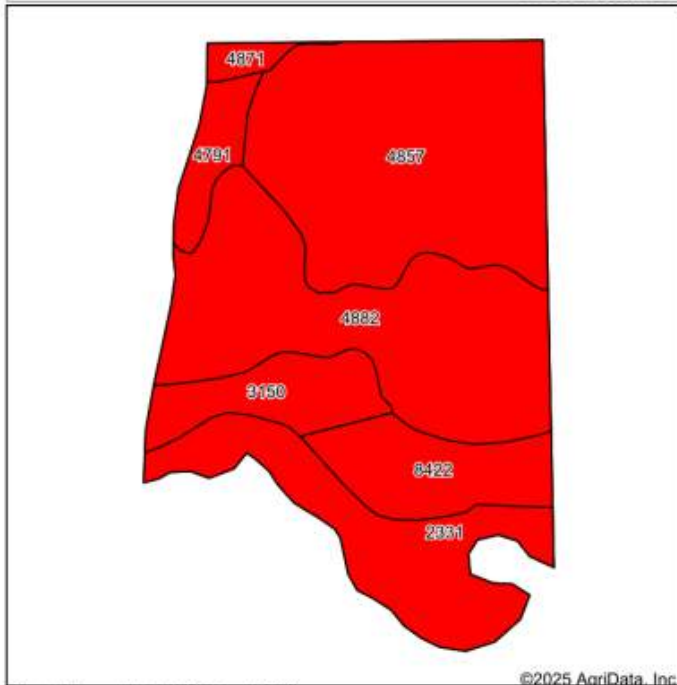
14-32N-10W
Holt County
Nebraska

0ft 383ft 767ft



10/27/2025

Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **14-32N-10W**
 Township: **Scott**
 Acres: **64.29**
 Date: **10/27/2025**

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Maps Provided By:

surety
 CUSTOMER-ORIENTED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE089, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	21.59	33.5%	■	Vle	IVe	2654	28	35	32	35	25	
4882	Valentine-Simeon sands, 9 to 30 percent slopes, eroded	18.62	29.0%	■	Vle		1970	13	15	11	15	12	
2331	Inavale loamy fine sand, rarely flooded	10.20	15.9%	■	IVe	IIle	3000	31	27	19	27	24	9
8422	Boel silty clay loam, overwash, occasionally flooded	5.88	9.1%	■	IIlw	IIlw	4735	39	37	27	37	33	
3150	Bristow silty clay, 20 to 40 percent slopes	4.68	7.3%	■	Vlls		2000	1	6	3	6	2	
4791	Valentine fine sand, 3 to 9 percent slopes	2.43	3.8%	■	Vle	IVe	2644	22	21	16	21	19	
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	0.89	1.4%	■	IVe	IVe	2701	29	35	32	34	25	
Weighted Average					5.45	*-	2653.8	23	*n 25.5	*n 20.7	*n 25.5	*n 19.9	*n 1.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

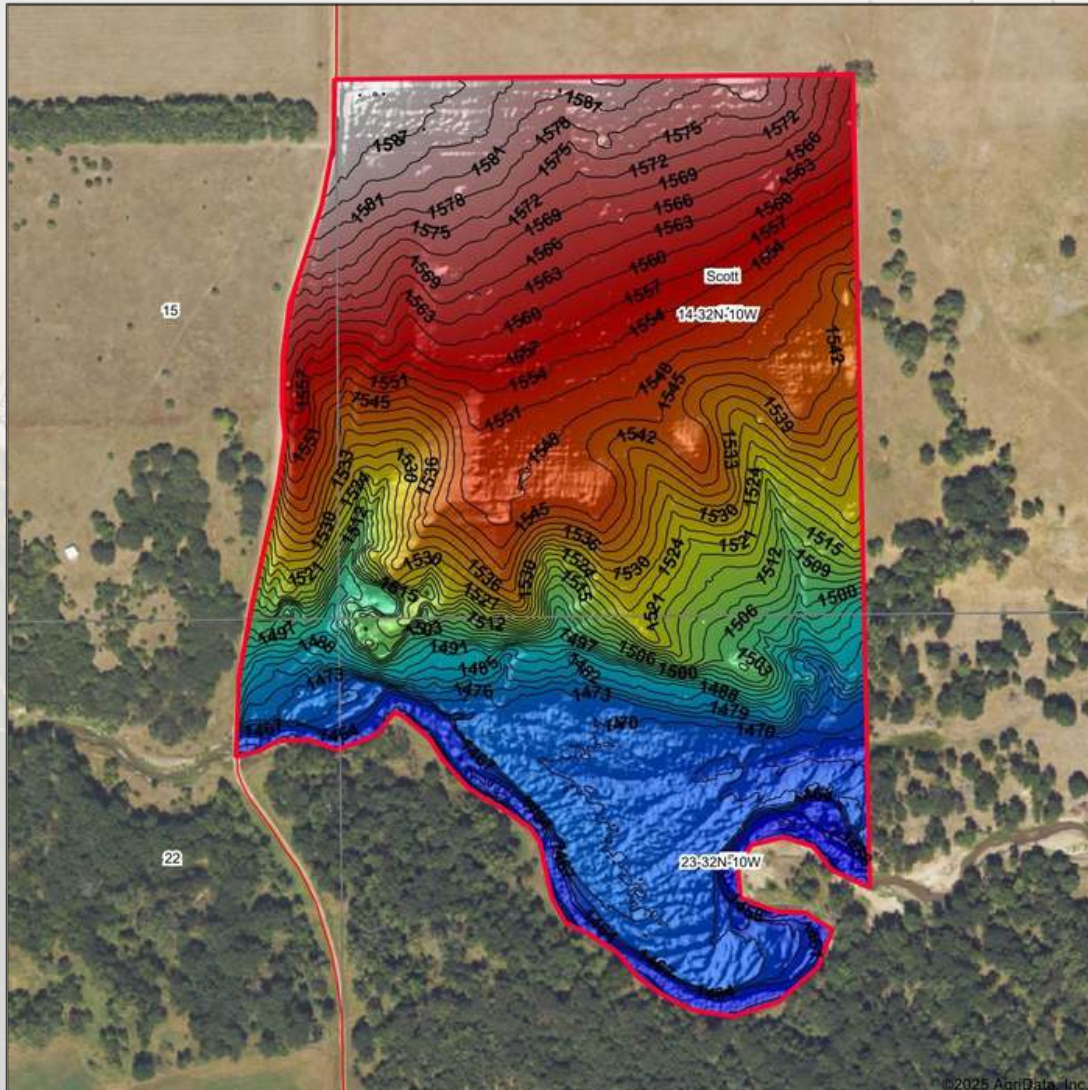


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,456.2
Max: 1,590.2
Range: 134.0
Average: 1,526.2
Standard Deviation: 40.26 ft

0ft 386ft 772ft

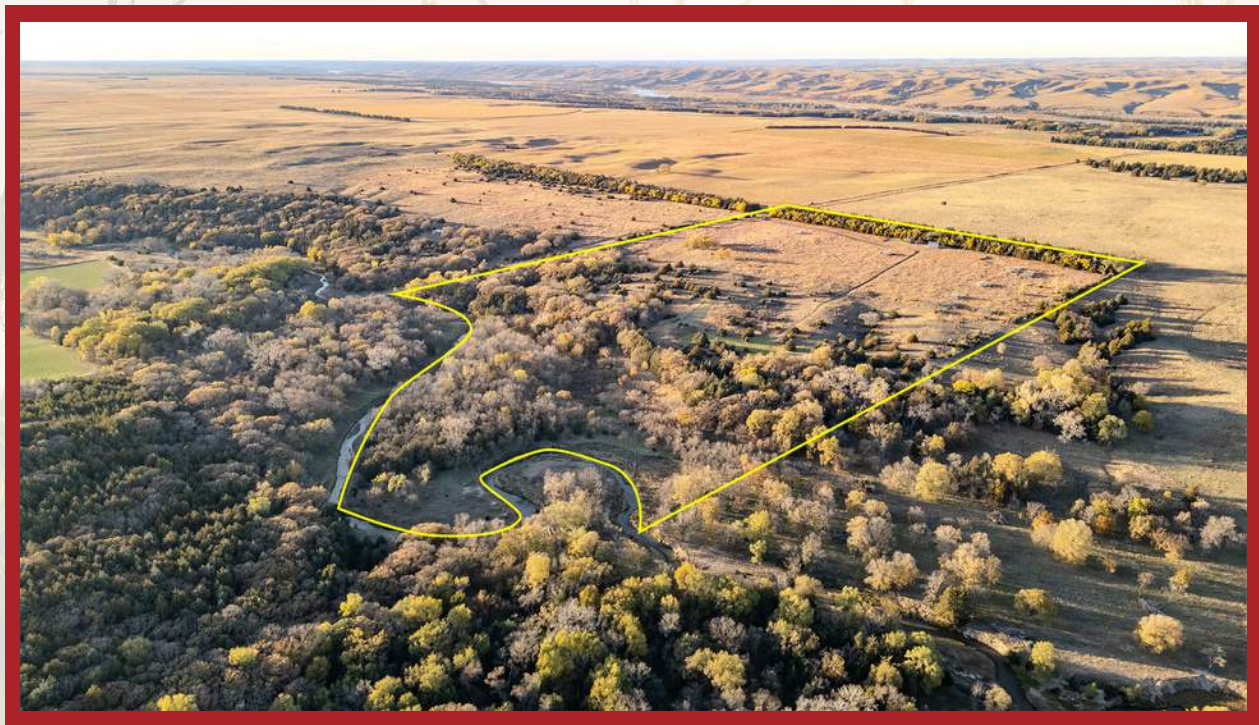
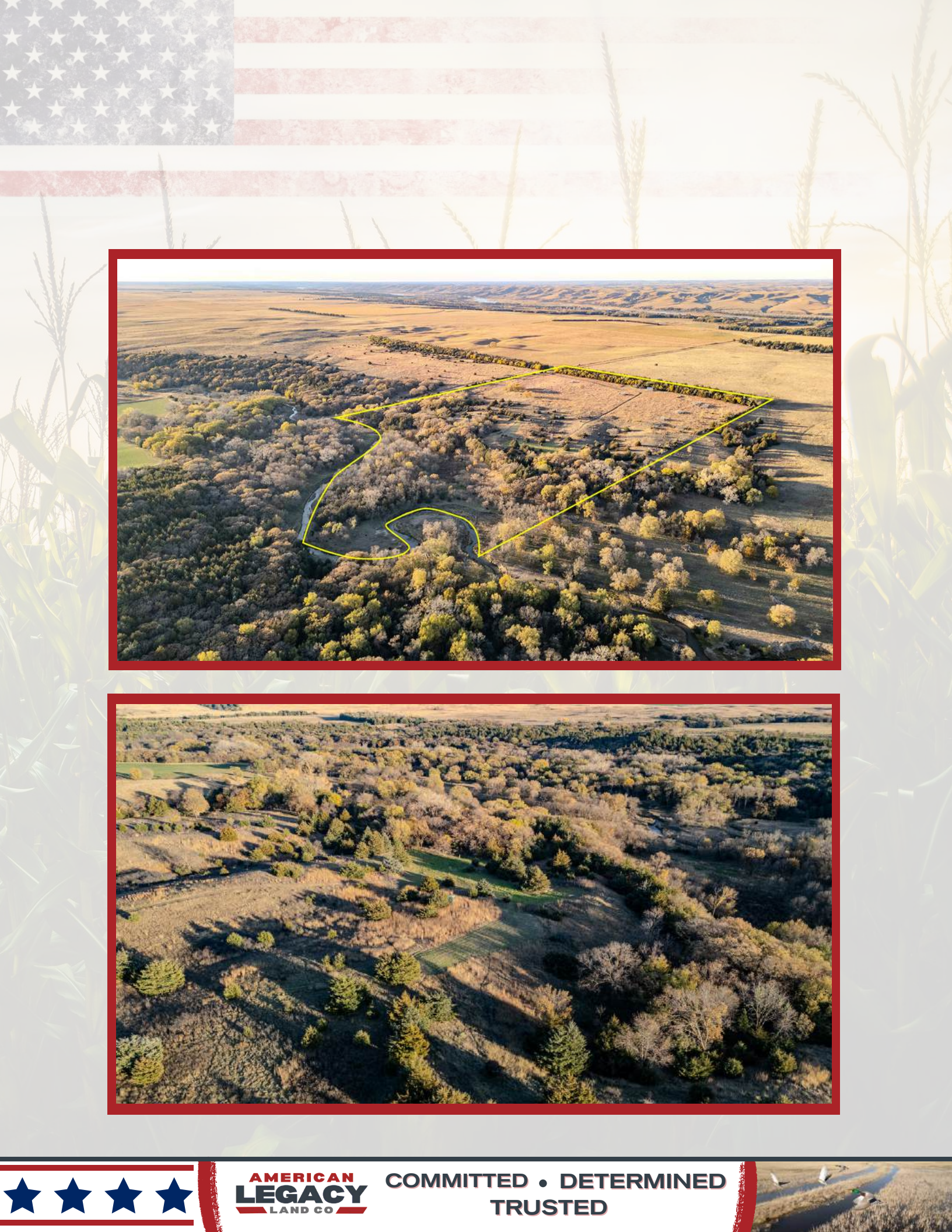


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14-32N-10W
Holt County
Nebraska

Boundary Center: 42° 44' 31.6, -98° 27' 36.87





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TRUSTED







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**BUYING • SELLING
AUCTIONS**





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HUNTING • DEVELOPMENT





About the Agent:

****Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ, LAND AGENT



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