



LAND FOR SALE

*Legal: LANDS SEC-TWN-RGE 02-16-
EX PTS FOR ROAD-N1/2*



307 +/- ACRES

DOUGLAS COUNTY, NE

\$3,684,000

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.

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.

FOR MORE INFORMATION, CONTACT:

BOB OSBORNE, LAND AGENT

402-660-4970

BOSBORNE@AMERICANLEGACYLANDCO.COM

WWW.AMERICANLEGACYLANDCO.COM

