

AMERICAN LEGACY LAND CO

FOR SALE

PASTURE GROUND

Loup County, NE

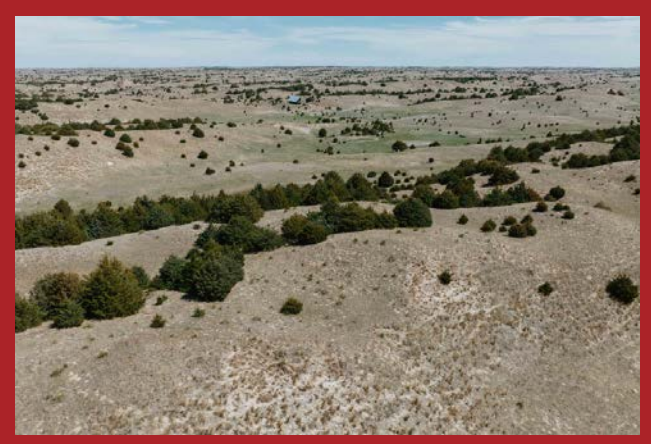
320 +/- Acres

OFFERED AT:

\$352,000

ABOUT THIS PROPERTY:

It's not often that pasture comes up for sale in Loup County so, don't miss out on your opportunity to purchase these 320 acres! This is the first time this property is available for purchase in nearly 80 years. Located approximately 10 miles northwest of Taylor, this property would make a great addition to your current operation or a secluded getaway. Calamus State Recreation Area is also just a short drive away.



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More About this Property:

What is even more rare, is that the pasture is not currently leased and will be available for the 2024 grazing season. Stocking rate averages 10-12 acres per pair on a 5 month summer range. The property has quality perimeter fencing and is ready for your cattle! Deer and turkey sign are present on the property and with a little work, it could be a great hunting property.

There is a remote A-frame cabin on the property that has not been lived in for quite some time and is being sold as is, where is.

Directions: North out of Taylor, turn west on Sunnyside Road. Stay on Sunnyside Road until you see directional sign.

Legal Description: 25 22 19 S1/2 SEC. 25-22-19 320 ACRES

Taxes: \$1,882.96 in 2023

Available for 2024

FEATURES:

- Pasture available for 2024
- Quality perimeter fencing
- Close to Galamus Reservoir State Recreation Area
- Electricity and meter on property
- Secluded location for cabin or home
- Corral/working pens on property
- Located approximately 10 miles NW of Taylor
- Deer and turkey sign present on property

LOUP COUNTY, NEBRASKA



Boundary Center: 41° 50' 47.25, -99° 27' 48.84

0ft 829ft 1658ft

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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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25-22N-19W
Loup County
Nebraska



4/22/2024

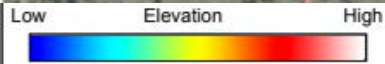
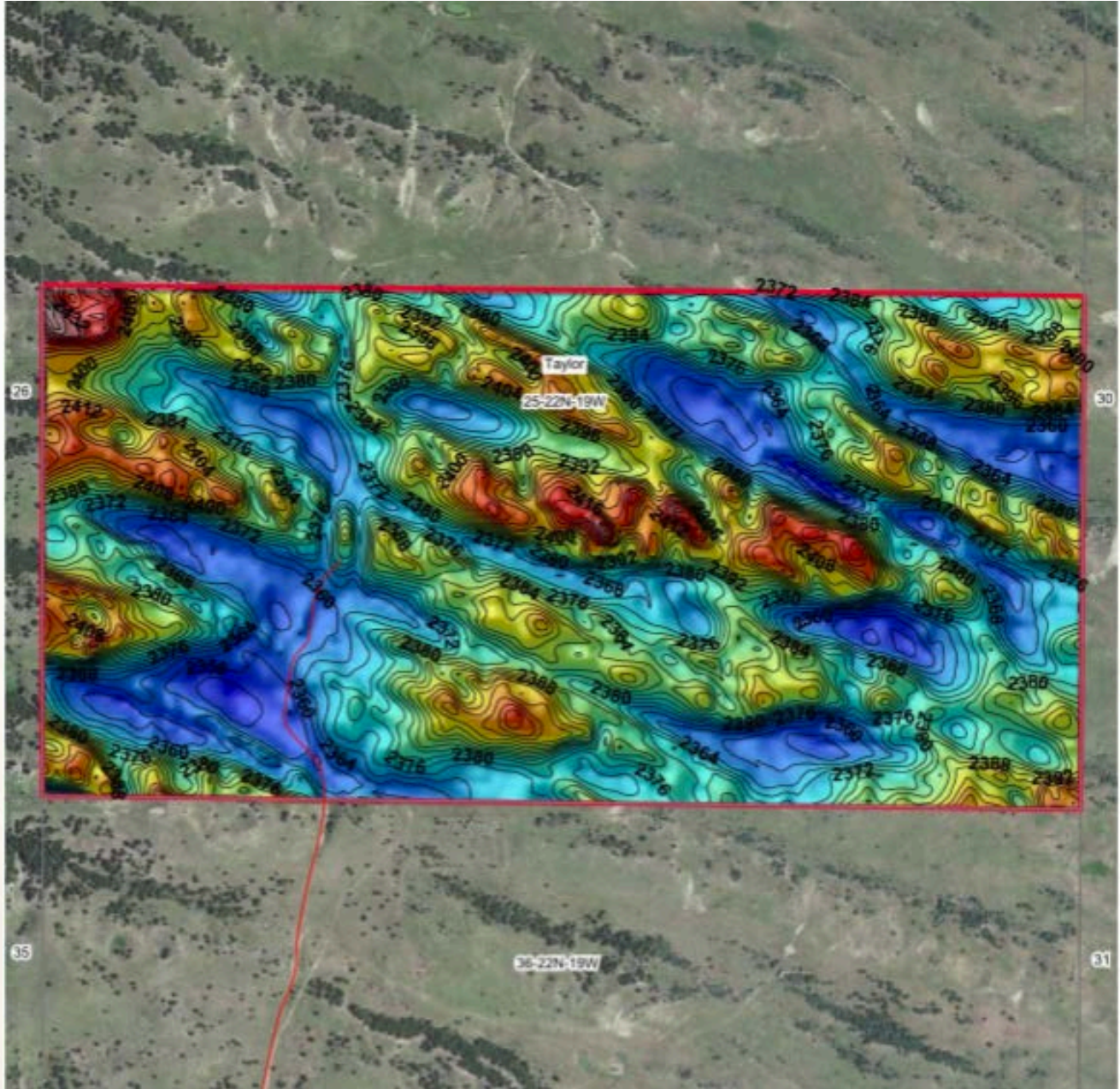


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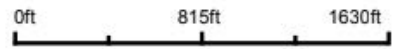
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AND SELL LAND**



LOUP COUNTY, NEBRASKA



Source: USGS 10 meter dem
Interval(ft): 4
Min: 2,348.7
Max: 2,449.2
Range: 100.5
Average: 2,381.5
Standard Deviation: 17.26 ft



25-22N-19W
Loup County
Nebraska

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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



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