

MIDWEST LAND GROUP PRESENTS



LANCASTER COUNTY, NE

38 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HOME, PRIVATE POND, AND 38 +/- ACRES ONLY MINUTES FROM LINCOLN, NEBRASKA

All your acreage dreams come true with this unbelievable custom ranch home sitting high atop 38 +/- acres of the most picturesque views you can find in northern Lancaster County. Just minutes from Lincoln, the long private driveway carries you nearly half a mile from the county road and up the hill to this 3 bed, 4 bath all-brick home, with nearly 3,700 square feet of finished living space, overlooking your 4 +/- acre pond, stocked with plentiful bass and bluegill. This home has all the modern amenities including an open floorplan with massive windows throughout, to take in all the views this property has to offer. Upstairs, you'll find a beautifully designed eat-in kitchen and dining area connected to a cozy living space complete with a gas fireplace. A massive main-floor master suite includes a master bathroom with heated floors and a walk-in closet, plus a private door to the hot tub-ready sunroom just off the large deck. The second upstairs bedroom is currently finished as office space.

Downstairs, you'll find another large walkout living space with a wood-burning stove and a second master suite complete with heated floors in the attached bathroom. The basement also holds a fourth nonconforming

bedroom, a fourth bathroom, and plenty of storage throughout. Other amenities and recent updates include a newer roof and gutters, dual Trane XR A/C units and furnaces, a whole-house vac system, a Generac Guardian generator, an ADT Security System, and 2-200amp service panels.

To fully enjoy this dream acreage, a network of manicured trails carry you around the pond and throughout the surrounding timber draws and native grass pastures. The seasonal creek feeding the pond has multiple scenic spots to stop for a picnic or a relaxing evening around a firepit. A healthy population of deer, turkeys, pheasants, and quail call this area home, and many can be found throughout this ideal habitat on any given day. 18 +/- acres of expired CRP could be farmed again and re-enrolled into CRP for extra income. The remaining acres make up a great mix of hardwood timber and cedar thickets to hold the resident wildlife on site. Bring your finishing touches and make this your own paradise just one-half mile from paved roads, minutes from north Lincoln and Branched Oak Lake, or less than an hour from Omaha! Call today to schedule your private tour!



PROPERTY FEATURES

PRICE: **\$1,150,000** | COUNTY: **LANCASTER** | STATE: **NEBRASKA** | ACRES: **38**

- Custom all-brick ranch home on 38 +/- acres in Lancaster County, Nebraska
- 3 bed, 4 bath, 3 car home with 4th nonconforming downstairs bedroom
- Nearly 3,700 square feet of finished living space with open floor plan
- Huge master suite on main level and lower level
- Upstairs gas log fireplace and downstairs wood-burning stove
- Massive windows throughout to enjoy all the views
- Hot tub-ready sunroom overlooking the pond
- Heated floors in both master bathrooms
- Private 4 +/- acre pond stocked with bass and bluegill
- Long private driveway takes you away from any roads
- Seasonal creek feeding the pond
- Manicured network of trails throughout the property
- Healthy population of deer, turkeys, pheasants, and quail
- Great mix of native prairie, hardwood timber, and cedar thickets
- Nearly 18 +/- acres of expired CRP could be farmed and re-enrolled
- Newer roof, gutters, and windows
- Newer Trane XR A/C units and furnaces
- Generac Guardian whole-house generator
- Security system in place
- Whole-house vac system
- Minutes from Lincoln and Branched Oak Lake
- Less than an hour from Omaha
- Raymond Central School District



3,700 SQUARE FOOT HOME

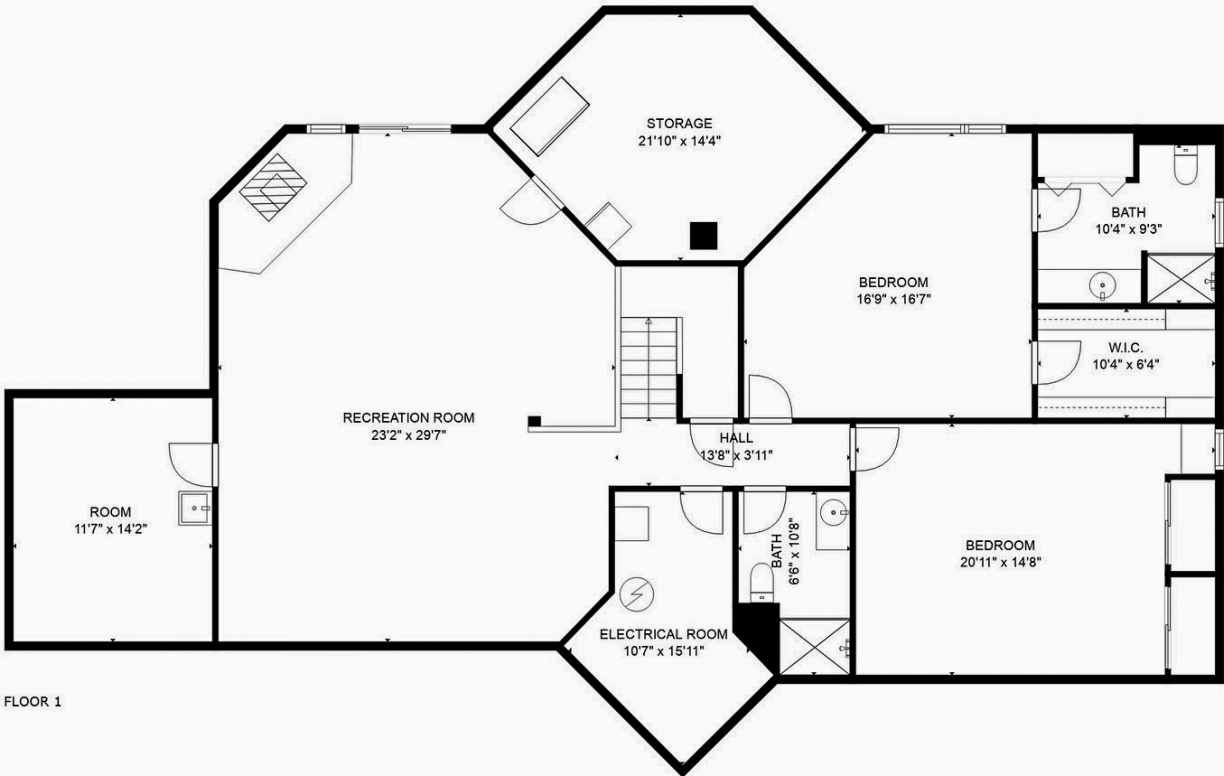
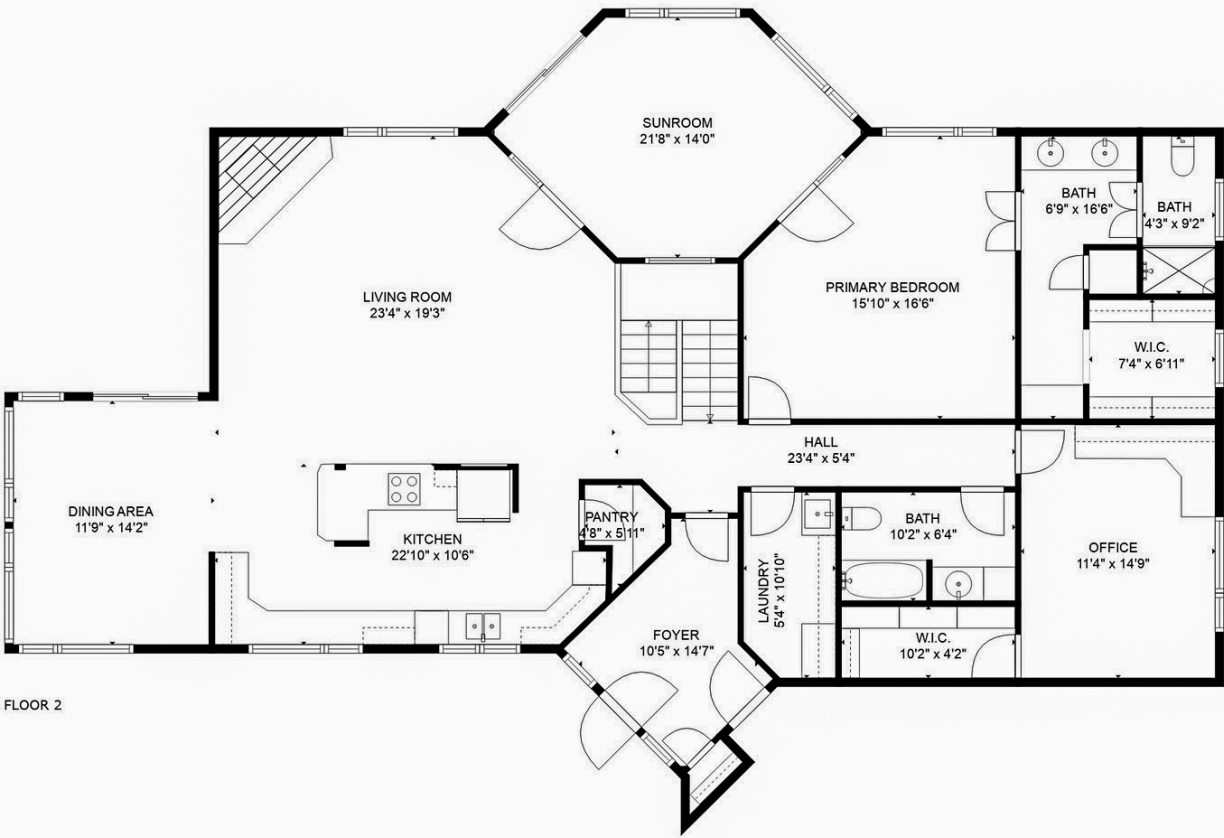
This home has all the modern amenities including an open floorplan with massive windows throughout, to take in all the views this property has to offer.



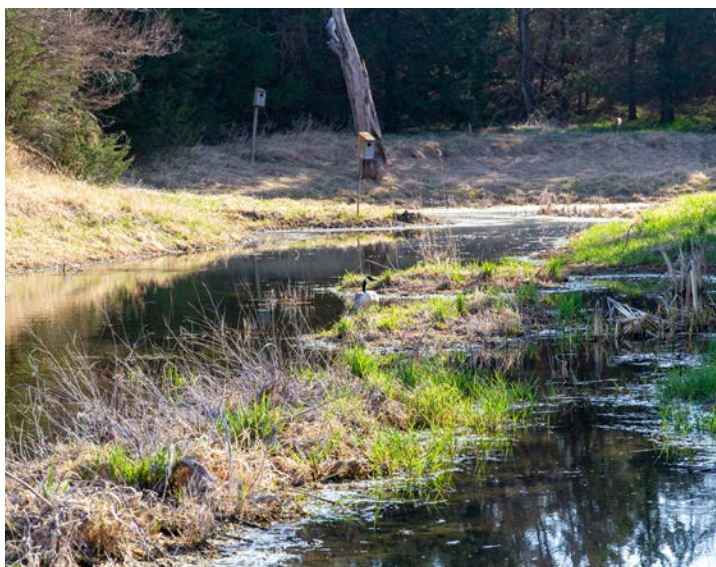
ADDITIONAL INTERIOR PHOTOS



FLOOR PLAN



SEASONAL CREEK



4 +/- ACRE STOCKED POND

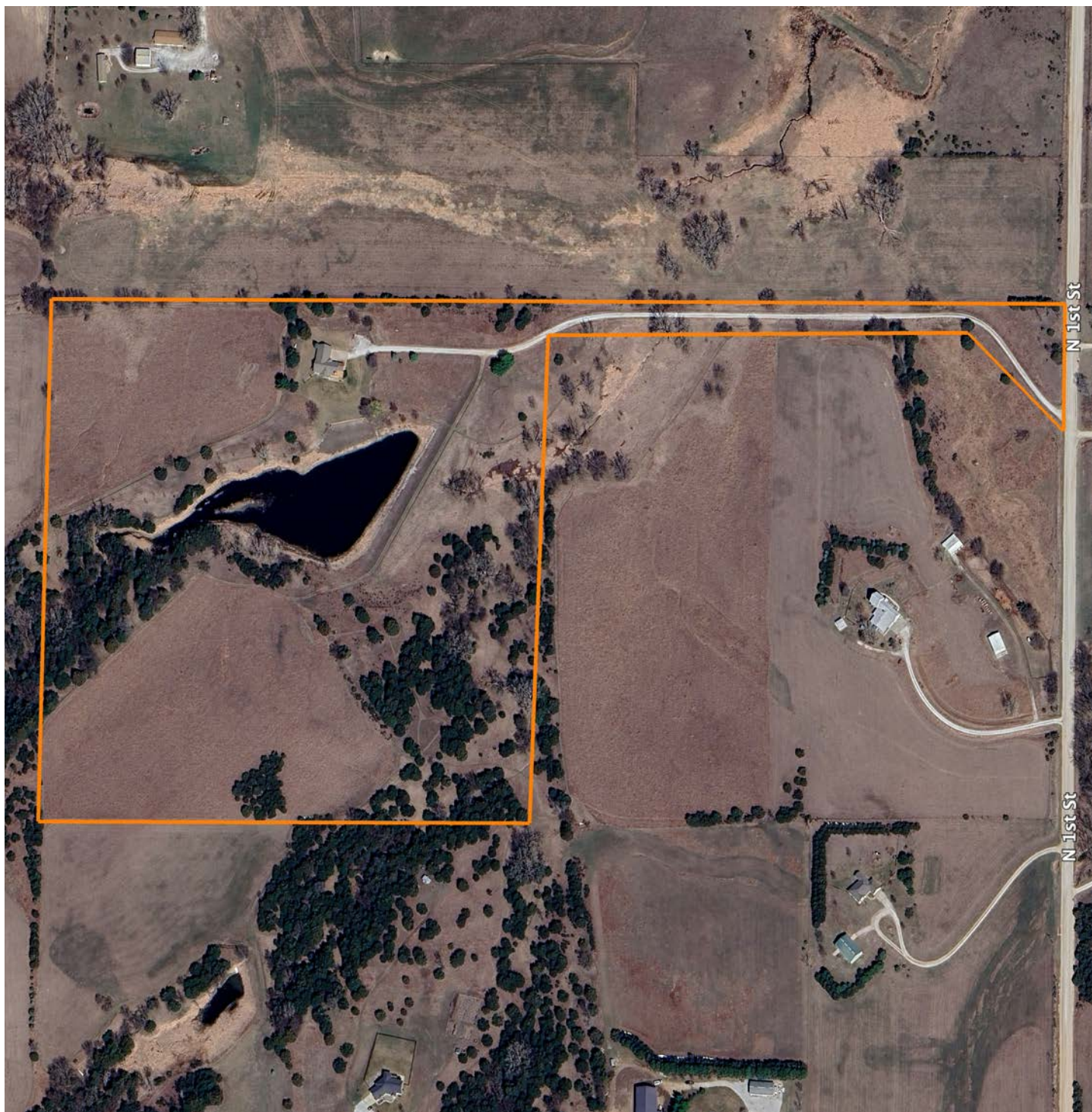


GREAT MIX OF HABITAT

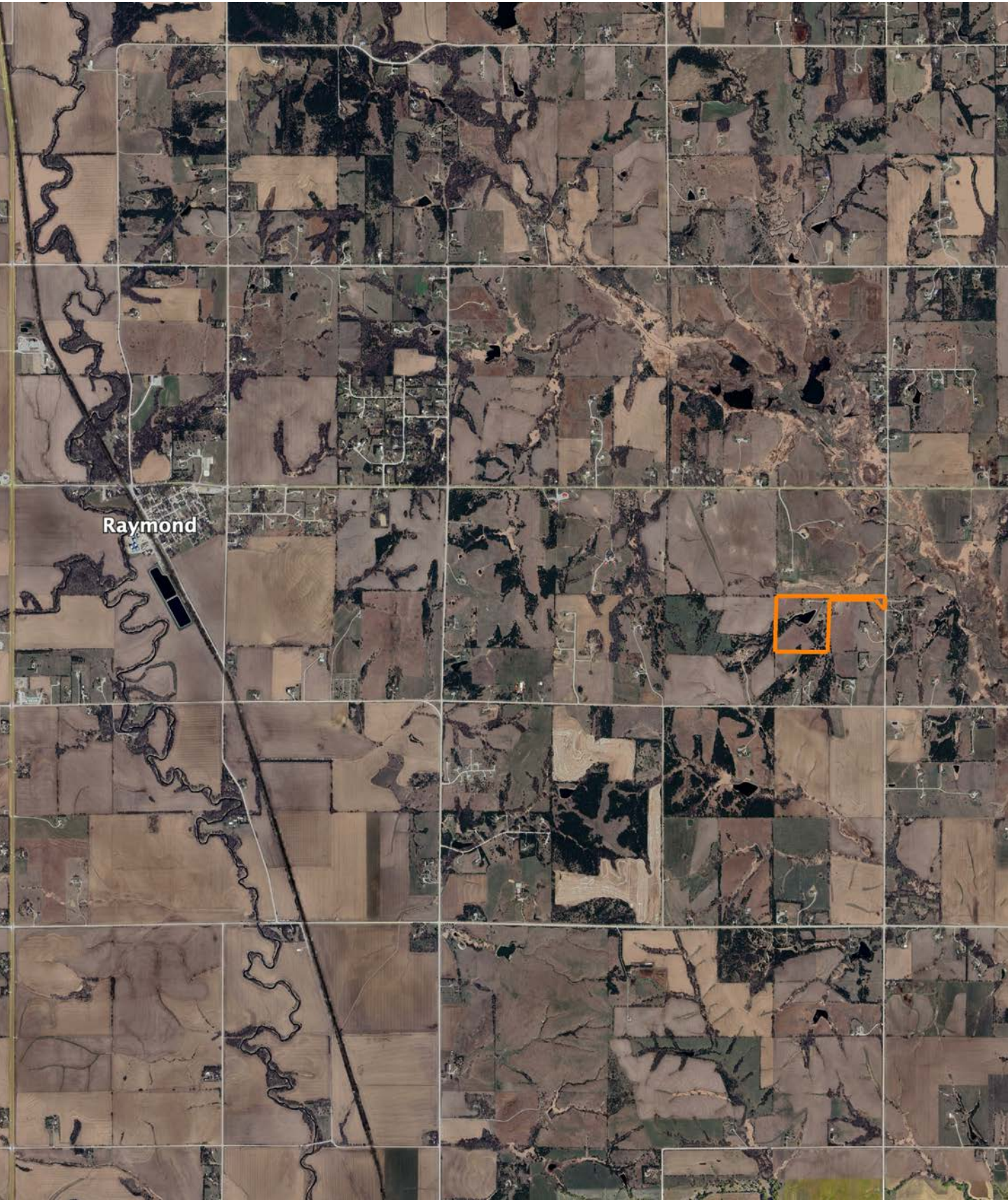
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AERIAL MAP



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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