



**AMERICAN
LEGACY**
LAND CO

FOR SALE

QUIET COUNTRY LIVING

Elwood, NE

512 +/- Acres

OFFERED AT:

\$1,990,000

ABOUT THIS PROPERTY:

Located in the rolling hills south of Elwood, Nebraska, these 466 +/- acres of grassland and 46 +/- acres of dryland crop ground offer a true cattleman's setup. The property features a ranch-style home built in 2023 and working corrals positioned to overlook prairie views, deep canyons, and multiple ponds. This Gosper County property combines functionality and natural beauty — ideal for running cattle and enjoying quiet country living.



More About this Property:

The ranch-style home sits perfectly to take in the surrounding views. Inside, the main floor features three bedrooms, including a primary suite with a walk-in closet. The living room's tall ceilings and large gas fireplace create a welcoming space to host guests. A spacious walk-in pantry adds convenience to the kitchen layout, while a covered wood deck offers a peaceful spot to relax and unwind. The home also includes a large garage with space for four vehicles, and the walk-out basement is framed-in and ready for you to finish and personalize to fit your family's needs.

Legal Description:

THAT PT 23-7-23 LYING WEST OF CO RD LESS 2 TRACTS, 272.54A
S 1/2-SE 1/4; E 1/2-NE 1/4; NE 1/4-SE 1/4 22-7-23 200A
TRACT IN THAT PT 23-7-23 LYING WEST OF CO RD, 31.85 ACRES
TRACT IN THAT PT 23-7-23 LYING WEST OF CO RD, 8.15 ACRES

Taxes: \$1,342.84; \$887.04; \$141

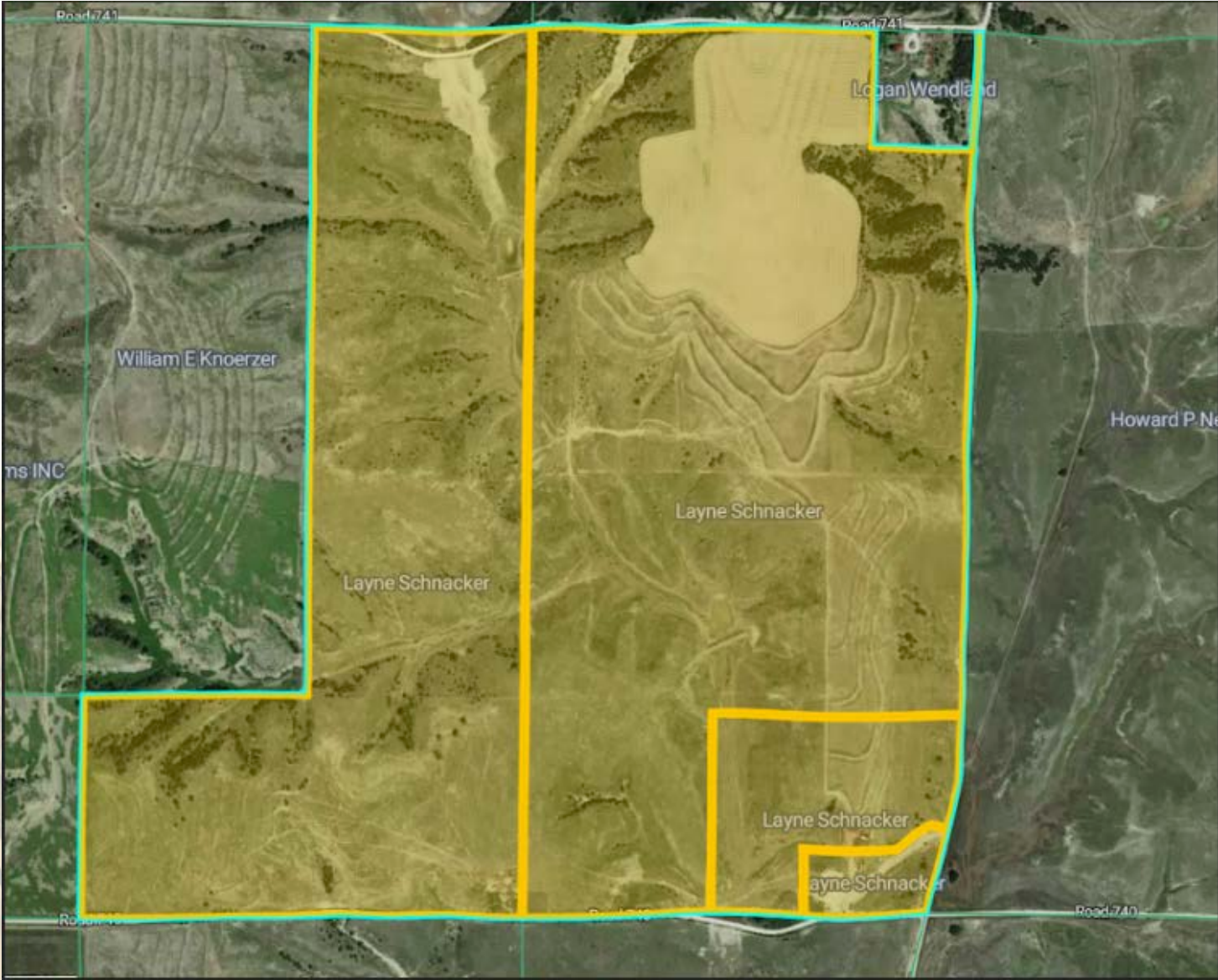
Total: \$2046.10

FEATURES:

- 512 +/- acres
- 466 +/- acres of grassland
- 46 +/- acres of dryland
- 2,115 finished sq feet (3,718 total) home
- 4 car garage
- Covered deck
- Lawn sprinklers



GOSPER COUNTY,
NEBRASKA







**AMERICAN
LEGACY**
LAND CO.

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





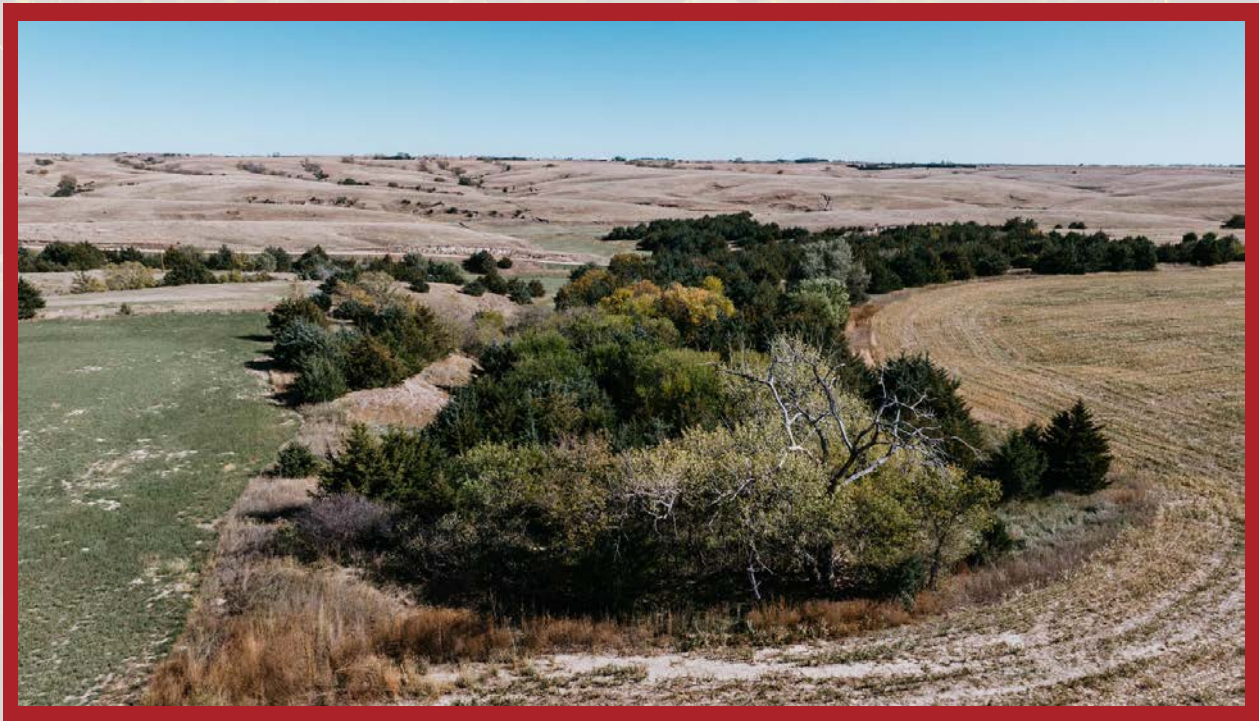
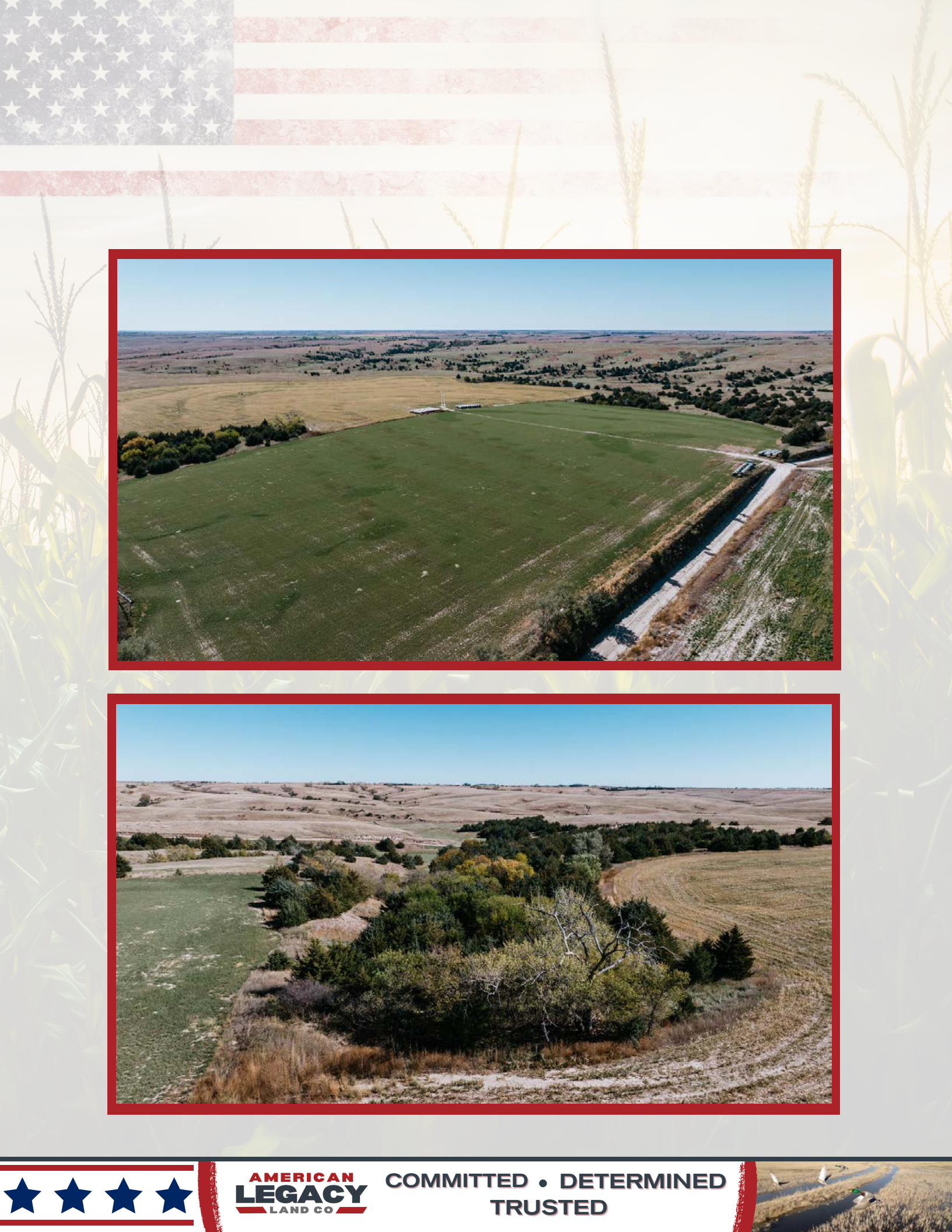
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**AMERICAN
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LAND CO**

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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AND SELL LAND



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BUYING • SELLING
AUCTIONS





Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.
308-325-2858
Bryan@AmericanLegacyLandCo.com

Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

LAND AGENT
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