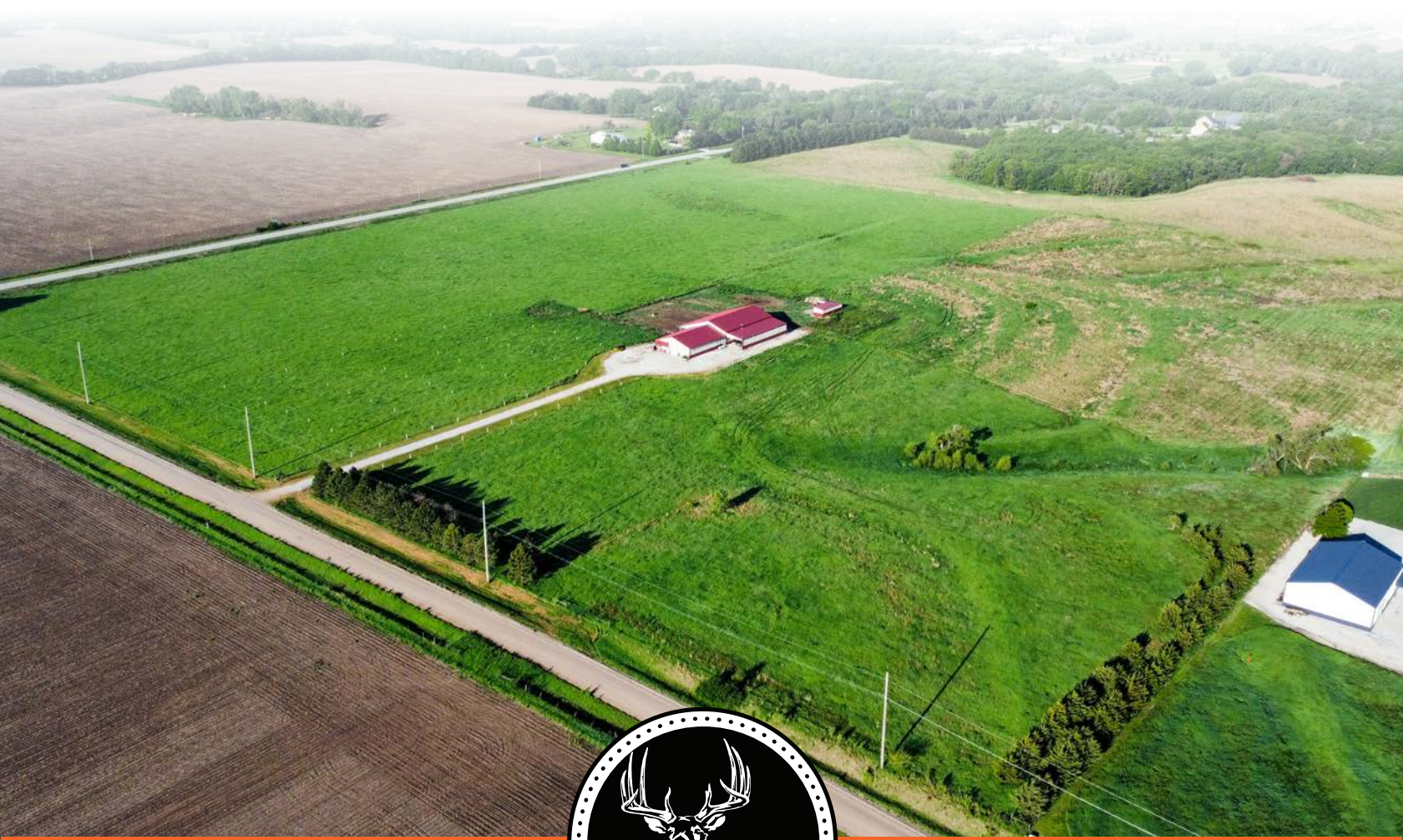


MIDWEST LAND GROUP PRESENTS

12.1 ACRES IN

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# SEWARD COUNTY NEBRASKA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LOTS 3 AND 4 OF HERITAGE FARMS IN SEWARD, NEBRASKA

Welcome to Heritage Farms! Seward, Nebraska's newest acreage development now offers the opportunity to purchase Lots 3 and 4 together, encompassing 12.1 acres. These premium lots make up the northeast corner of the subdivision and include a gated driveway off 252nd Road, less than a quarter mile from paved Waverly Road. Multiple walkout build sites are available, offering stunning views of the timbered Plum Creek bottom to the west. The terraced hillside funnels water to the northwest corner, making it a perfect place to establish a backyard pond.

These lots are build-ready and include established shelter belts, a residential well, and plenty of power on-site. The driveway enters Lot 4 and leads to the nearly 5,300 square-foot barn situated in the southwest corner. Bring your horses or 4H animals, as this barn is purpose-built to house livestock with an insulated showroom and stall space, over 3,000 square-foot of dry storage, lean-tos on two sides, a wash bay, and a beautifully finished office complete with a kitchenette and half bathroom. Just add your dream home to this acreage and enjoy peace and quiet in the country while living only minutes from Seward or an easy 30-minute commute to Fallbrook or downtown Lincoln!



# PROPERTY FEATURES

PRICE: **\$675,000** | COUNTY: **SEWARD** | STATE: **NEBRASKA** | ACRES: **12.1**

- Lots 3 & 4 of Heritage Farms totaling 12.1 acres
- One mile east of Seward, NE
- Quick 30-minute commute to Fallbrook and downtown Lincoln
- Northeast corner of the subdivision
- Gated driveway from 252nd Road leading to the barn
- Multiple walkout lot options with scenic views of Plum Creek bottom
- Terraced hillside funnels water to a perfect backyard pond site
- Established shelter belts, septic for the barn, residential well, and power on-site
- Horses and other 4H animals welcome
- Nearly 5,300 square-foot barn is purpose-built for housing livestock
- 72'x42' dry storage with 16 feet and 18 feet lean-tos on two sides
- 53'x45' insulated showroom with concrete floors
- Finished office area with heat and A/C
- Office has LVP flooring, TV wall, half bathroom, and kitchenette



# 5,300 SQUARE-FOOT BARN

Bring your horses or 4H animals, as this barn is purpose-built to house livestock with an insulated showroom and stall space, over 3,000 square-foot of dry storage, lean-tos on two sides, a wash bay.



# ADDITIONAL INTERIOR PHOTOS

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# 1 MILE EAST OF SEWARD



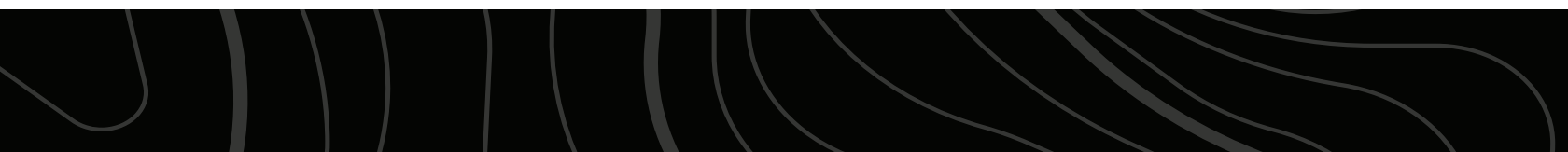
# FINISHED OFFICE AREA IN THE BARN



# TERRACED HILLSIDE

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The terraced hillside funnels water to the northwest corner, making it a perfect place to establish a backyard pond.



# BUILD SITES

Multiple walkout build sites are available, offering stunning views of the timbered Plum Creek bottom to the west. These lots are build-ready and include established shelter belts, a residential well, and plenty of power on-site.





# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 40° 55' 56.38, -97° 3' 56.71



**10-11N-3E**  
**Seward County**  
**Nebraska**



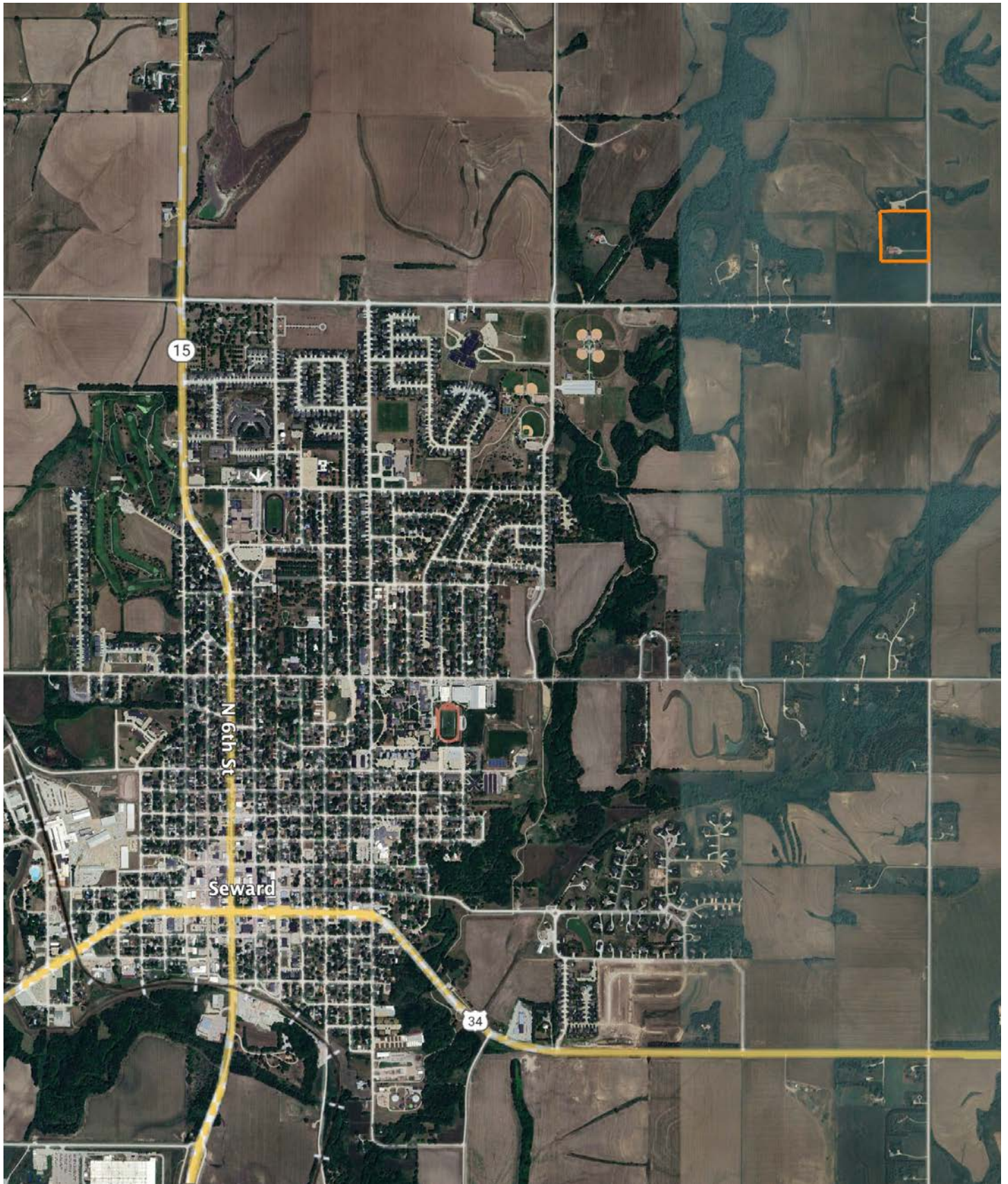
Maps Provided By:



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7/25/2024

# 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](mailto:JCrnkovich@MidwestLandGroup.com)



**MidwestLandGroup.com**

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