

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

SEWARD COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERED BRANCHED OAK BUILD SITE WITH A POND

Get out of town! Build your dream home on this gorgeous 15 +/- acre tract in Seward County, just west of Branched Oak Lake. You won't find another property with this much to offer so close to Lincoln, on less than two miles of gravel, and under two miles from fun on the lake. This property boasts multiple build site options with roughly half of the acres split between two brome grass hillsides. Either spot gives you the perfect view of your very own one-plus acre pond. When full, the pond is plenty deep to hold fish and, of course, quench the thirst of the many deer and turkeys that already

call this place home. The remaining acres encompass a timbered draw surrounding the pond, with a great mix of hardwoods giving ample habitat to hold wildlife around your home. The draw is loaded with deer and turkey sign and connects to the surrounding timbered sections, making it a perfect hideaway and travel corridor. This property resides in the Seward School District but is also close to Malcolm and Raymond Central Schools. Electricity already runs along the ample road frontage. More attached acres are available if desired. This place is ready to build on, so don't miss out!



PROPERTY FEATURES

PRICE: **\$322,500** | COUNTY: **SEWARD** | STATE: **NEBRASKA** | ACRES: **15**

- 10 minutes to Seward or 15 minutes to Northwest Lincoln
- Seward School District
- Less than 2 miles of gravel to paved roads
- 2 miles west of Branched Oak Lake
- 1+ acre private pond with deep banks
- Multiple pastured hilltop build sites to choose from
- Over 7 +/- acres of hardwood timber draws
- Loaded with deer and turkey sign
- Electricity at the road



15 +/- ACRES



7 +/- ACRES OF HARDWOOD TIMBER DRAWS



DEER SIGN



1+ ACRE PRIVATE POND



3 TRACTS AVAILABLE - AERIAL MAP



Boundary Center: 40° 58' 37.42, -96° 56' 38.78



26-12N-4E
Seward County
Nebraska



2/27/2024



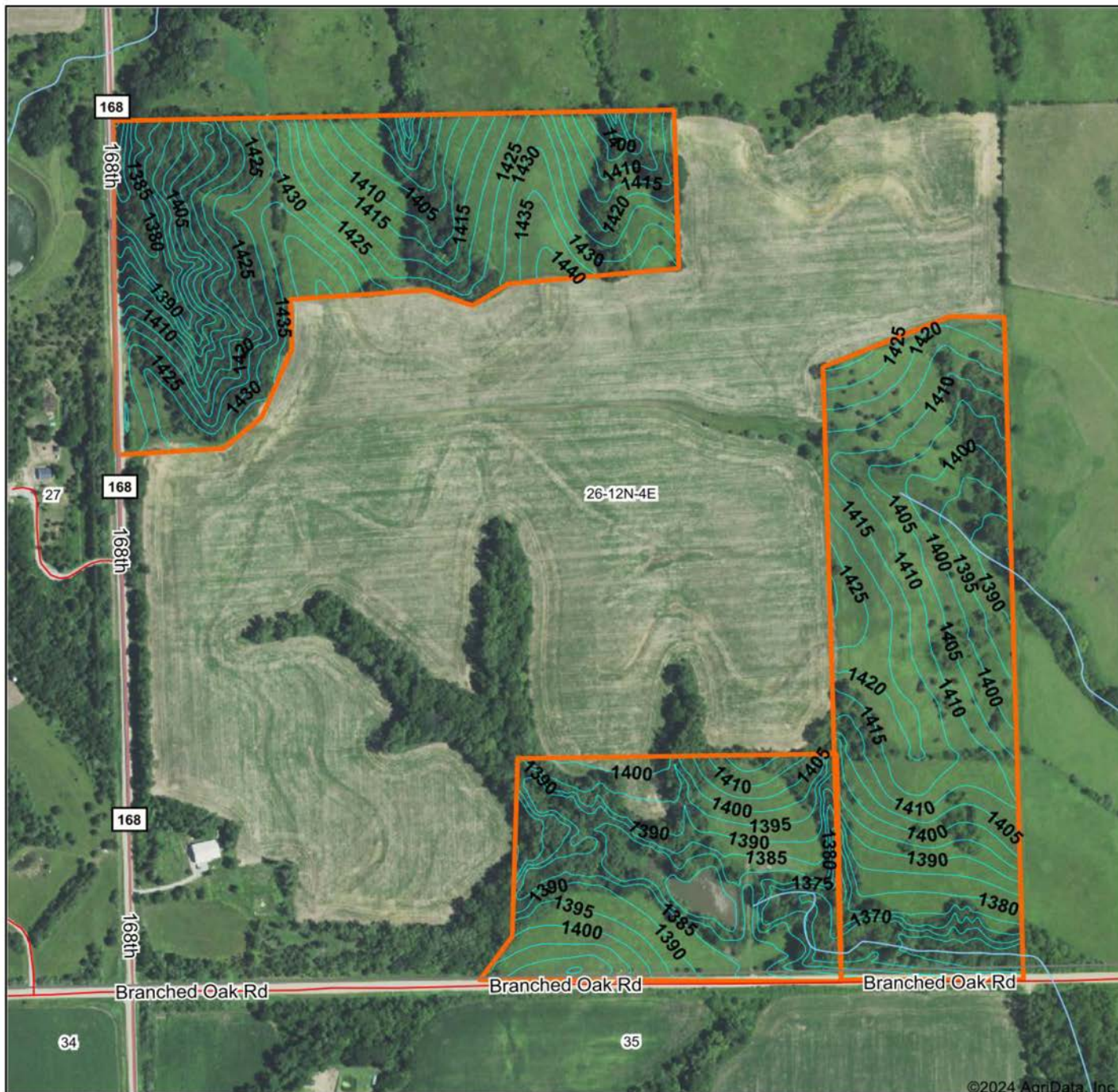
Maps Provided By:



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3 TRACTS AVAILABLE - TOPOGRAPHY MAP

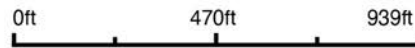


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 5.0
 Min: 1,356.2
 Max: 1,445.4
 Range: 89.2
 Average: 1,405.0
 Standard Deviation: 18.47 ft

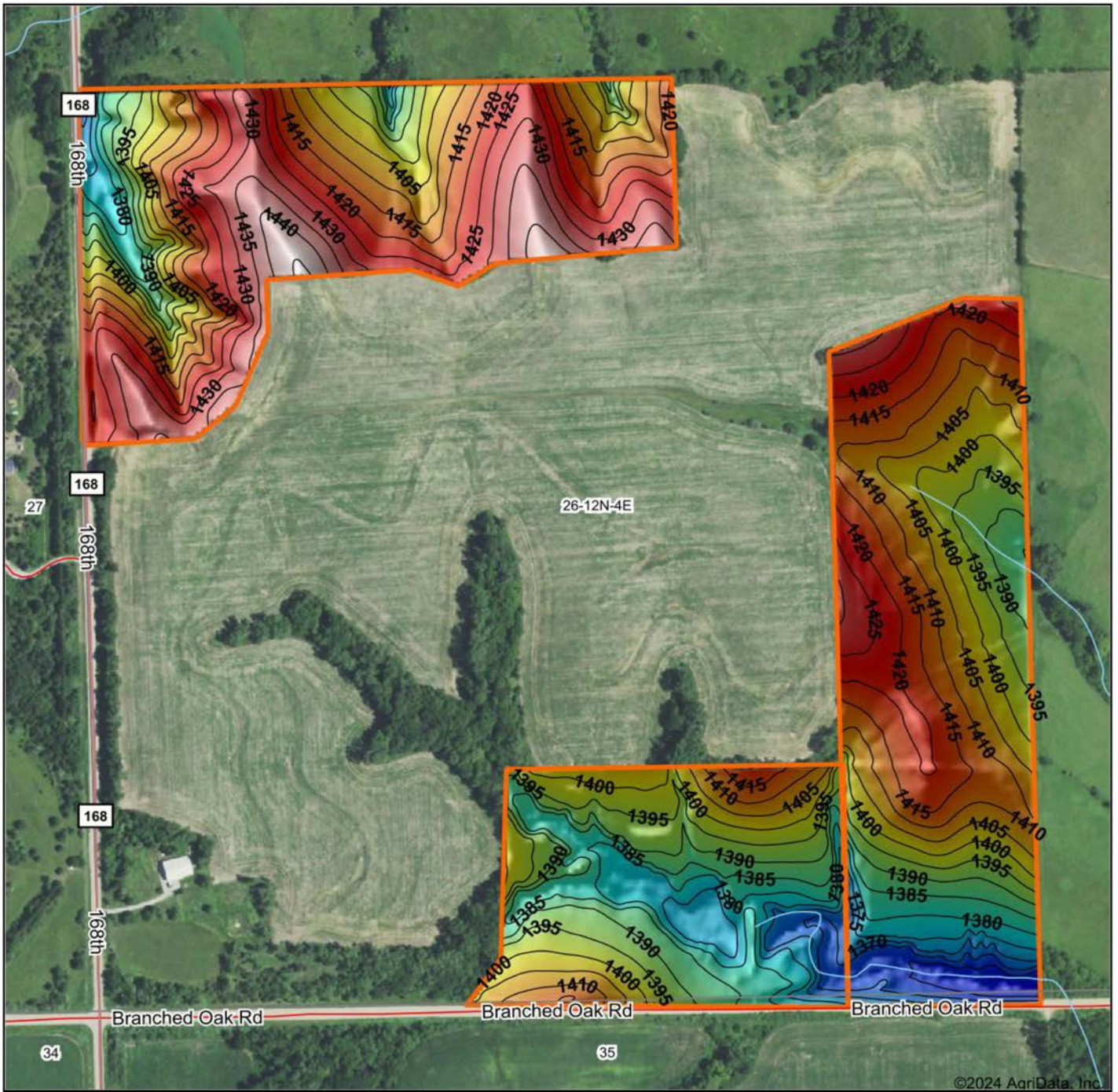


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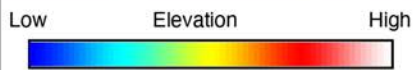
26-12N-4E
Seward County
Nebraska

Boundary Center: 40° 58' 37.42, -96° 56' 38.83

3 TRACTS AVAILABLE - HILLSHADE MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,356.2

Max: 1,445.4

Range: 89.2

Average: 1,405.0

Standard Deviation: 18.47 ft

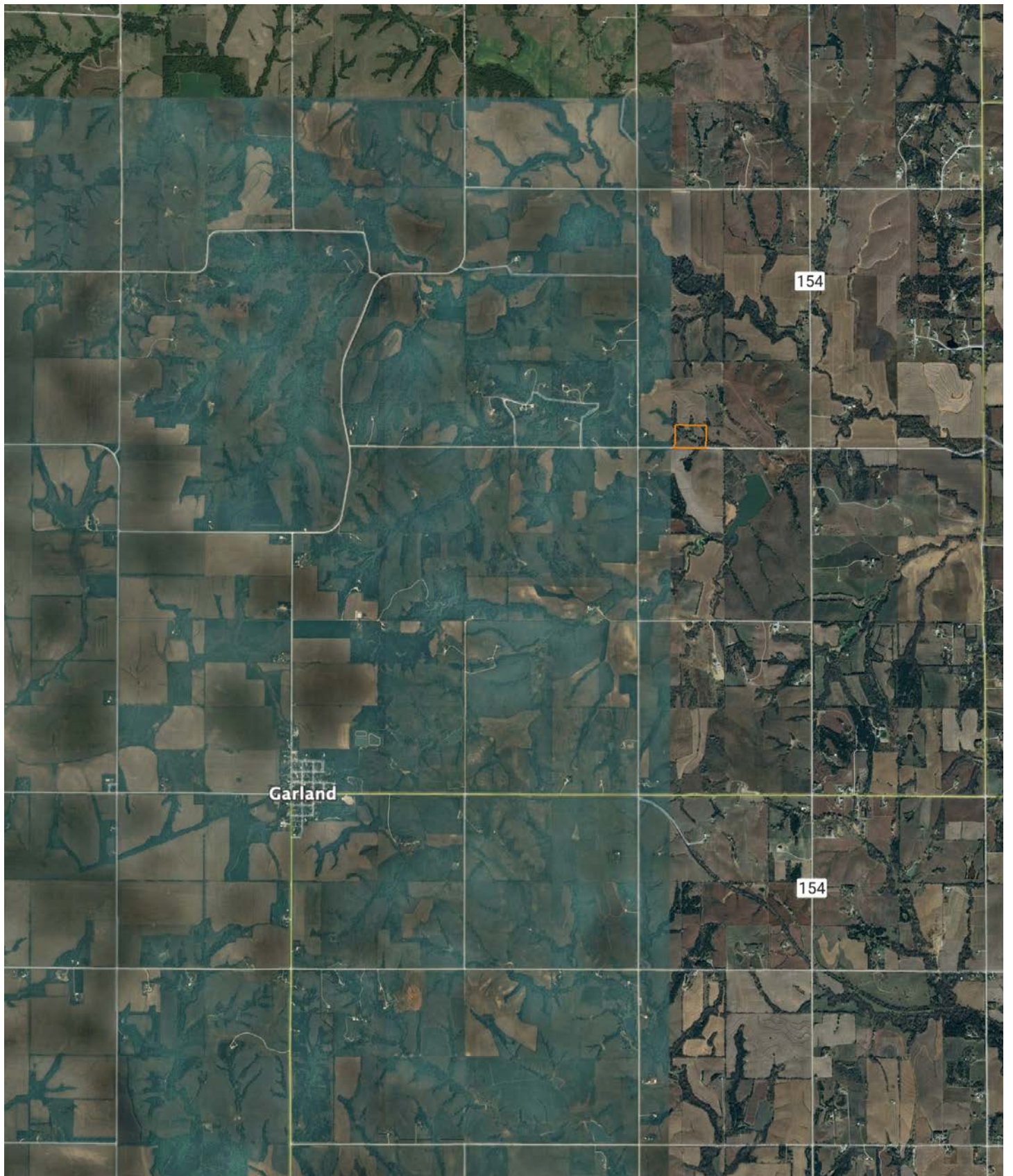


2/27/2024

26-12N-4E
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Boundary Center: 40° 58' 37.42, -96° 56' 38.83

OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
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