



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**ACREAGE**

Thayer County, NE

**10.15 +/- Acres**

**OFFERED AT:**

**\$148,500**

***ABOUT THIS PROPERTY:***

On the west side of Alexandria, NE sits this 10.15 +/- acre property. This acreage hosts many great features and has a great location for a new owner to enjoy. The property is directly off of black top, and has been well maintained by the previous owners. This acreage offers plenty of space to build your dream house, or have a get-a-way with friends and family.



[www.AmericanLegacyLandCo.com](http://www.AmericanLegacyLandCo.com)



## More About this Property:

This acreage is ready to go for a new residence with water, electricity, and public sewer ready for hook-up. The property is made up of pasture and some timber with plenty of room to build, hunt, or start your hobby farm. There are several buildings and garages on the property, as well as a barn for equipment or hay storage. The property is completely fenced and it is in great shape. This location is conveniently right off of the black top road coming into town. There are many great opportunities in the local area to recreate and enjoy the community. Contact Listing Agents: Nathan Krick (402)937-3763 or Ryan Bulin (402) 768-8835 for a private showing.

### Notice:

\*Some personal property items currently on the property will be staying with the seller. The remainder of the property is being sold AS IS.

Legal Description: IRR TR 40-41 IN NW4NE4 11-3-1, 1.23+/- acres AND LOTS 44-45 IN SW4SE4 2-3-1, 8.92 +/- acres

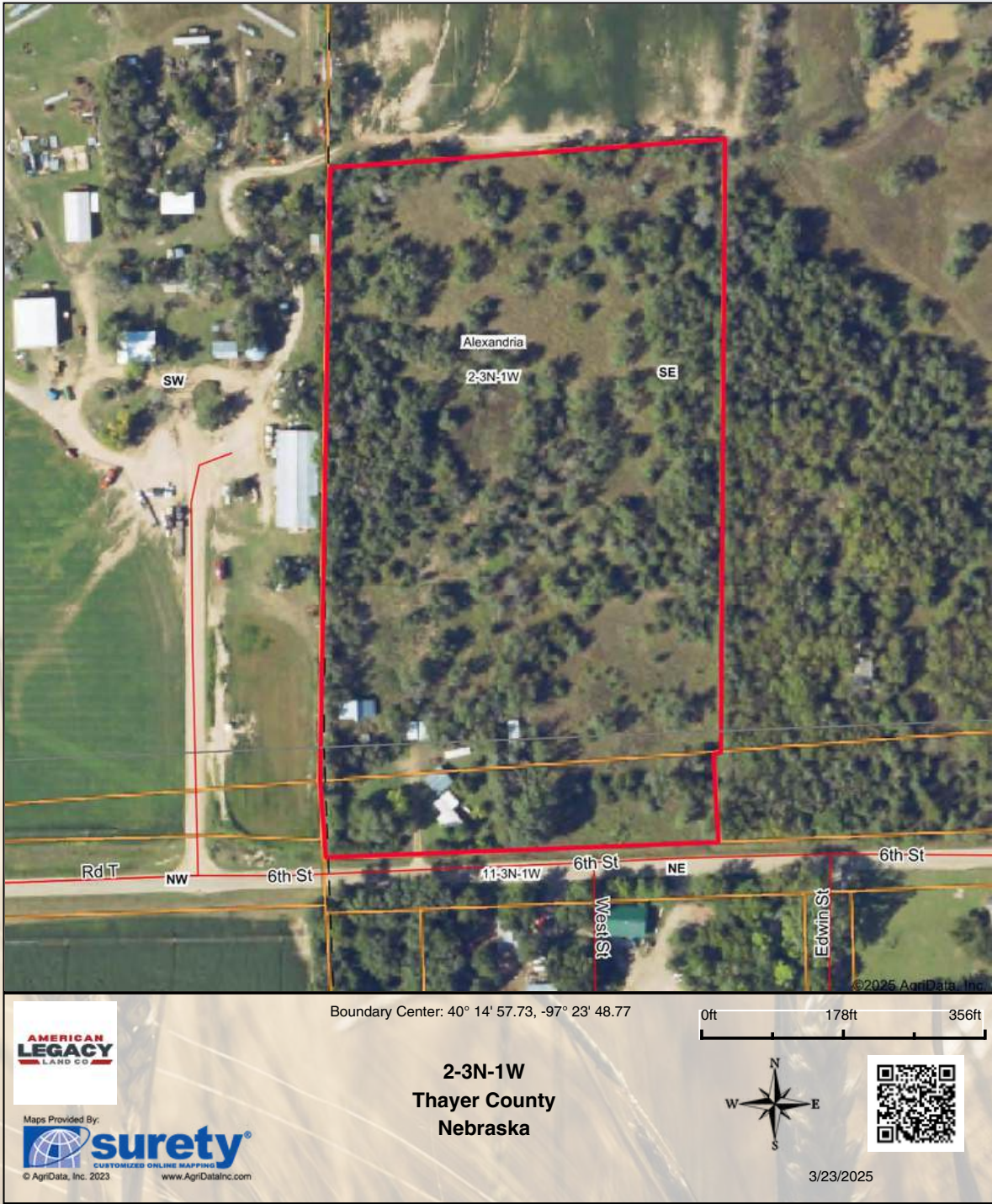
Taxes: \$470+/-

## FEATURES:

- West end of Alexandria, NE
- Utilities on the property
- Great habitat and recreational potential
- Off of black top road
- Large barn for hay or equipment storage
- High quality fence around the property
- Minutes from the Alexandria State Rec Area Lake



THAYER COUNTY,  
NEBRASKA



HELPING YOU BUY  
AND SELL LAND







Maps Provided By:



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Boundary Center: 40° 14' 57.73, -97° 23' 48.77

2-3N-1W  
Thayer County  
Nebraska

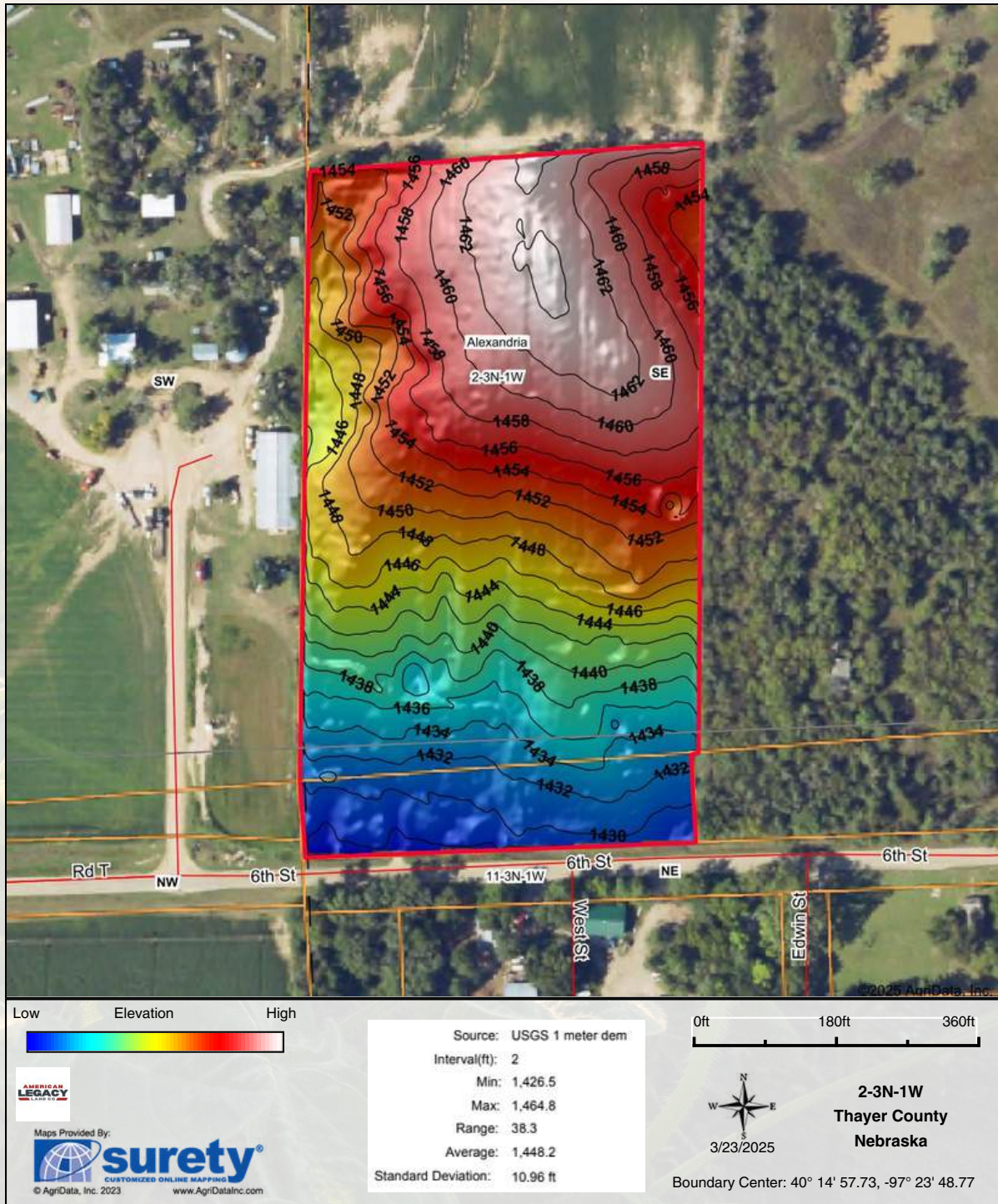
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3/23/2025









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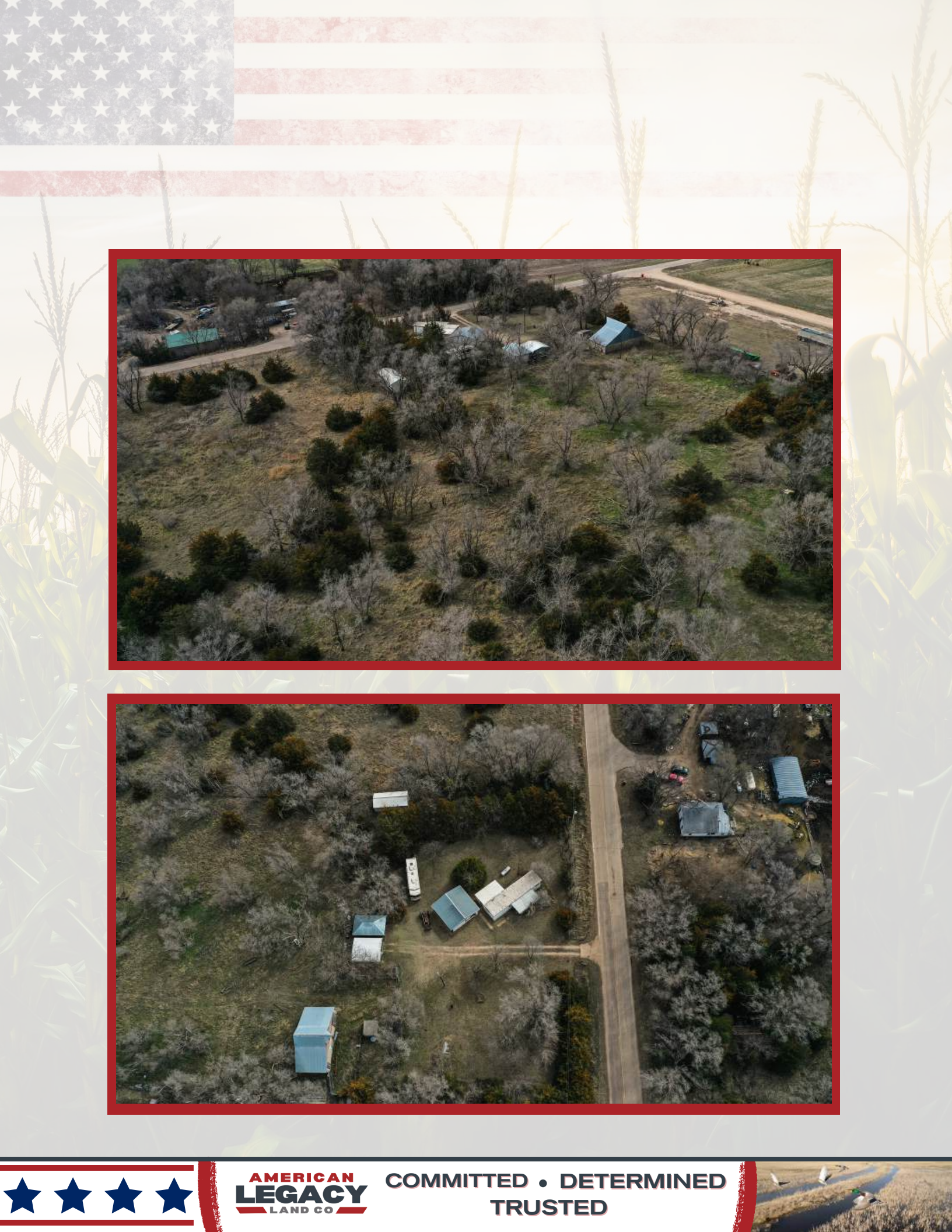


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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT







**AMERICAN  
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**COMMITTED • DETERMINED  
TRUSTED**







# AMERICAN LEGACY LAND CO.







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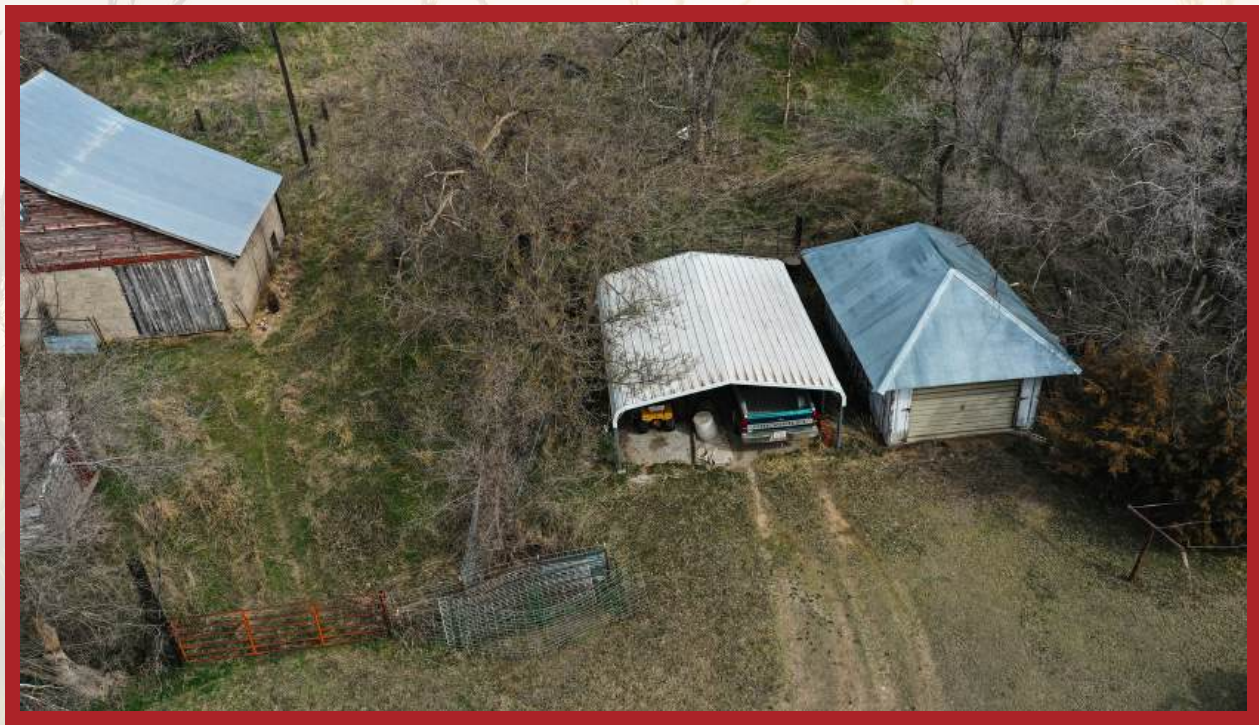
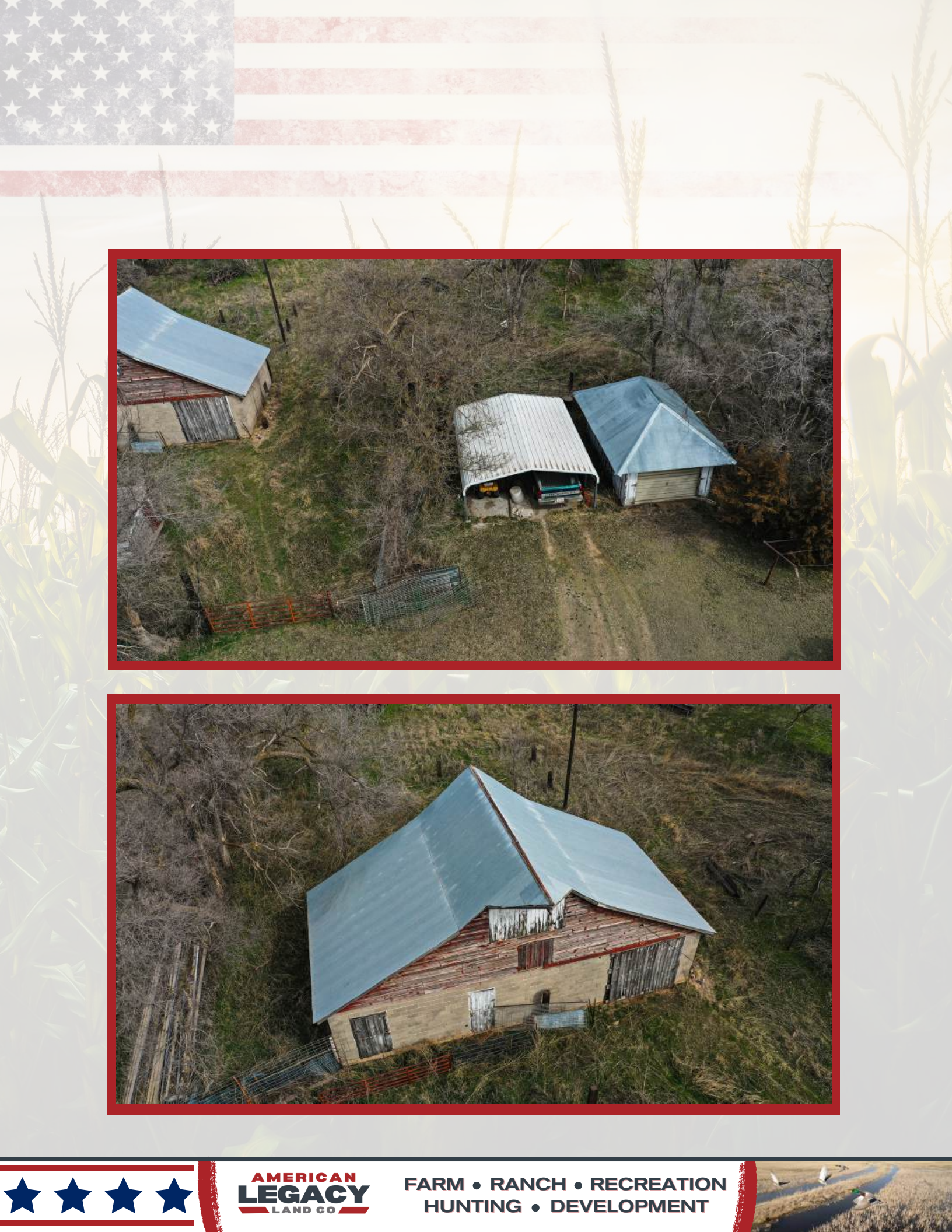
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AND SELL LAND











**AMERICAN  
LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT





## Listing Agents:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co.

Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you’ll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.



### Nate Krick

LAND AGENT  
AMERICAN LEGACY LAND CO.

402-937-3763

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

Ryan Bulin was raised on a small farm outside of Bruning, Nebraska where he developed a strong work ethic and an immense passion for the outdoors. With roots in rural Nebraska, he is very familiar with the farm and ranch communities he serves.

Ryan has a diverse background with over 15 years in sales and customer service. He just recently acquired his real estate license while working for AKRS Equipment Solutions as a Precision Product Specialist. He is a licensed agent in Nebraska with the intent of becoming licensed in other states to better serve his clientele. Prior to getting into land sales, Ryan was involved in Agricultural Sales where he focused on creating strong relationships with all of his customers. Ryan was also a Soil Conservationist with the Natural Resources Conservation Service. Because of this past experience, he has an increased knowledge of preservation and expertise of land. He earned a Bachelor’s degree in Agronomy from the University of Nebraska-Lincoln while working in the archery department at Scheels.

As a land agent, Ryan focuses on establishing exceptional customer rapport built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done efficiently and appropriately.

In his spare time, Ryan enjoys spending time with family and friends, hunting, shooting competitive 3D archery and Husker athletics. He is passionate about land management to improve habitat for all wildlife, and more specifically, to grow and hold whitetail deer.



### Ryan Bulin

LAND AGENT  
AMERICAN LEGACY LAND CO.

402-768-8835

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