

AMERICAN LEGACY LAND CO

FOR SALE

LOUISVILLE ACREAGE

Cass County, NE

27 +/- Acres

OFFERED AT:

\$1,590,000

ABOUT THIS PROPERTY:

This acreage has it all - a fully renovated farmhouse with multiple buildings set upon 27 +/- acres in Louisville, NE. Take advantage of the pasture with your hobby farming passion, feed out a few livestock animals, or use it for scenic ATV and dirtbike rides. The pond on the north end of the property attracts myriad wildlife. Set up a deer blind and fulfill your dream of hunting in your own backyard.

The impressive farmhouse was built in 1889 - imagine living in your own piece of Nebraska history! The home consists of 2,588 finished square feet with 3 bedrooms, 4 bathrooms and a 4th non-conforming bedroom in the finished space in the attic. Two of the bathrooms are on the upper level and the master bath houses one of two laundry rooms. This many bathrooms in an old farmhouse is a rare find!



More About this Property:


On the main floor, you'll find a fully renovated living space with beautiful wood floors that were restored after years of being hidden by carpet. Picture yourself cozying up by the three-sided fireplace on a snowy winter's day. The spacious dining room is perfect for large gatherings and the kitchen features ample cabinet space, hard surface countertops and a tin ceiling. Large windows throughout let in plenty of natural light.

Escape to the rustic 412 finished square feet in the basement and enjoy the wet bar and a second gas fireplace. This area is perfect for entertaining a few friends or snuggling up for a family movie night. The unfinished area of the basement has a shower, toilet, laundry room, and houses your major appliances including a large water heater and a tankless water heater.

Step outside and watch the unrivaled Nebraska sunsets from either level of the front porch. The back patio area has a pergola and is great for entertaining a group of friends or family with a barbeque. There is also a hot tub.

The astonishment of this property doesn't stop with the home. There is an 81' x 51' metal building that is insulated, cemented floor, heated, has office space, a workout room, and a bathroom with laundry. One of the oversized garage doors is automatic.

An old hay barn has been turned into the ultimate man cave. It's insulated, heated, cooled, and plumbed. There is a car hoist perfect for those individuals who like to tinker on classic cars and more space for any kind of hobby. The lower level of the hay barn is set up to park a few ATVs and even has an area to wash them off after a muddy ride.



As if all of these spaces weren't enough, the property also has a charming guest house that allows independence for any family or friends visiting for an extended stay. It includes a bathroom, kitchen, and lofted sleeping area.

Other notable features of the property include:

- Detached 2 car garage
- Corn crib with 2 stalls for vehicles and a space upstairs for a riding lawn mower
- 2 grain bins

This property is absolutely astonishing and won't disappoint. The work that has been done to this old farmhouse over the years is spectacular. Plan to take an hour to see the entire property throughout and schedule with Tyler Johnson today.

Taxes: \$6,937.94

Legal Descriptions: 36-12-11 TL5 NW1/4 NW1/4 (27.11) Cass County, NE

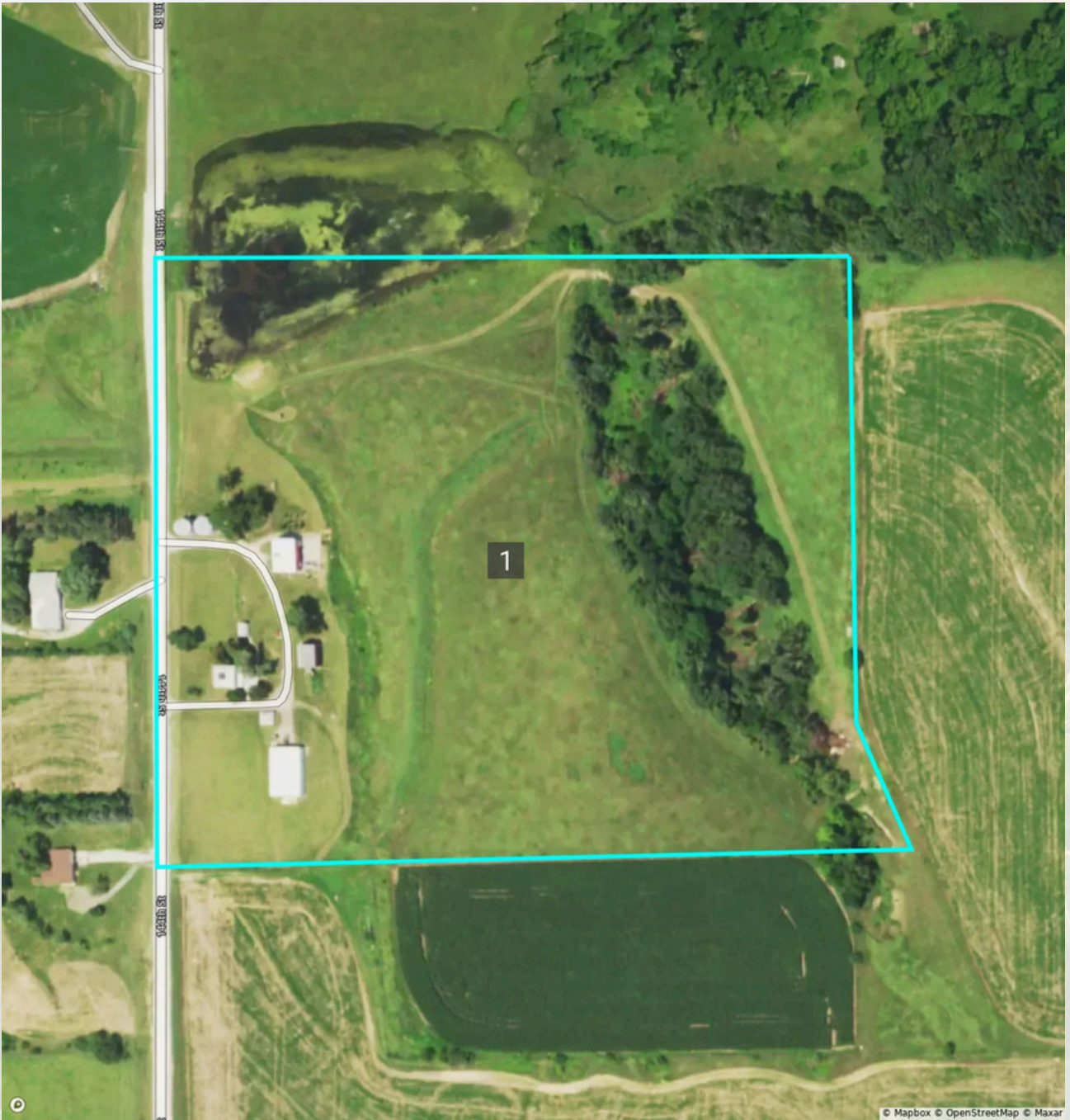
Address: 13109 144TH ST LOUISVILLE, NE 68037

Directions: From Louisville, head east on highway 66 to 144th Street. Head south for 2 miles and the property is on the east side of the road.

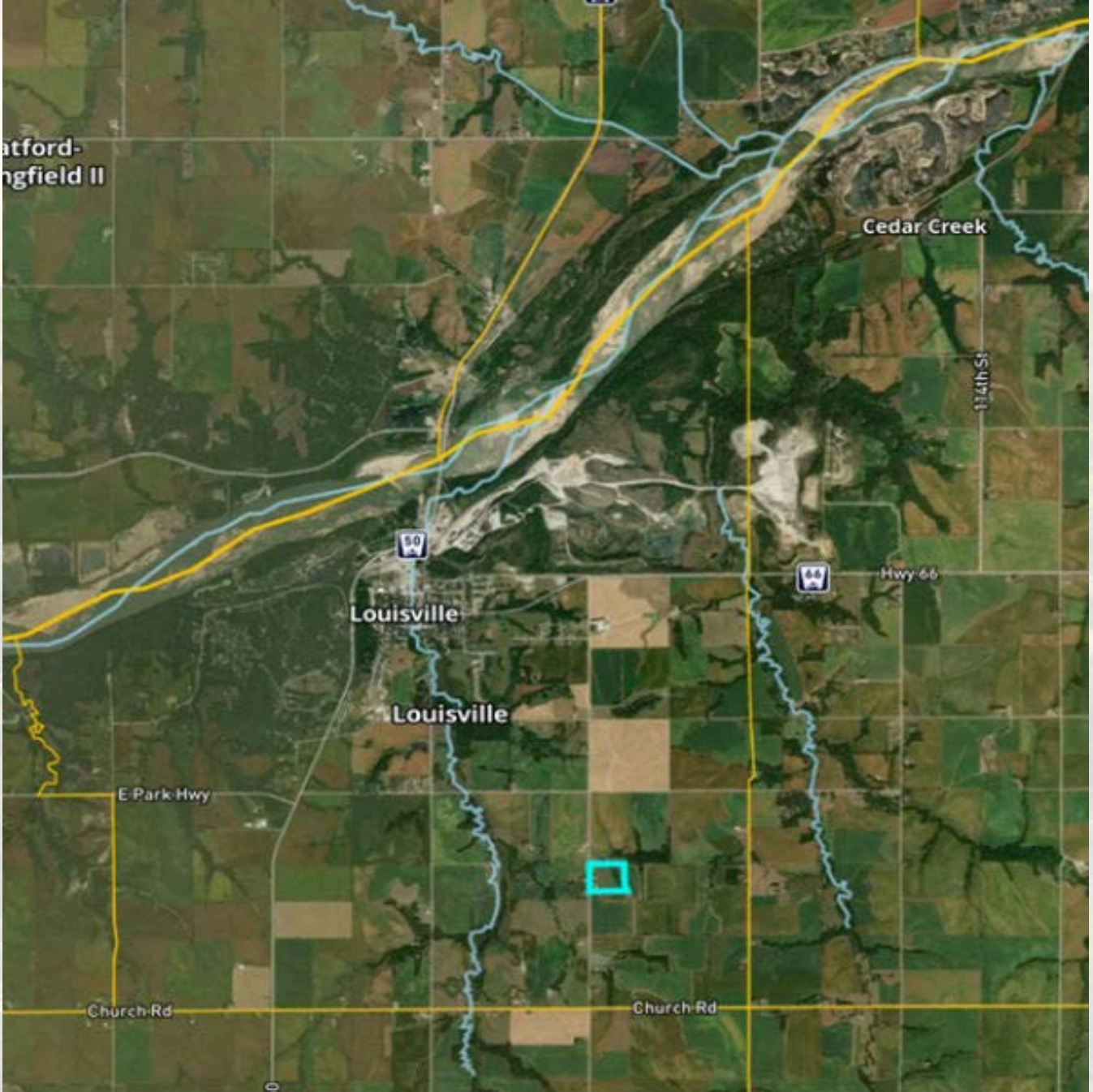
FEATURES:

- 27 +/- acres with ATV trails
- Fully renovated large farm house
- 81' x 51' heated metal building
- Renovated hay barn that is heated, cooled, and plumbed
- Guest house
- Pond on the property





CASS COUNTY, NEBRASKA

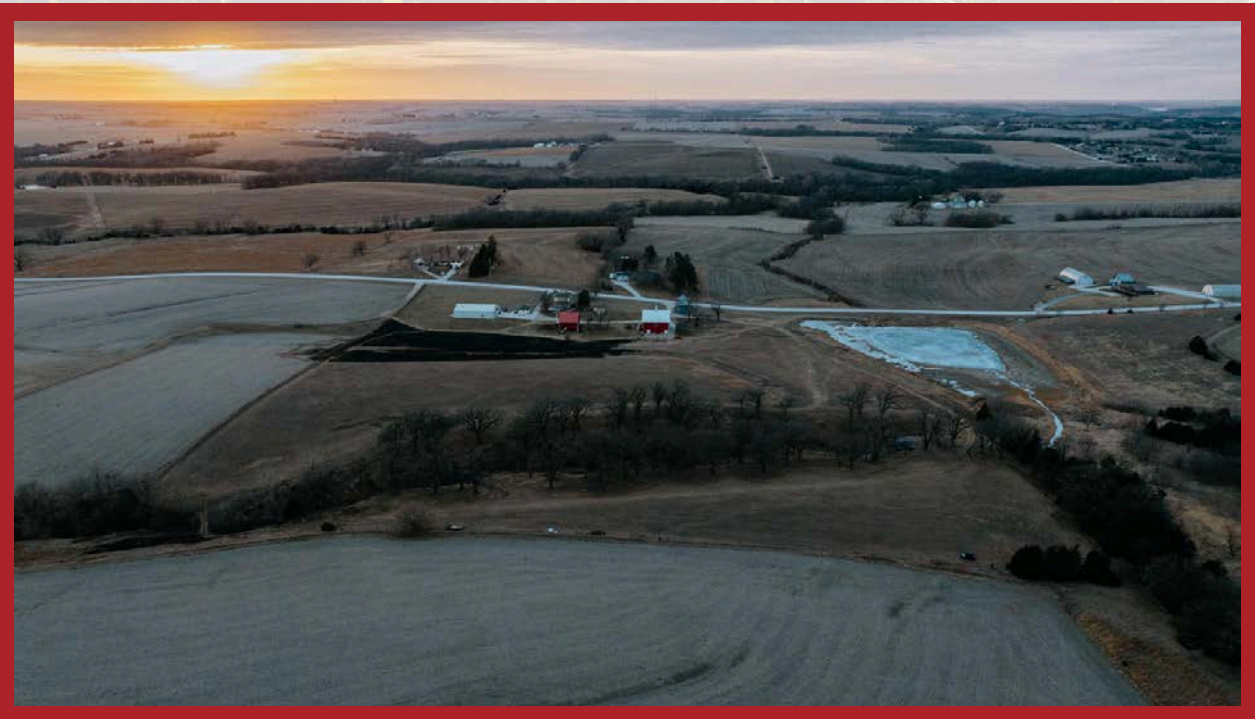


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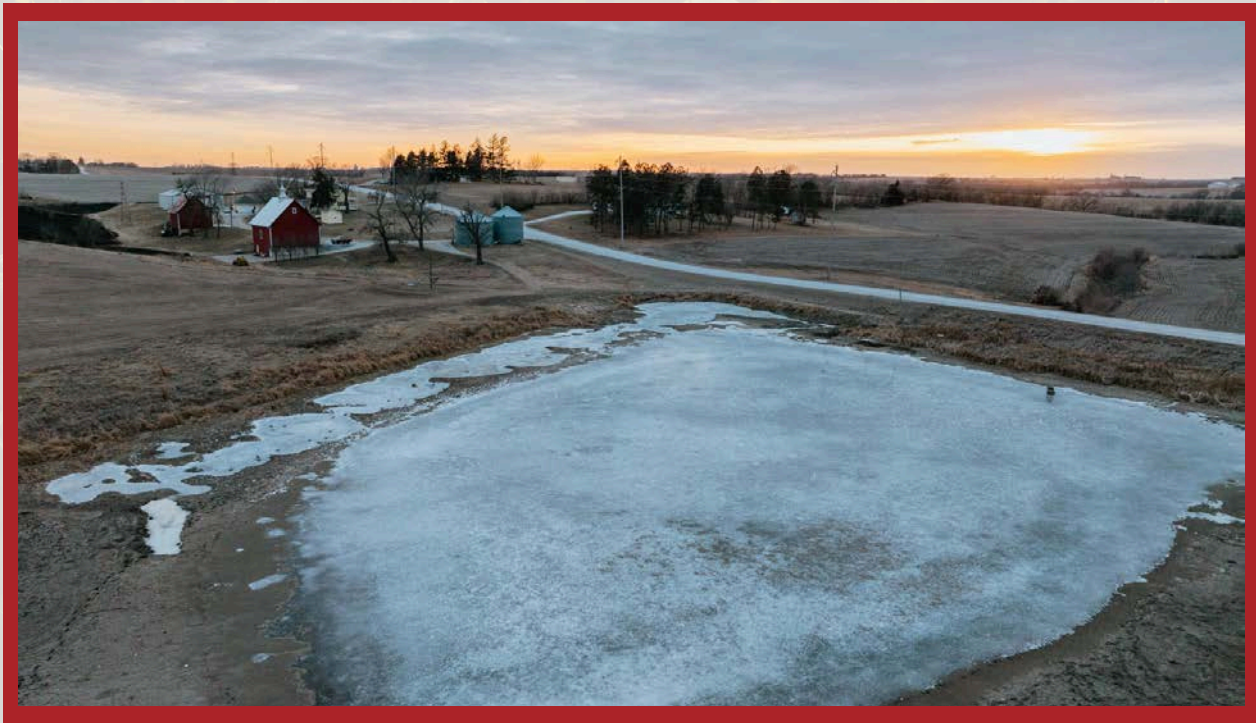
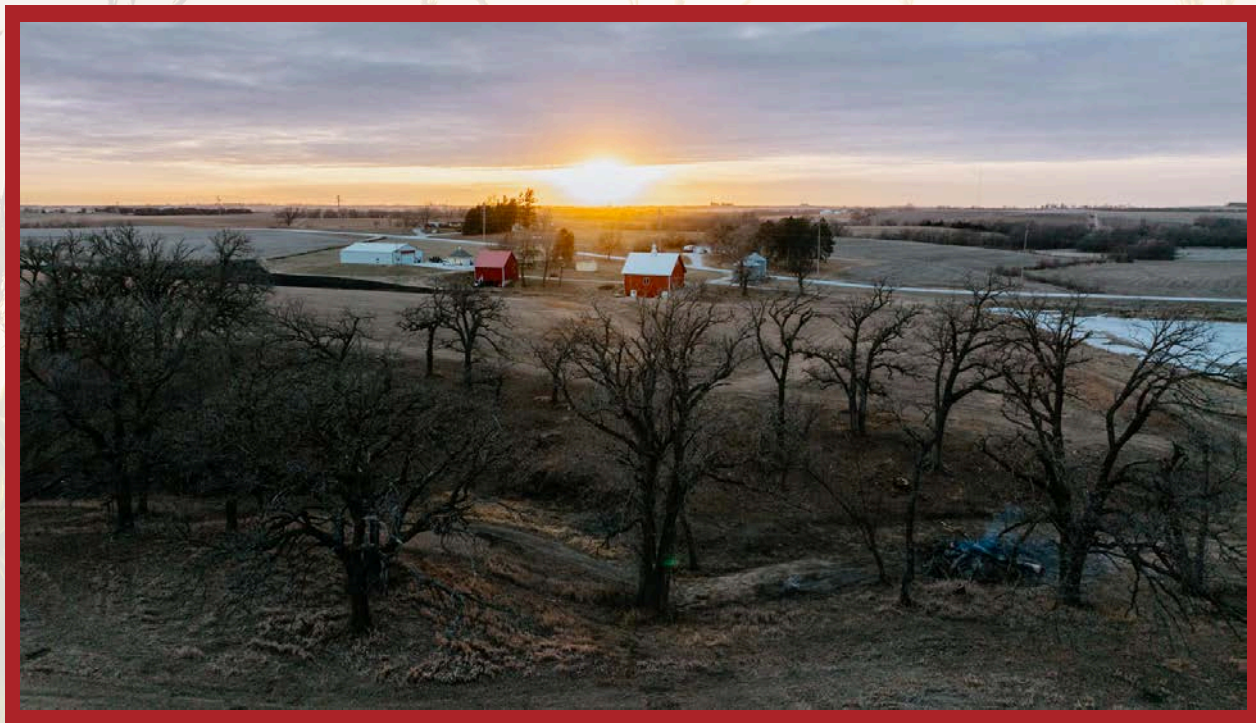
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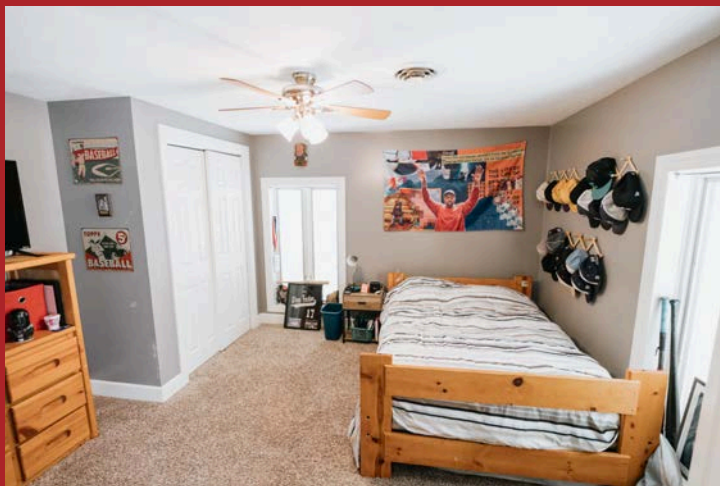
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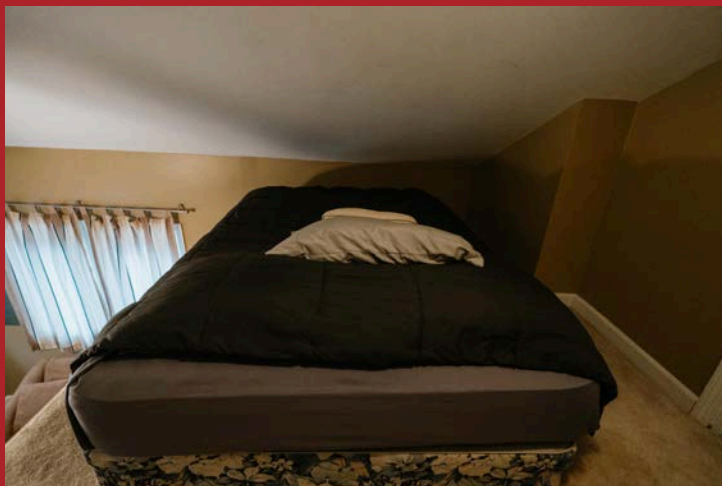
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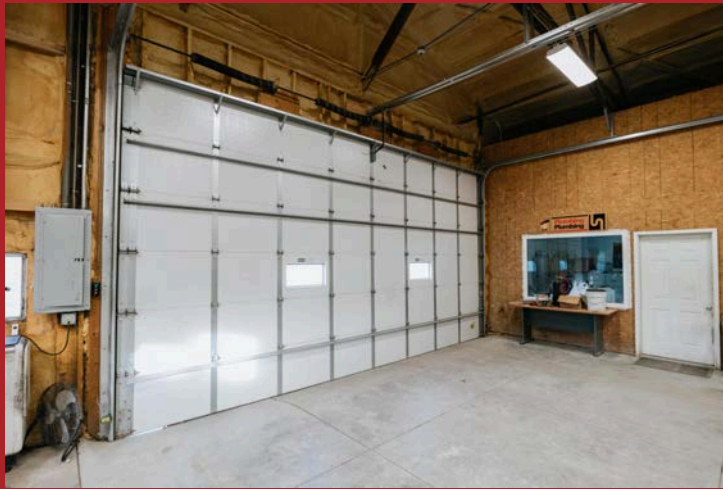
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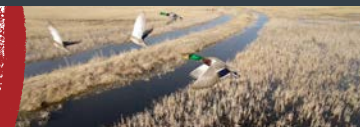
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About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational, and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.

In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 5-year-old son, 1-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.

TYLER JOHNSON, LAND AGENT



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