



AMERICAN LEGACY LAND CO

FOR SALE

BUILD SITE PROPERTY

Denton, NE

52 +/- Acres

OFFERED AT:

\$807,000

ABOUT THIS PROPERTY:

The property at 9250 SW 140th St. Denton, NE 68339 consists of two parcels: a 12-acre parcel (tract 1) and a 40-acre parcel (tract 2). This property is 3 miles south of West Denton Road on the east side of 140th St. The property is 8 miles from Crete, 5 miles from Denton, 6 miles from Pleasant Dale, and 12 miles west of south Lincoln. The location is in the Crete Public School District.

Located 10 miles west of the New Warhorse Casino & Racetrack. An 18-mile drive gets you to downtown Lincoln Haymarket and a 14-mile drive to SouthPointe in Lincoln. Easy access to groceries, hardware stores, hotels, dining, and events at the Pinnacle Bank Arena and other sporting events in downtown Lincoln.

More About this Property:

The 40-acre parcel (tract 2) offers picturesque rolling hills with views of a creek bottom to the east and stunning sunsets to the west, making it ideal for peaceful living or potential development. This property provides a beautiful view of valleys to the east, north, and south. Wildlife is abundant on this property. Located ½ mile north of 140th and Rokeby. Total available is 40 acres, but can be divided into two 20 acre parcels.

The 12+/- acre parcel (tract 1) sits atop a hill with a creek bed and trees at the bottom of the hill. The view from this location is stunning. Abundance of wildlife provides excellent archery hunting opportunities. This is Nebraska native prairie ground where the sod has never been broken. It's an excellent property for development. Currently, this property is used for hay production. Located ½ mile east of 140th and Rokeby, on the North side of the road. Both parcels have potential for great build sites with walkout basements.

It is located within 10 miles of excellent recreational opportunities at Walnut Creek, Twin Lakes State Wildlife Management Area, and Conestoga Lake. If you are looking for quiet country living, don't overlook this location. For showing reach out to Chuck Baum at (402-643-5002).

Legal Description:

Tract 1 - s30, t9, r5, 6th principal meridian, E ½ SW - Parcel 03-30-300-004-000 (12 +/- Acres)

Tract 2 - S30, t9, r5, 6th principal meridian, NW SW - Parcel 03-30-300-001-000 (40 +/- Acres)

Taxes:

Tract 1 - \$3,861.10

Tract 2 - \$1,377.36

FEATURES:

- Build sites
- Picturesque views
- Close proximity to Lincoln
- Well-maintained county roads
- Crete school district

DENTON NEBRASKA

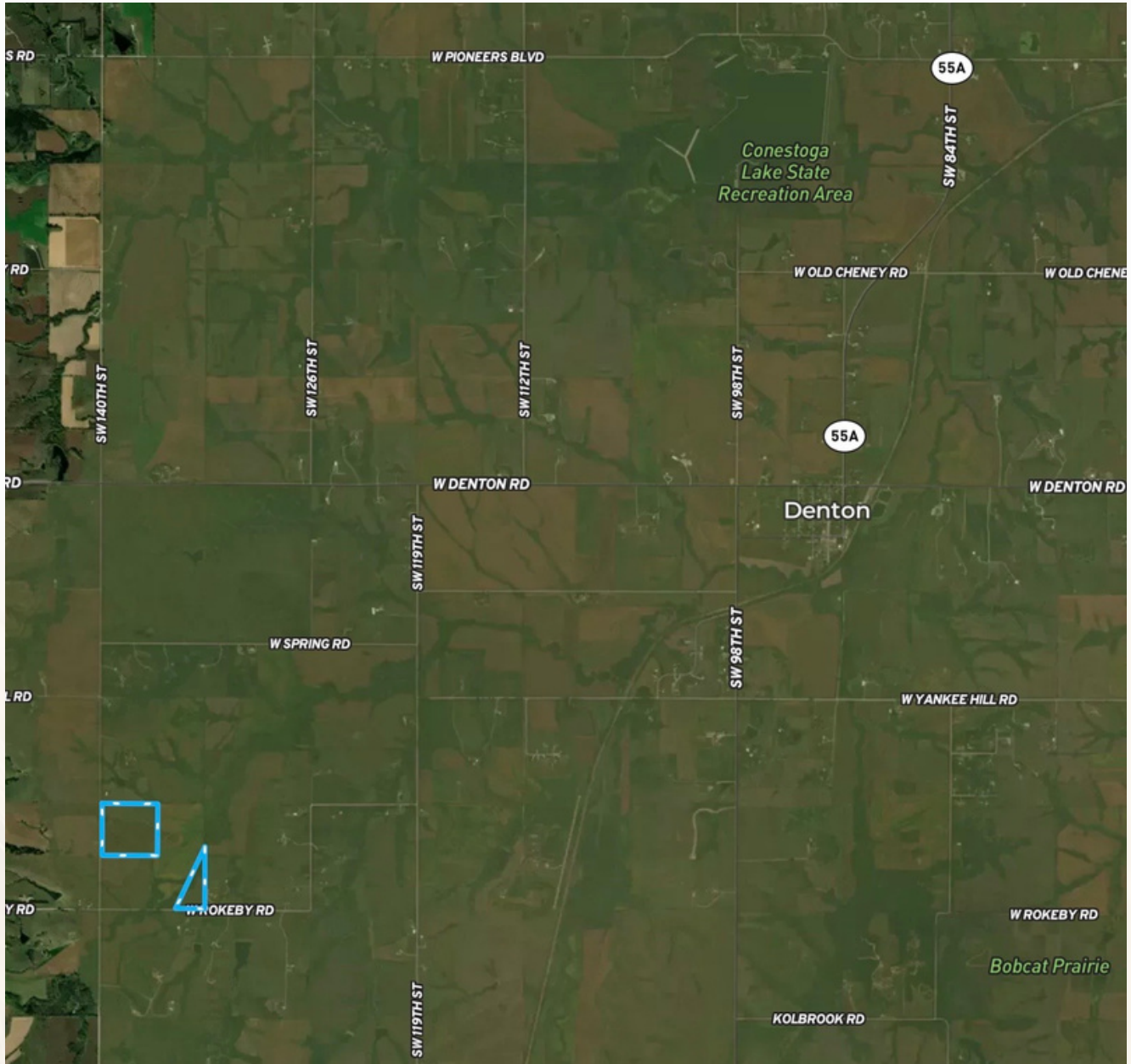


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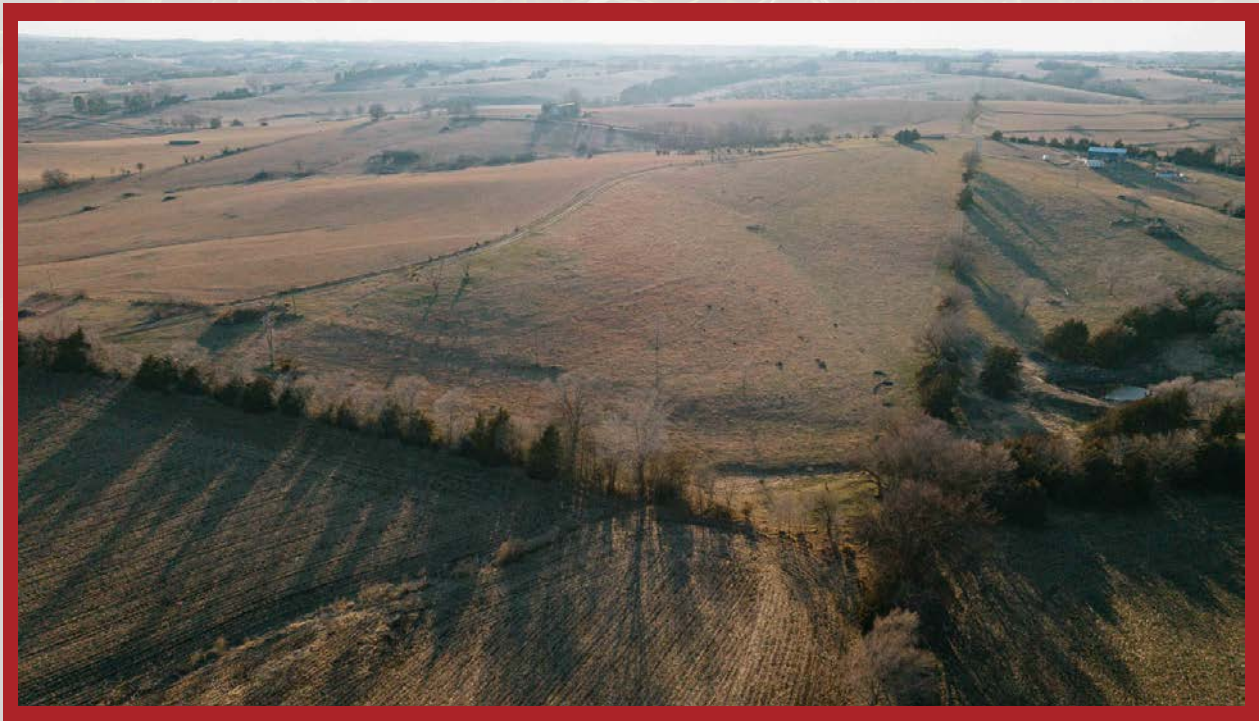


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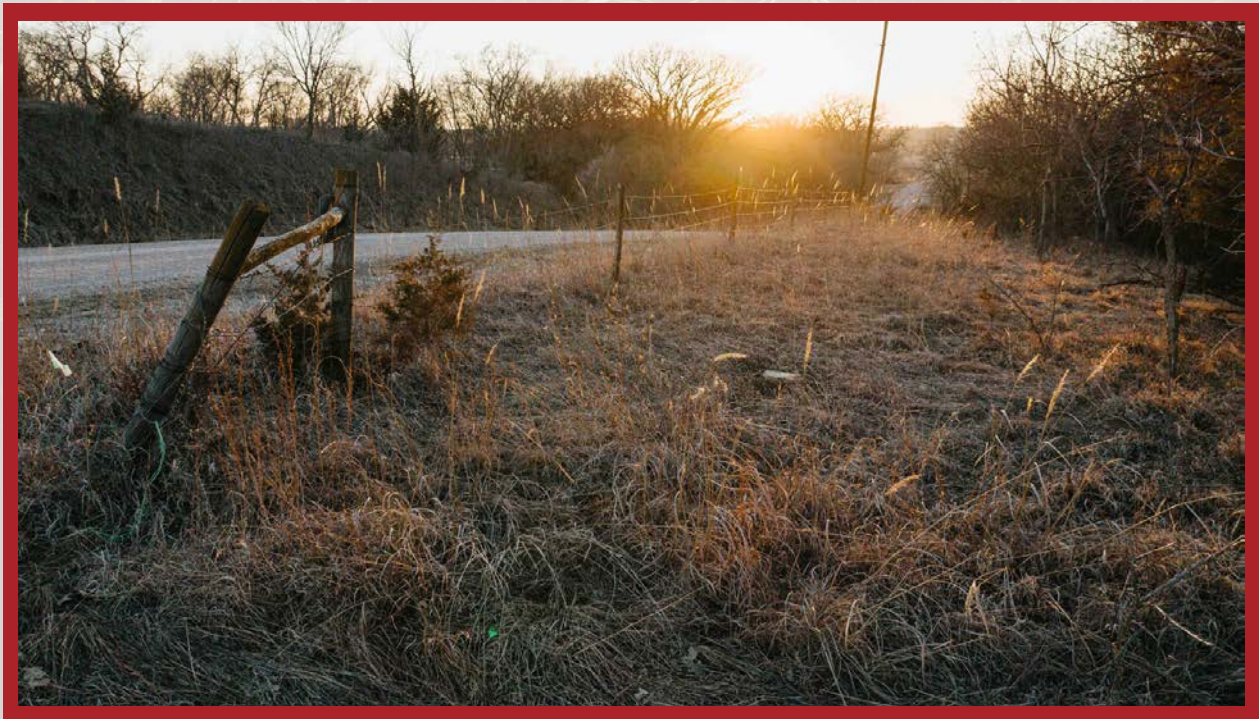
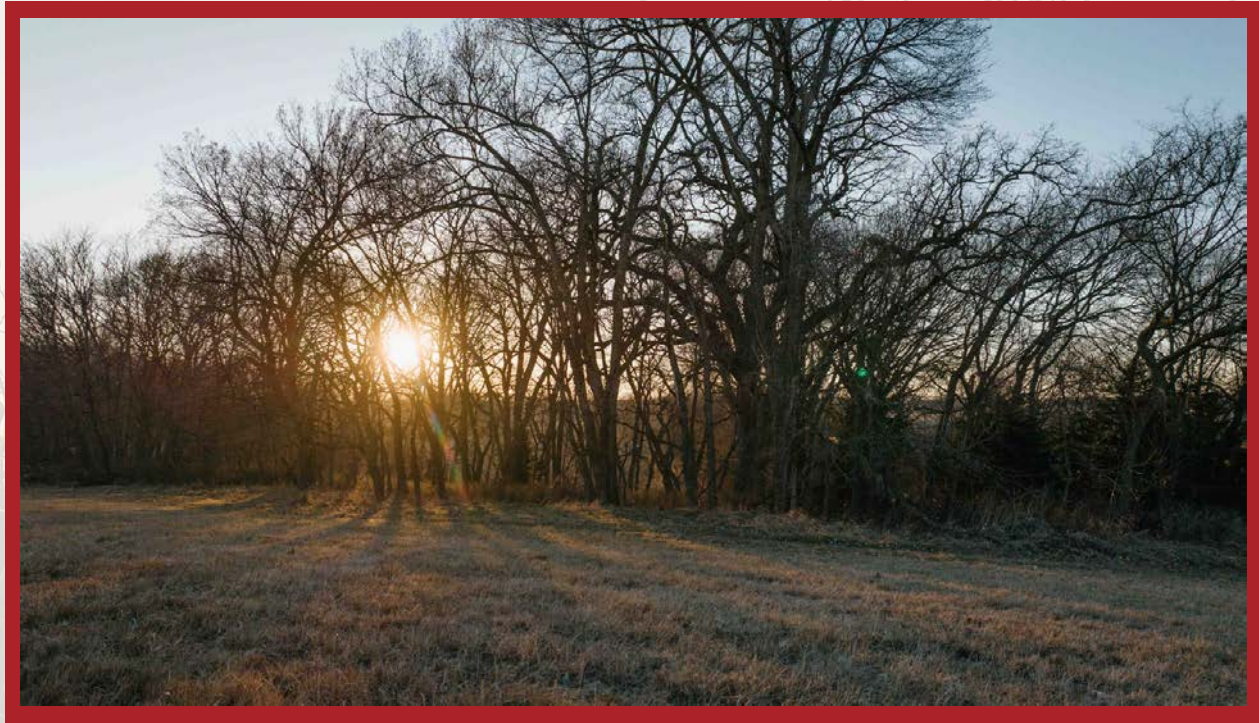


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Listing Agents:

Chuck is a dedicated and experienced individual with a deep-rooted connection to agriculture and livestock. His background in diversified farming, ranching, and cattle feeding, coupled with his extensive experience in the Animal Health Industry, makes him a valuable resource for his customers. His involvement in community service, such as serving as the President of the Board of Directors for The Cattlemen's Ball of Nebraska, demonstrates his commitment to giving back and supporting his community.

Chuck's passion for outdoor activities like hunting, fishing, golf, and camping likely reflects his appreciation for nature and the rural lifestyle. His family values are evident in his dedication to his wife, Denice, and their four children, as well as their two grandchildren.

Given Chuck's commitment to understanding the needs and goals of his customers, reaching out to him for assistance or advice would likely yield valuable insights and support. His combination of practical experience, industry knowledge, and community involvement makes him a well-rounded and reliable resource in the agricultural community.



Chuck Baum

LAND AGENT
AMERICAN LEGACY LAND CO.
402-643-5002

Chuck.Baum@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

VICE PRESIDENT
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