

**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**COUNTRY LIVING PROPERTY**

Genoa, NE

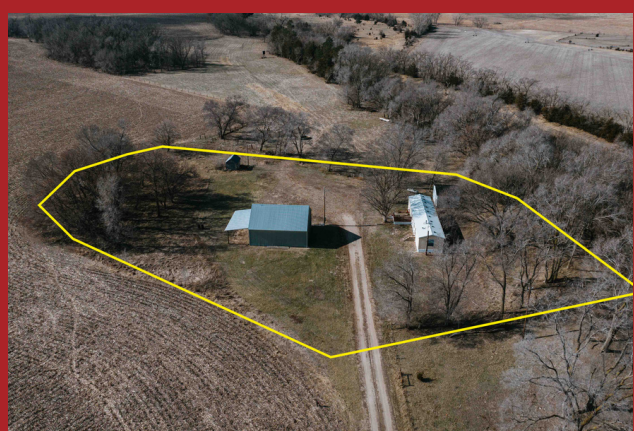
**1.68+/- Acres**

**OFFERED AT:**

**\$160,000**

***ABOUT THIS PROPERTY:***

Experience the country living at 43090 190th St, Genoa, NE. This charming manufactured home sits on 1.68+/- acres, offering privacy and space to roam. The 2-bed, 2-bath residence features 1,023 sqft of cozy living space, with all appliances included. Built in 2005, the home boasts modern comforts, including a wired 8k backup generator. A 30'x40' shop provides ample storage or workspace. Recent upgrades include a new well in 2023, a new roof in 2022, and a septic tank replacement approximately 10 years ago. Tucked away behind the hills and trees from the county road, the property offers seclusion, yet it's just minutes from Genoa for shopping and dining.



## More About this Property:

For outdoor enthusiasts, the location is ideal, situated across from the George Syas Wildlife Management Area and other public recreation spots offering hunting, fishing, camping, and more. Priced at \$160,000, this is a rare opportunity to own a piece of Nebraska's beautiful countryside.

Directions: From Genoa, go S on Hwy 39 for one mile, go E on S 510th St for two miles, turn N onto 445th Ave. for one mile, turn E on 190th St for two miles. Property is located on the S side of the road.

Legal Description: 29 17 3W NE NE & SW NE & PT NW NE  
Nance County, NE

## FEATURES:

- Manufactured home built in 2005
- Sits on 1.68+/- acres
- 30'x40' shop
- All appliances included
- 8k backup generator
- New well in 2023 and septic in 2014
- New roof in 2022
- Very secluded, yet close to town

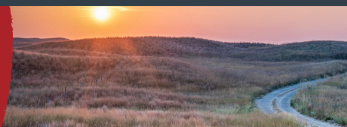
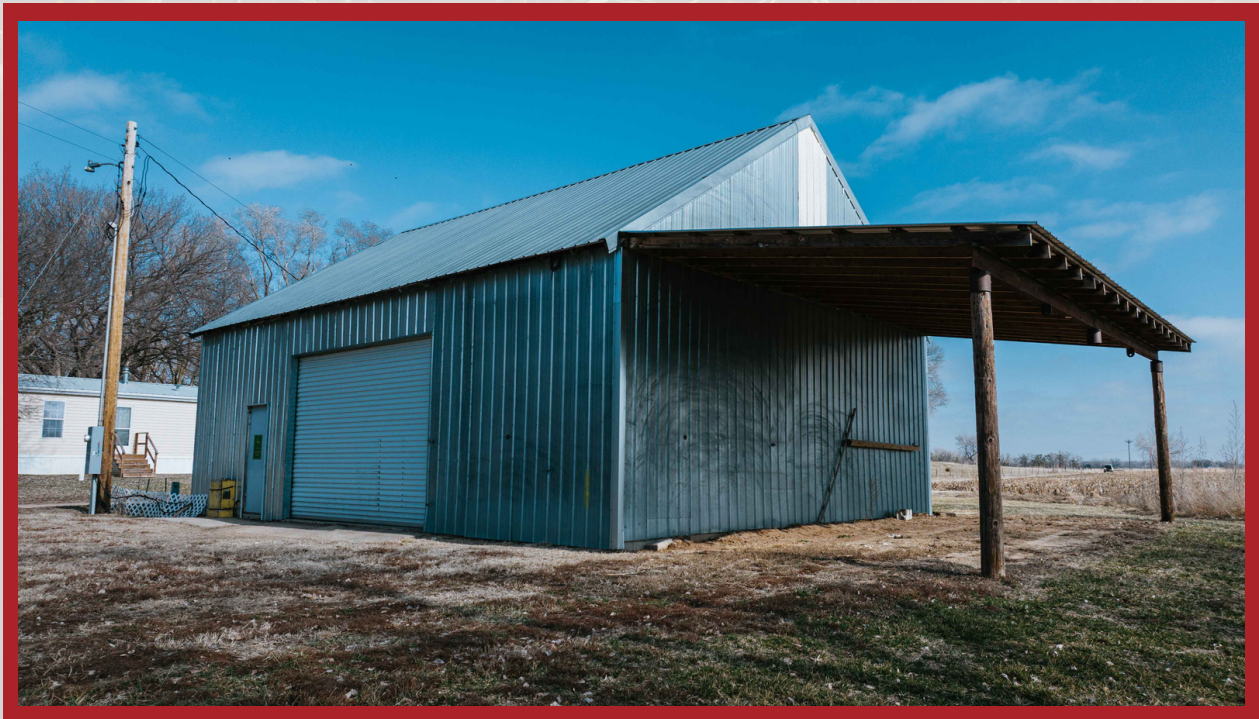
















# AMERICAN LEGACY

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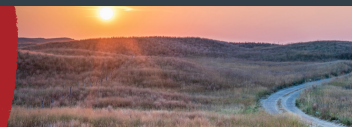


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HELPING YOU BUY  
AND SELL LAND







## 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



**402-276-6414**



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