

MIDWEST LAND GROUP PRESENTS

24 ACRES IN

SEWARD COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

24 +/- ACRE BUILD SITE AND HOBBY FARM IN SEWARD COUNTY, NEBRASKA

Take in all of the views on this perfect 24 +/- acre hobby farm setting in Seward County, Nebraska, just west of Branched Oak Lake! The property sits just two miles from Branched Oak and has buildable hilltops so high you can see the lake from your new home. Drive less than two miles of gravel to get home, after only 15 minutes from Northwest Lincoln or a 10 minute drive from Seward. A couple of acres of hardwood timber shield the first brome grass hillside from the road, which would make

an ideal walkout build site. Beyond that is a secluded and treed pasture oasis, perfect for horses, cattle, or the outdoor enthusiast's hunting retreat in their backyard. Plenty of wildlife already call this place home, with ample deer and turkey sign present throughout. This property resides in the Seward School district but is also close to Malcolm and Raymond Central Schools. Electricity sits on the road, making this acreage site ready for your dream build! Don't miss out on this one!



PROPERTY FEATURES

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

- 24 +/- acre hobby farm setting in Seward County, Nebraska
- 2 miles west of Branched Oak Lake
- Less than 2 miles of gravel to paved roads
- Only 10 minutes from Seward or 15 minutes from Northwest Lincoln
- Seward School District
- Multiple acres of hardwood timber
- Brome pasture hilltops with views of the lake
- Loaded with deer and turkey sign
- Treed pastures perfect for horses, cattle, or hunting
- Electricity at the road



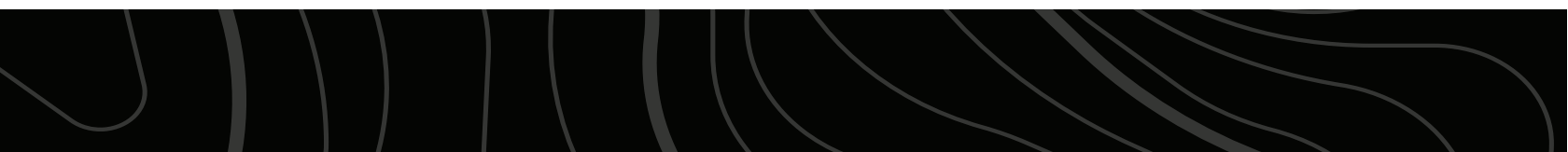
24 +/- ACRES



TREED PASTURES



BROME PASTURE HILLTOPS



MULTIPLE ACRES OF HARDWOOD TIMBER



3 TRACTS AVAILABLE - AERIAL MAP



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



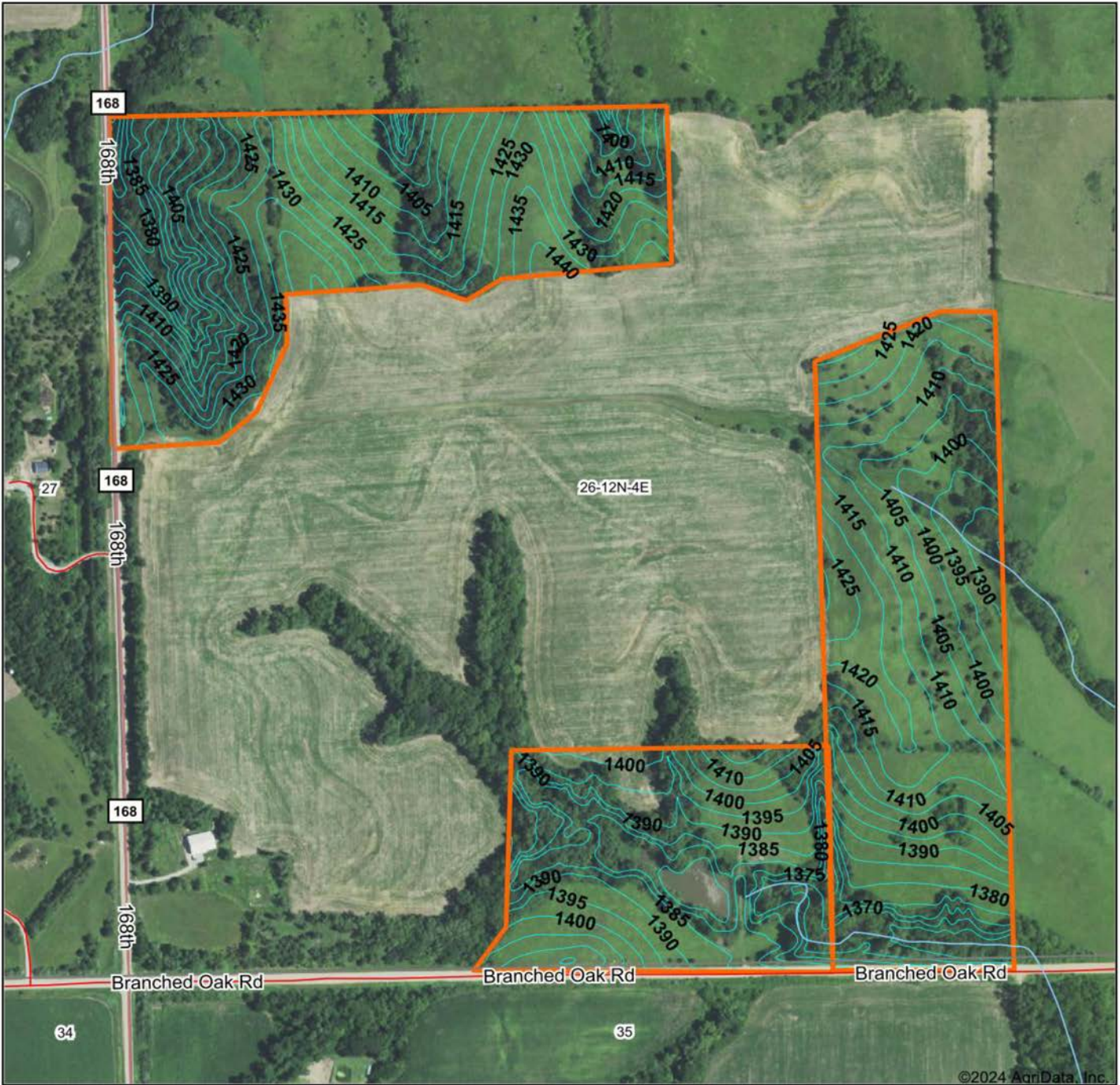
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26-12N-4E
Seward County
Nebraska



2/27/2024

3 TRACTS AVAILABLE - 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

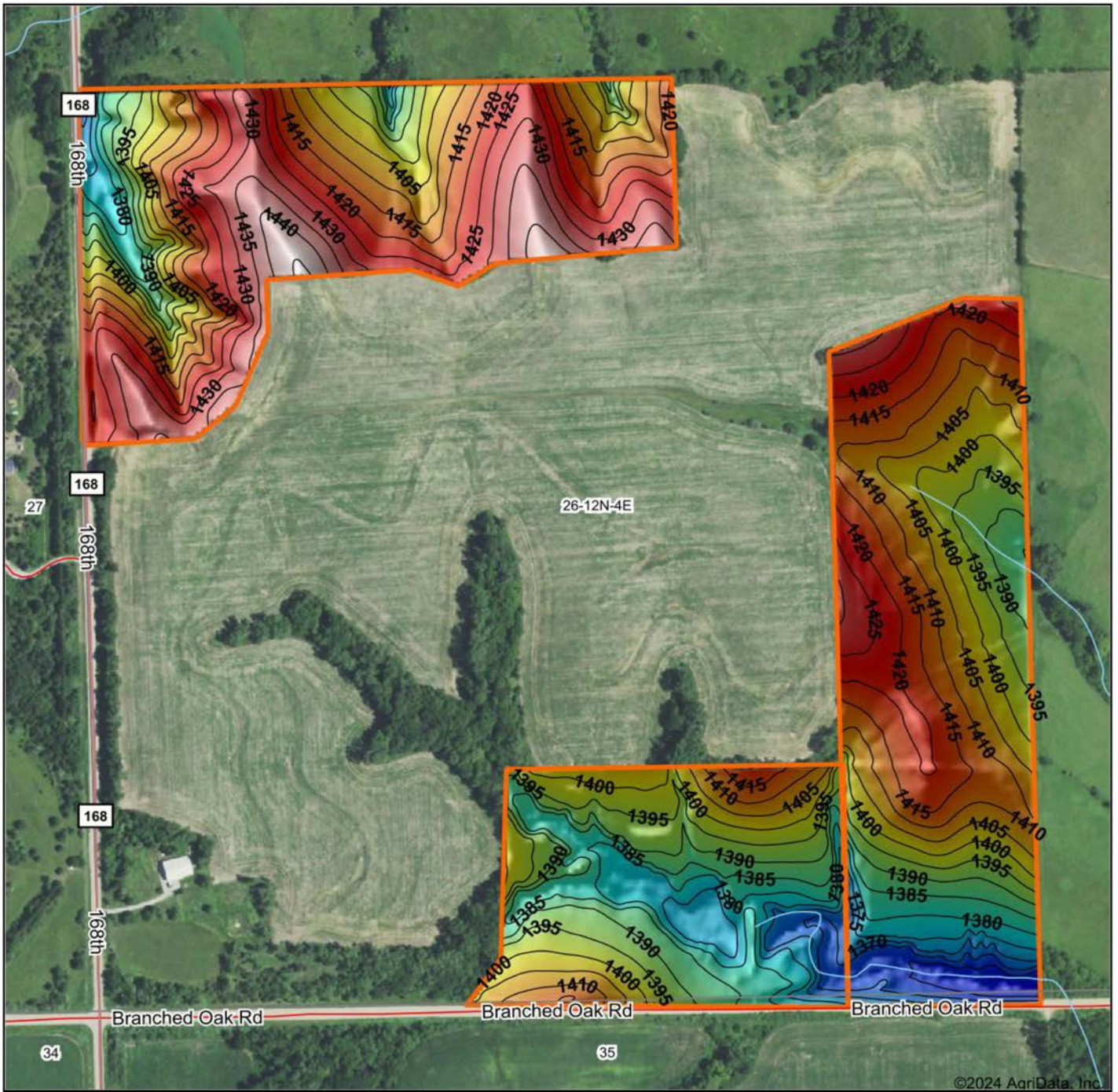


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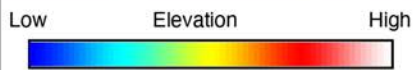
26-12N-4E
Seward County
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Boundary Center: 40° 58' 37.42, -96° 56' 38.83

3 TRACTS AVAILABLE - 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

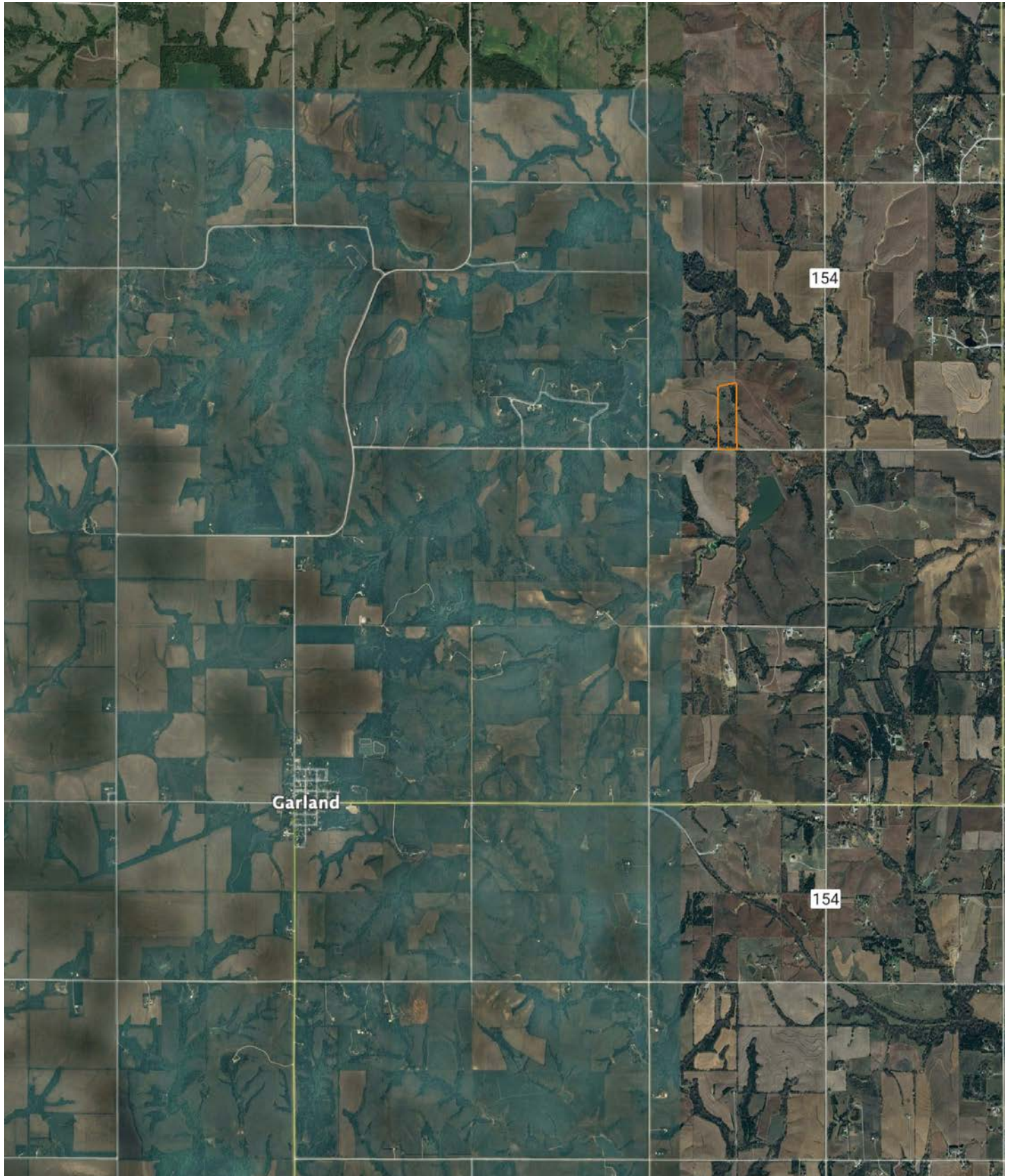


2/27/2024

26-12N-4E
Seward County
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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,
LAND AGENT

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