



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**HIGHLY PRODUCTIVE
AGRICULTURAL
INVESTMENT**

Douglas County, NE

307 +/- Acres

OFFERED AT:

\$3,684,000

ABOUT THIS PROPERTY:

Large, contiguous farmland tracts in western Douglas County rarely become available, making this an exceptional opportunity to acquire a highly productive agricultural investment in one of eastern Nebraska's most desirable farming regions. Conveniently located approximately one mile from Highway 275 with frontage along both County Road 29 and Dutch Hall Road, this outstanding farm offers excellent year-round access, strong agricultural productivity, and long-term investment appeal.

The property features approximately 297.59 FSA cropland acres with predominantly level topography that allows for efficient farming practices and excellent field accessibility. Whether expanding an existing operation, completing a 1031 Exchange, or acquiring a long-term agricultural investment, this property offers the quality and scale that buyers have been waiting for.



More About this Property:

The farm carries an impressive NCCPI Overall Productivity Rating of 70.5, reflecting its strong agricultural capability and productive soils. The primary soil types include Gibbon-Wann Complex, Wann-Caruso-Inglewood Complex, Gibbon Silty Clay Loam, and Cass-Wann Fine Sandy Loam. The relatively level terrain minimizes surface runoff, allowing the property to retain valuable moisture throughout the growing season while supporting consistent crop production.

Current Farm Lease:

The property is leased for the 2026 crop year and shall remain subject to the existing tenant's farming rights through completion of the 2026 growing season, including the harvest of all crops planted by the tenant. Should ownership transfer prior to harvest, the Buyer shall receive the Seller's interest in the existing lease, including any remaining lease payments associated with the 2026 crop year.

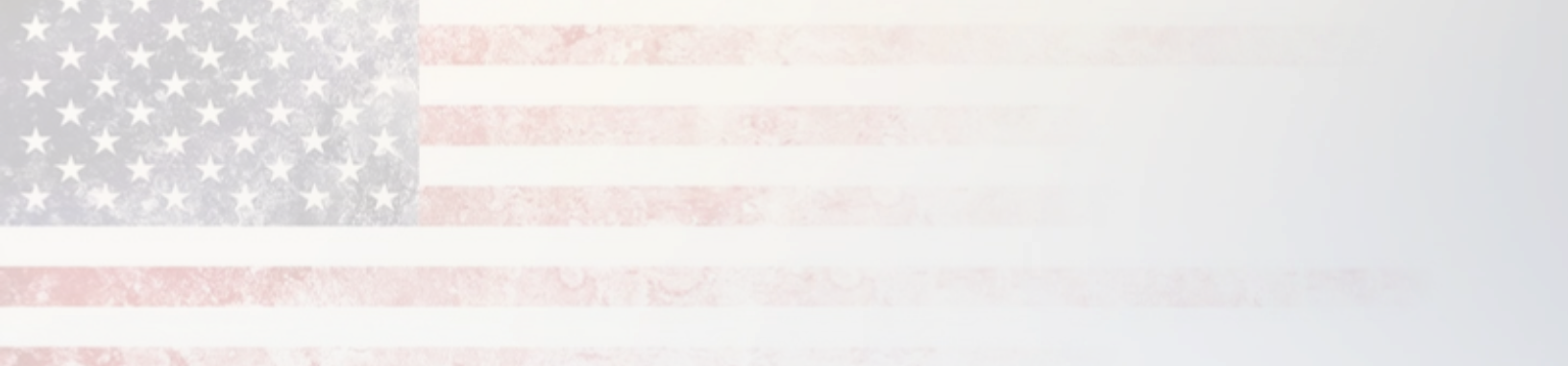
The current tenant has expressed interest in continuing to farm the property beyond the 2026 crop season. Any future lease agreement shall be negotiated directly between the Buyer and the tenant and shall be based solely upon terms mutually acceptable to both parties. The Seller makes no representations or guarantees regarding any future lease arrangement.

Additional Property Information:

- Current Crop: Corn (2026)
- Wetland Classification: 1.23 Acres – PEM1A (Freshwater Emergent Wetland)
- Riverine Classification: 3.52 Acres – R4SBC
- Access: Hard-surfaced County Road 29 and Dutch Hall Road

Situated within close proximity to multiple grain markets and surrounded by productive agricultural operations, this farm combines accessibility, productive soils, and long-term investment stability. Properties of this size, quality, and location seldom reach the open market, making this a unique opportunity for producers and investors alike.





Whether your objective is to expand an existing farming operation, diversify your investment portfolio, or secure productive Nebraska farmland for future generations, this property offers the scale, productivity, and location to accomplish those goals.

"The property's large, contiguous field configuration provides excellent operational efficiency for today's larger farming equipment, reducing unnecessary turns and maximizing productive field time."

For additional information, property reports, or to schedule a private showing, please contact:
Bob Osborne, Land Agent

Directions: From Fremont, Nebraska travel south on HWY 275 to the HWY 36 exit. Turn left onto HWY 36 and head east for 2 miles to County Road 29, turn left onto County Road 29 and head north for 1 mile. Turn left onto Dutch Hall Road and the property is located on your left-hand side. From Omaha, Nebraska head north on HWY 275 to the HWY 36 exit. Turn right onto HWY 36 and head east for 2 miles to County Road 29, turn left onto County Road 29 heading north for 1 mile and turn left onto Dutch Hall Road. The property is located on your left. The property is bordered on the north by Dutch Hall Road, on the east by County Road 29, and on the west by County Road 28.

Legal Description: Parcel #0100840006, LANDS SEC-TWN-RGE 02-16-EX PTS FOR ROAD-N1/2 Douglas County, NE

Taxes: \$ 20,606.38 tax year 2024

FEATURES:

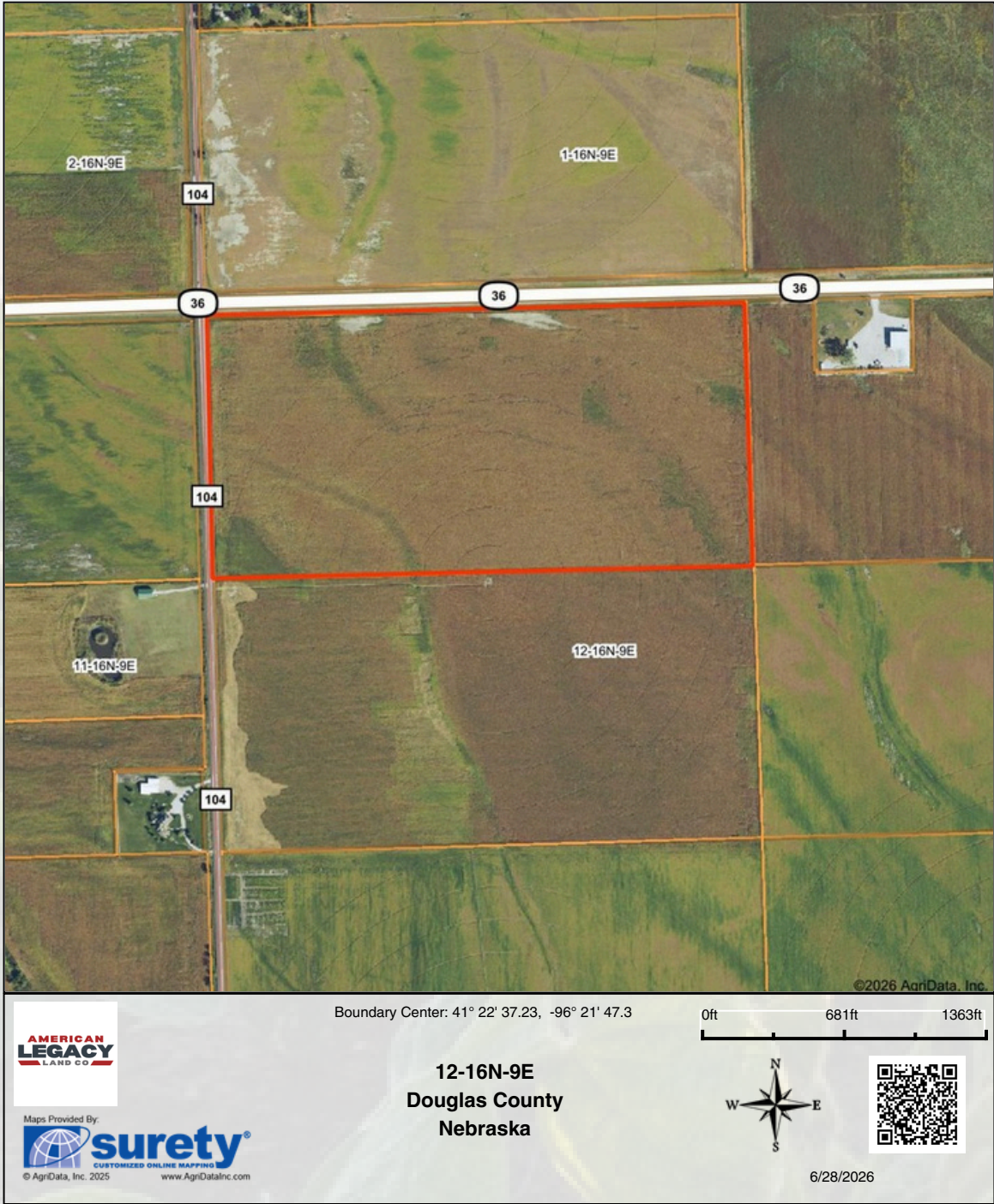
- 307 +/- acres
- Large contiguous acres parcel
- Located on hard top road way
- Close to local grain markets
- Productive soils
- Excellent operational efficiency



HELPING YOU BUY
AND SELL LAND

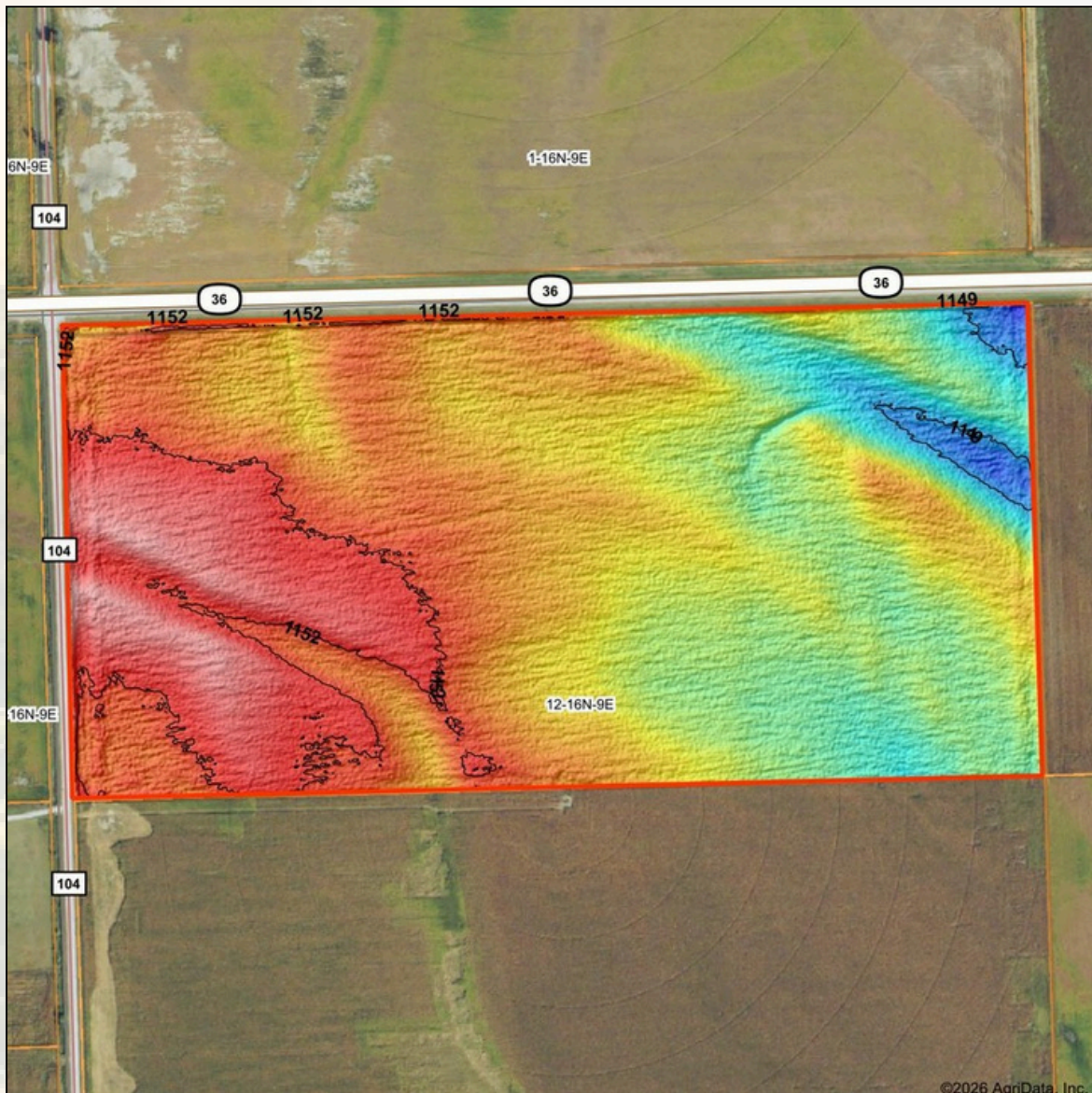


Aerial Map

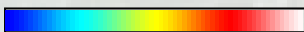




Topography Hillshade



Low Elevation High

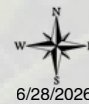


Maps Provided By:



Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,150.8
Max: 1,160.7
Range: 9.9
Average: 1,155.5
Standard Deviation: 1.08 ft

0ft 417ft 835ft



6/28/2026

12-16N-9E
Douglas County
Nebraska

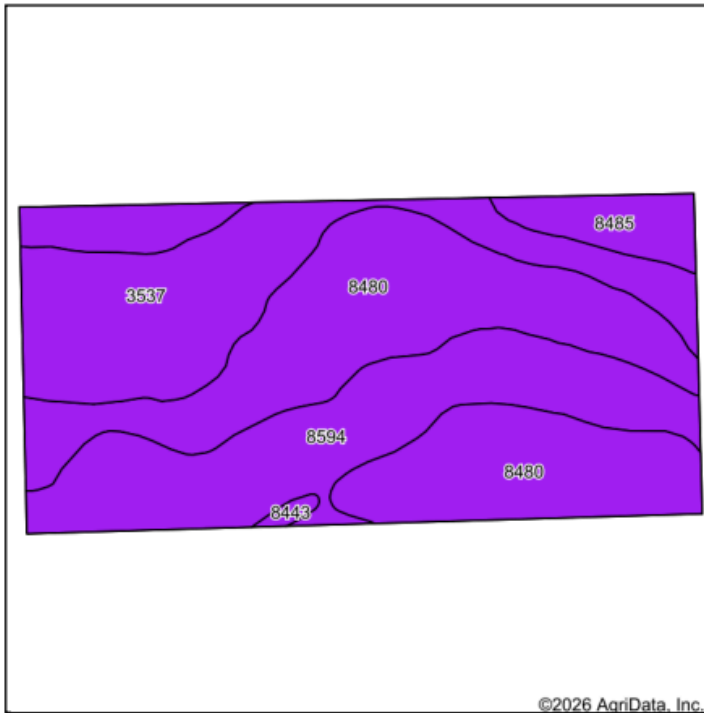
Boundary Center: 41° 22' 37.23, -96° 21' 47.3



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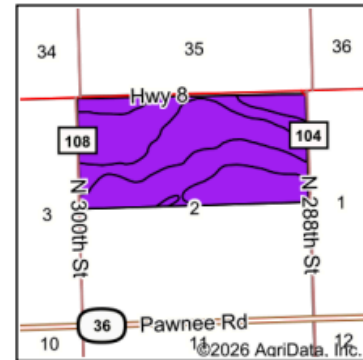


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
County: **Douglas**
Location: **2-16N-9E**
Township: **Platte Valley**
Acres: **296.67**
Date: **6/28/2026**

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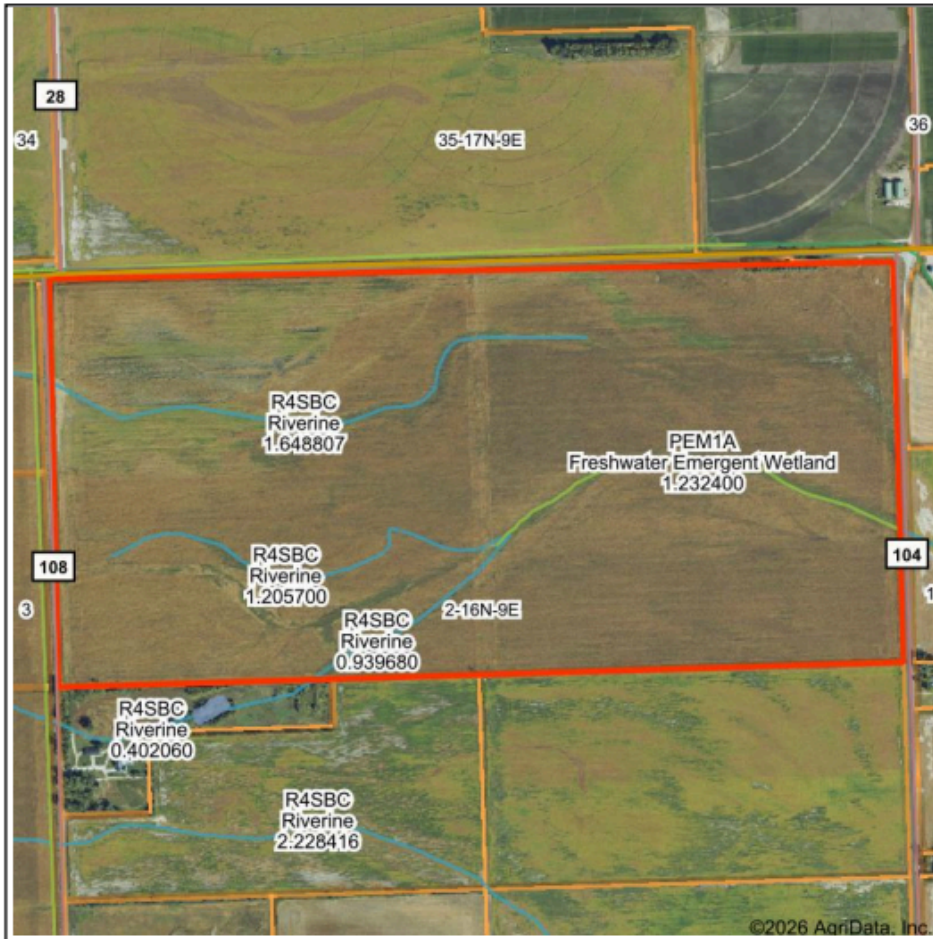
Area Symbol: NE055, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8480	Gibbon-Wann complex, occasionally flooded	137.91	46.4%		Ilw	Ilw	5864	55	69	63	50	68
8594	Wann-Caruso-Ingelwood complex, occasionally flooded	73.27	24.7%		Ilw	Ilw	5227	60	61	58	47	59
3537	Gibbon silty clay loam, occasionally flooded	70.54	23.8%		Ilw	Ilw	5745	57	72	64	53	70
8485	Gilliam-Eudora silt loams, occasionally flooded	13.54	4.6%		Ilw		4064	59	75	70	60	69
8443	Cass-Wann fine sandy loams, occasionally flooded	1.41	0.5%		Ilw	Ilw	4579	51	61	61	50	54
Weighted Average					2.00	*-	5590.1	56.9	*n 68	*n 62.3	*n 50.4	*n 66.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Wetlands Map



State: **Nebraska**
 Location: **2-16N-9E**
 County: **Douglas**
 Township: **Platte Valley**
 Date: **6/28/2026**

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0ft 1187ft 2374ft

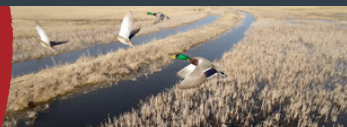
Classification Code	Type	Acres
R4SBC	Riverine	3.52
PEM1A	Freshwater Emergent Wetland	1.23
		Total Acres
		4.75

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

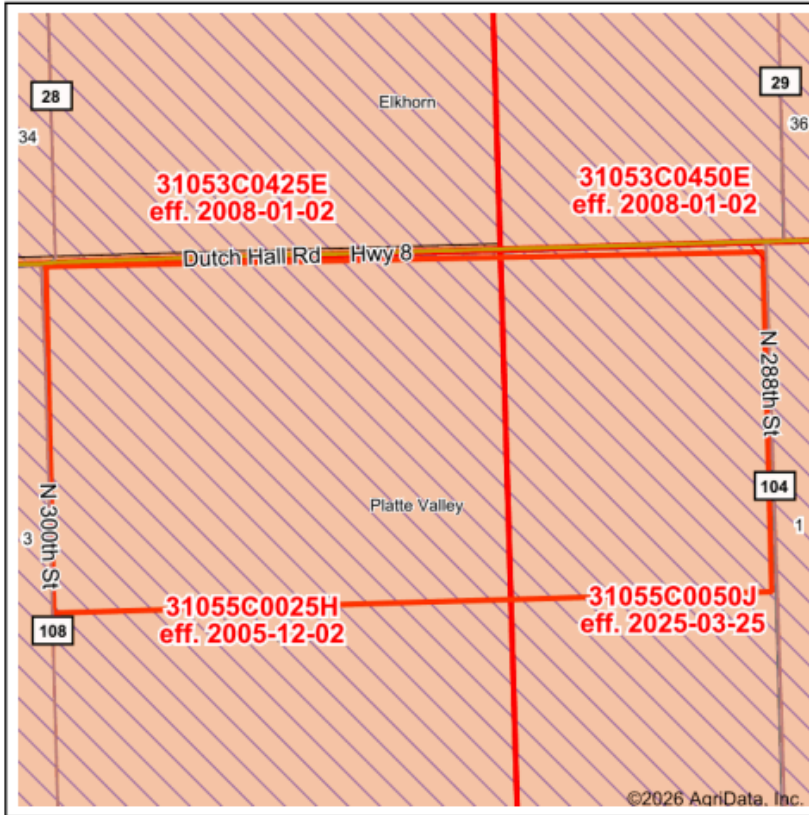


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COMMITTED • DETERMINED
TRUSTED



FEMA Report



Map Center: 41° 23' 24.2, -96° 22' 38.66
 State: NE Acres: 296.67
 County: Douglas Date: 6/28/2026
 Location: 2-16N-9E
 Township: Platte Valley

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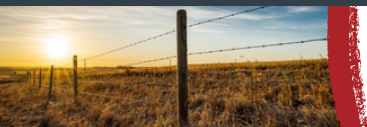
Name	Number	County	NFIP Participation	Acres	Percent
Douglas County	310073	Douglas	Regular	296.67	100%
Total				296.67	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	189.16	63.8%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	107.51	36.2%
Total				296.67	100%
Panel		Effective Date	Acres	Percent	
31055C0025H		12/2/2005	189.16	63.8%	
31055C0050J		3/25/2025	107.51	36.2%	
Total			296.67	100%	



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AND SELL LAND

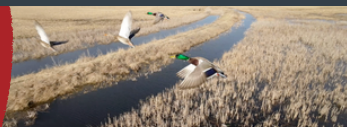






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About the Agent:

Bob Osborne is a Full-Time Land Agent specializing exclusively in farm, ranch, recreational, transitional, development, and investment land throughout Nebraska. While many agents focus on simply listing and selling property, Bob's approach centers on helping landowners make informed decisions that support their family's long-term goals, financial objectives, and legacy.

With a deep understanding of Nebraska land markets, agriculture, development trends, conservation opportunities, and investment strategies, Bob views every property as more than just real estate. He believes land is often a family's largest asset and deserves a level of planning, analysis, and representation that goes far beyond putting a sign in the ground.

Bob works closely with landowners, farm and ranch families, estates, trustees, investors, and business owners to develop a strategy tailored to their unique circumstances. Whether the objective is retirement planning, estate settlement, family succession, a 1031 Exchange, development opportunities, or maximizing transitional land value, he helps clients evaluate all available options before making critical decisions.

What truly sets Bob apart is his commitment to serving as a trusted advisor rather than simply a salesperson. His clients benefit not only from his market knowledge but also from his extensive network of professionals, including estate attorneys, CPAs, financial advisors, 1031 Exchange specialists, Delaware Statutory Trust (DST) professionals, surveyors, appraisers, lenders, developers, and conservation experts. By bringing the right people to the table at the right time, Bob helps families avoid costly mistakes and position themselves for the best possible outcome.

Known for his honest communication, strong work ethic, and family-first approach, Bob believes every client deserves transparency, confidentiality, and a clear understanding of their options. He takes pride in educating landowners, answering difficult questions, and helping clients navigate complex transactions with confidence.



Many of Bob's clients choose to work with him because they recognize that selling land is often about much more than price alone. It is about timing, tax implications, family dynamics, future opportunities, and preserving wealth for the next generation. His ability to understand these broader considerations and coordinate solutions has earned him the trust of landowners across Nebraska.

At the heart of every transaction is a simple philosophy:

"My goal is not simply to help clients sell land. My goal is to help them make informed decisions that create the best possible outcome for themselves, their family, and their future."

BOB OSBORNE , LAND AGENT



402-660-4970



bosborne@AmericanLegacyLandCo.com