

**EDSPENCER**  
REAL ESTATE

**PRICE: \$1,350,000**



**78 ACRES M/L | CRESCENT, IA**



LEGAL: CRESCENT TWP 25-76-44 PT SE NE EXC-COMM 501' S NE COR TH S457' NE 522' TO POB CRESCENT TWP 25-76-44 NE SE

Private retreat building opportunity with future development potential!! This 78 Acres is located just on the outskirts of Crescent, IA and just a short drive to the Mormon Bridge & North Omaha. Tons of wildlife including turkey, deer and pheasant! Mature trees. This is an excellent location for your new home! Property is agent owned. Gated & Unbelievably Scenic!

**BROKER: Ed Spencer 402.510.3276**  
Ed Spencer Real Estate, 322 E 7th St Logan, IA 51546  
[www.edspencer.com](http://www.edspencer.com)