

MIDWEST LAND GROUP PRESENTS

24 ACRES - LOT A

SEWARD COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOT A - 24 +/- ACRE BUILD SITE & RECREATIONAL OASIS NEXT TO BRANCHED OAK LAKE

Your dream home build site and private wildlife oasis all in one! This 24 +/- acre hobby farm in Seward County, Nebraska has everything you need in a small package. Plus, it sits just two miles from Branched Oak Lake! You'll enjoy only two miles of gravel off the pavement on your 15 minute commute from northwest Lincoln or 10 minute jaunt from Seward. Roughly half of the farm consists of hardwood timber draws loaded with oak, walnut, and maple trees and shielded by cedar thickets. This habitat makes for the perfect hideaway for the plentiful deer and turkey already calling this place home. A half-acre food plot has already been cleared

and is ready to plant into your favorite mix to hold those big bucks and strutting toms. Between the timber draws sit two brome pastures with beautiful views, from their hilltops, of the surrounding countryside. Multiple options to either build close to the road, leaving the back acres secluded, or build on the tallest hill behind the largest stand of timber and not see a car or neighbor for miles. This property resides in the Seward School District but is also close to the Malcolm and Raymond Central Schools. Electricity is already at the road. Don't miss out on making this the finest recreational acreage around the Lincoln Metro!



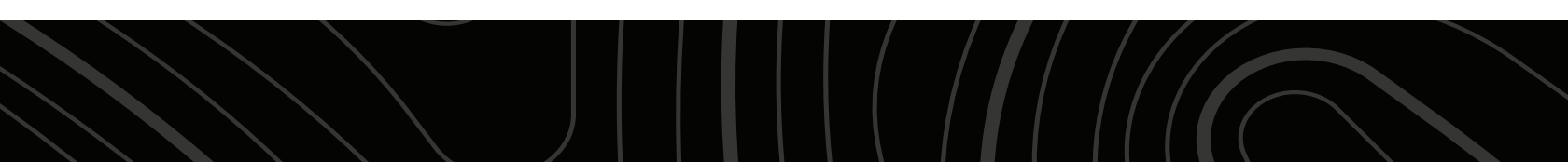
PROPERTY FEATURES

PRICE: **\$516,000** | COUNTY: **SEWARD** | STATE: **NEBRASKA** | ACRES: **24**

- 24 +/- acre build site & wildlife oasis
- 2 miles west of Branched Oak Lake
- Roughly 2 miles of gravel to paved roads
- Only 10 minutes from Seward
- 15 minutes from Northwest Lincoln
- Seward School District
- Hardwood timber ravines loaded with oak, walnut, and maple trees
- Cedar thickets shielding the hardwood draws make great bedding areas
- Brome pasture hilltops with gorgeous views for a build site
- Phenomenal habitat for the resident deer and turkeys
- Secluded half-acre food plot cleared and ready to plant
- Electricity at the road



24 +/- ACRE BUILD SITE & WILDLIFE OASIS



HARDWOOD TIMBER RAVINES



BROME PASTURE HILLTOPS



HALF-ACRE FOOD PLOT



ADDITIONAL PHOTOS



AERIAL MAP - ADDITIONAL LOTS AVAILABLE



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

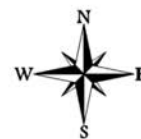


Maps Provided By:



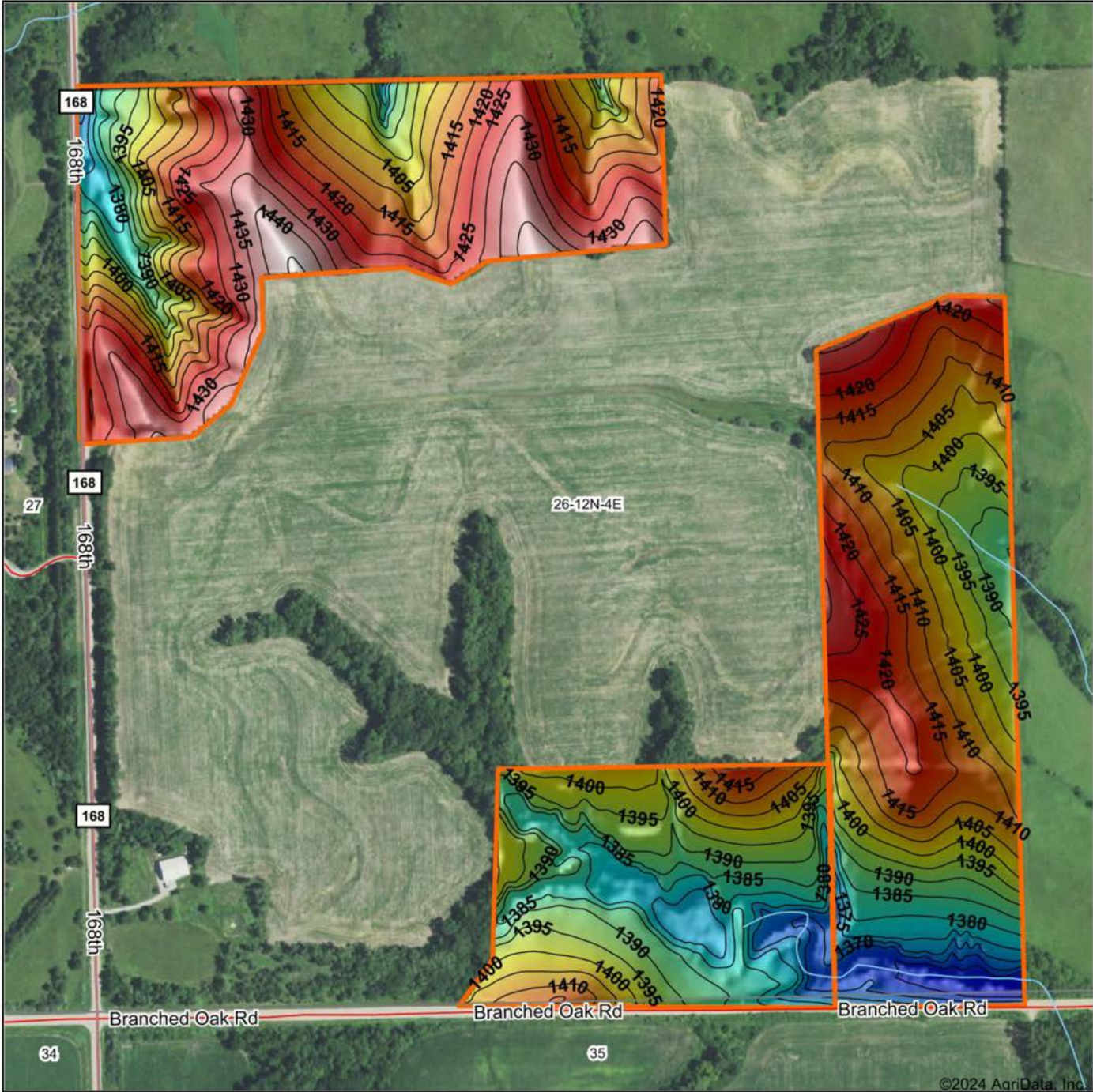
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26-12N-4E
Seward County
Nebraska

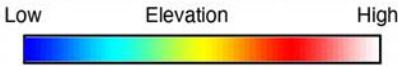


2/27/2024

HILLSHADE MAP

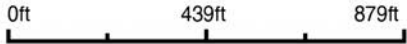


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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 1,356.2
 Max: 1,445.4
 Range: 89.2
 Average: 1,405.0
 Standard Deviation: 18.47 ft

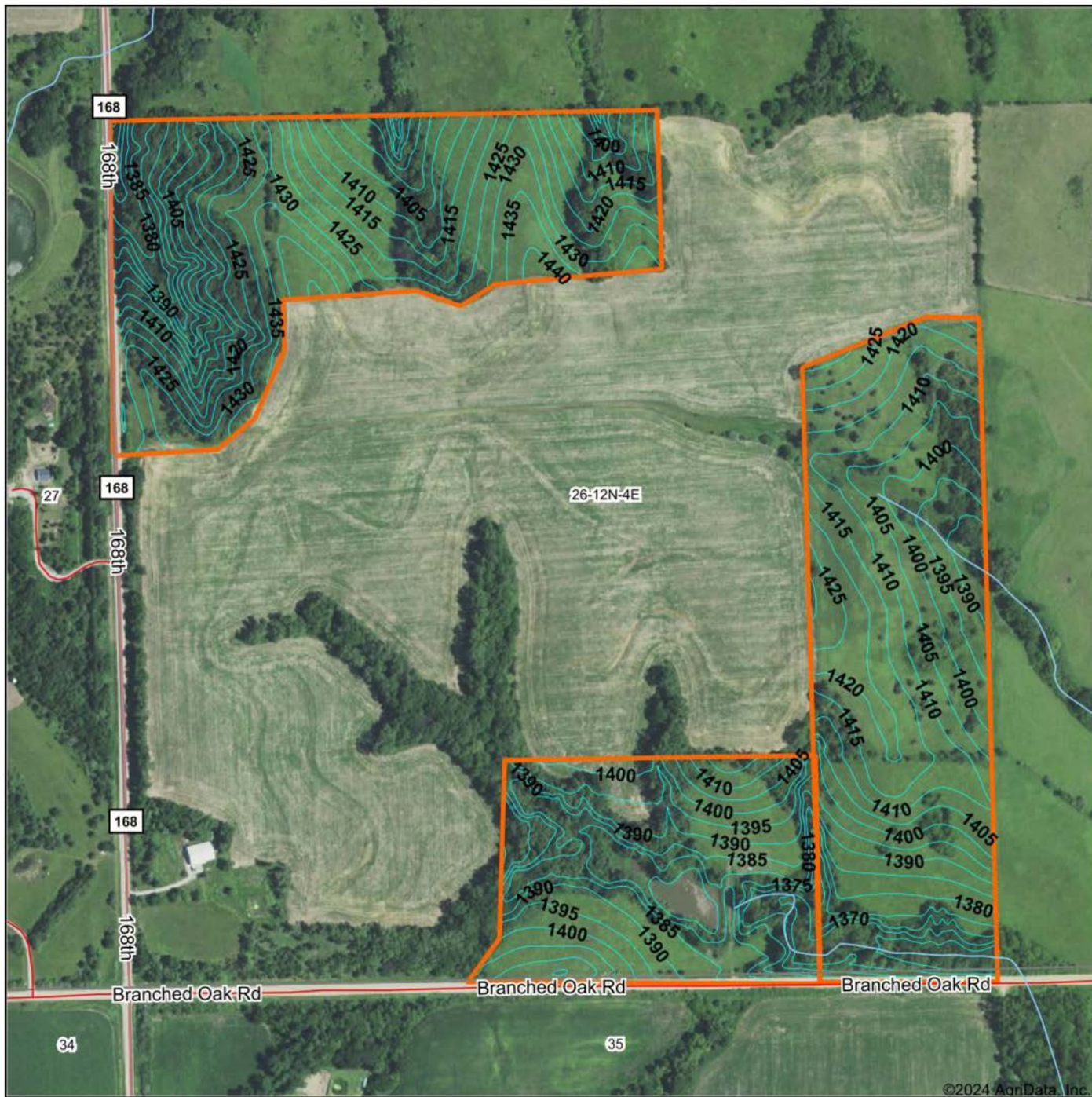


2/27/2024

26-12N-4E
Seward County
Nebraska

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

TOPOGRAPHY MAP



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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

0ft 470ft 939ft

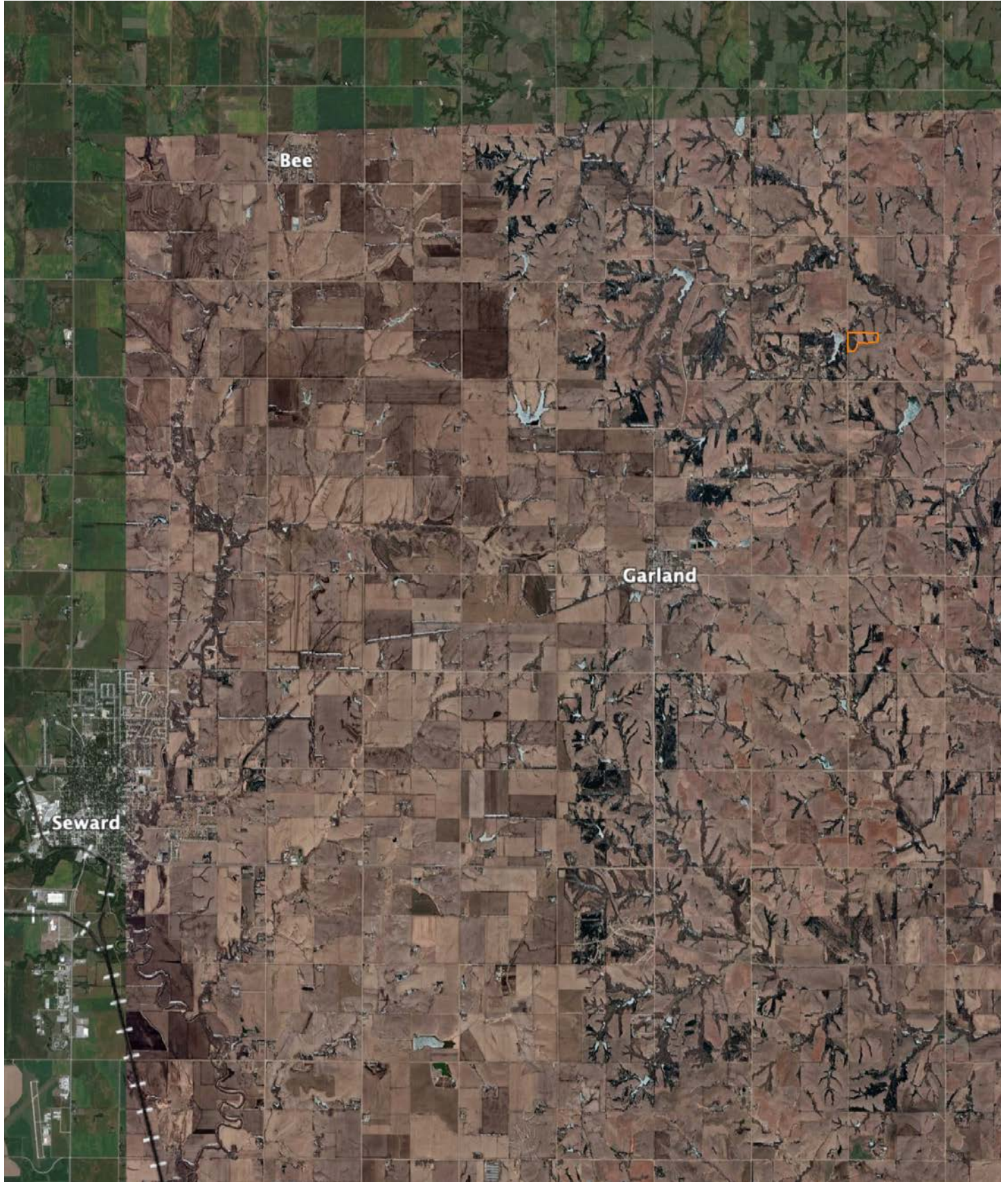


2/27/2024

26-12N-4E
Seward County
Nebraska

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,
LAND AGENT

402.670.0504

JCrnkovich@MidwestLandGroup.com



MidwestLandGroup.com

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