

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**COUNTRY LIVING
WITHOUT SACRIFICING
CONVENIENCE**

Lancaster County, NE

76.5 +/- Acres

OFFERED AT:

\$1,147,500

ABOUT THIS PROPERTY:

Positioned at the corner of South 162nd Street and Old Cheney Road, this 76.5± acre tract presents a rare opportunity to acquire a highly desirable parcel in one of Lancaster County's most sought-after rural growth corridors. Located just 4.5 miles from the Lincoln city limits and accessible via hard-surfaced roads, the property offers the ideal balance of country living and convenient access to the amenities, employment centers, shopping, and services of Lincoln.

The land features an exceptionally level topography with minimal slope, providing outstanding flexibility for future development, acreage home sites, or continued agricultural production. Its configuration, road frontage, and location make it particularly well-suited for the creation of multiple acreage properties, with potential for 3-to-5 acre home sites subject to Lancaster County approval and applicable zoning requirements.



More About this Property:

As demand continues to grow for rural residential properties within close proximity to Lincoln, opportunities of this size and quality have become increasingly difficult to find. Buyers seeking investment potential, transitional land opportunities, or the ability to create a premier rural residential development will appreciate the property's strategic location and long-term upside.

The property is currently being farmed by a local tenant who will retain farming rights through the 2026 crop season. No development activities, construction, or disturbance of the existing crop ground may occur until the 2026 crop has been harvested.

The current tenant has indicated an interest in continuing to farm the property after closing until such time as the land is needed for development or another use. This provides a potential opportunity for a new owner to maintain agricultural income while evaluating future plans for the property. Any future lease arrangements will be negotiated directly between the buyer and the tenant.

Taxes: \$3426.58 tax year 2024

Income Potential: AG cash rent

Legal Description: S11, T9, R8, 6TH PRINCIPAL MERIDIAN, LOT 12 SW Lancaster County, NE

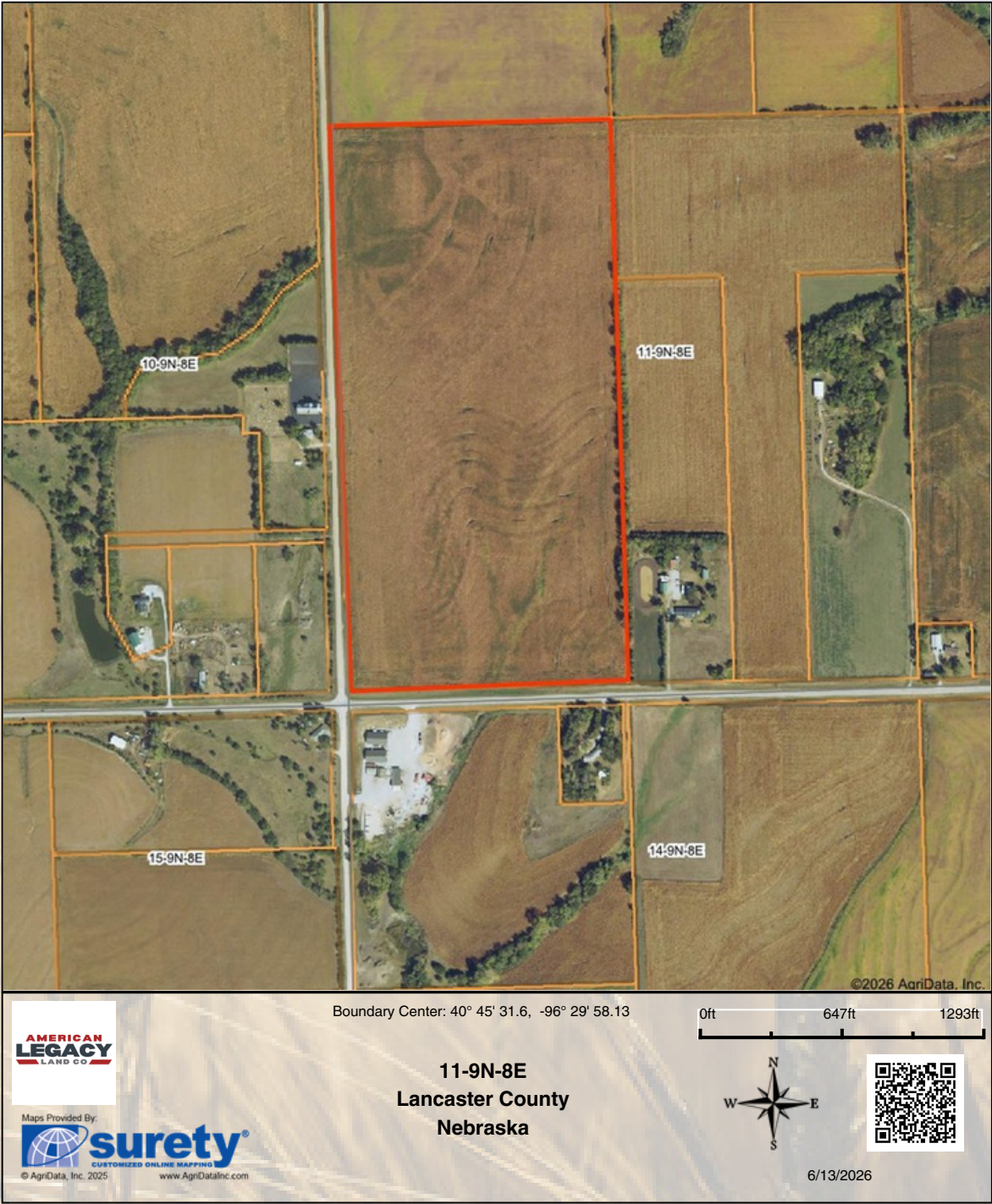
Directions: From east Lincoln at South 98th Street and Old Cheney Rd, head east 4.5 miles to South 162nd street. Turn left onto South 162nd Street and the property is located on the right or east side of the road.

From HWY 2 & 43, head north 6.5 miles to Old Cheney Rd. Turn right onto Old Cheney Road and go 2 miles to South 162nd Street. Turn left onto South 162nd Street and the property is located on the right side of the road.

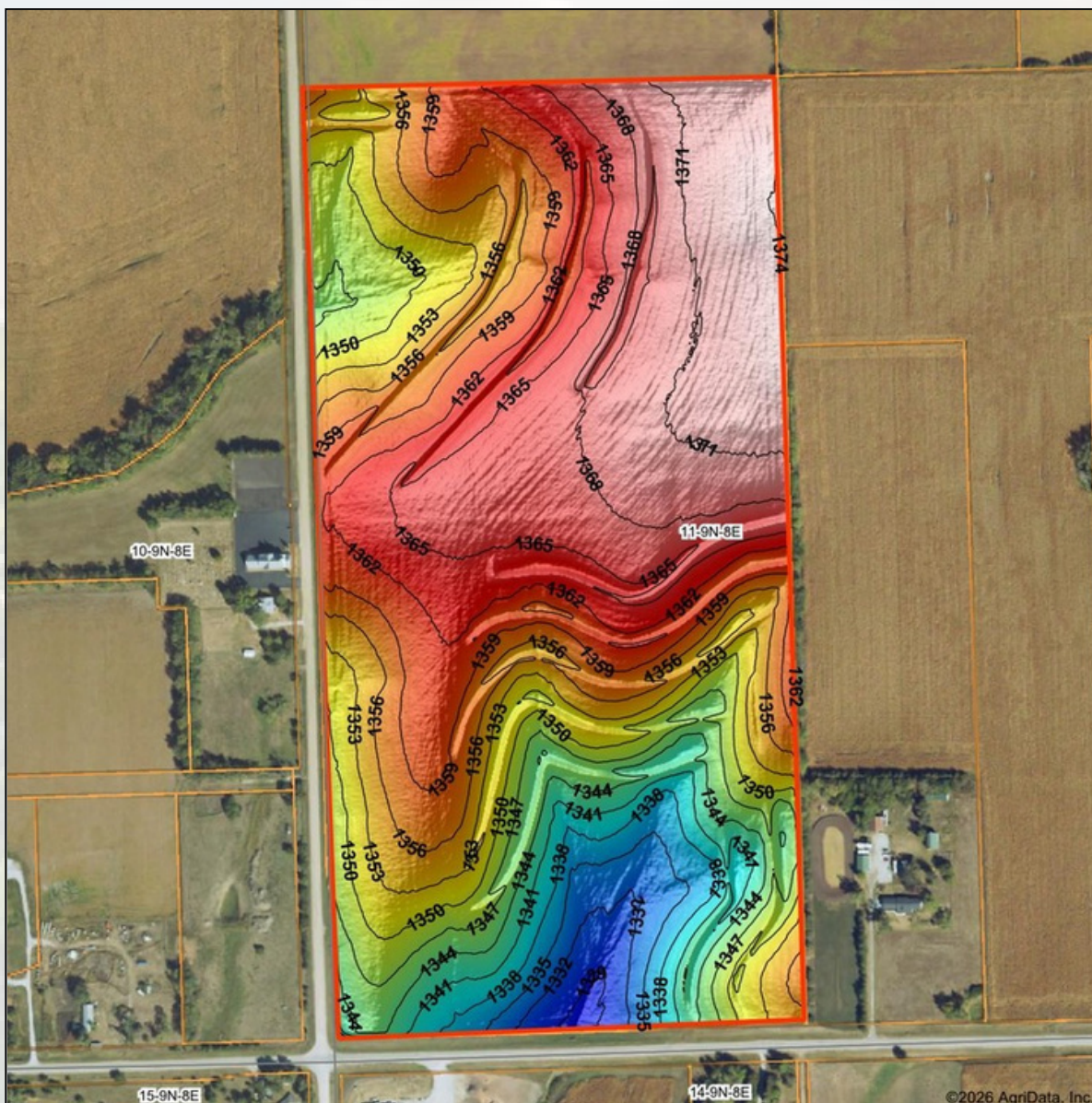
FEATURES:

- 76.5 +/- acres
- Approximately 4.5 miles from Lincoln city limits
- Hard-surfaced access via Old Cheney Rd
- Excellent candidate for acreage development
- Exceptionally level topography with minimal slope
- Currently in productive row crop production

Aerial Map



Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,327.5
Max: 1,374.9
Range: 47.4
Average: 1,356.5
Standard Deviation: 10.86 ft

0ft 426ft 853ft

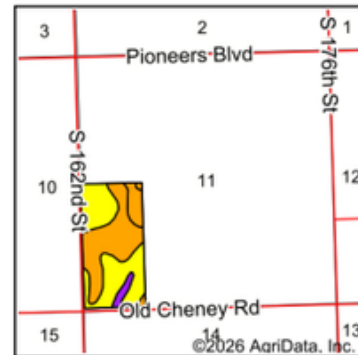
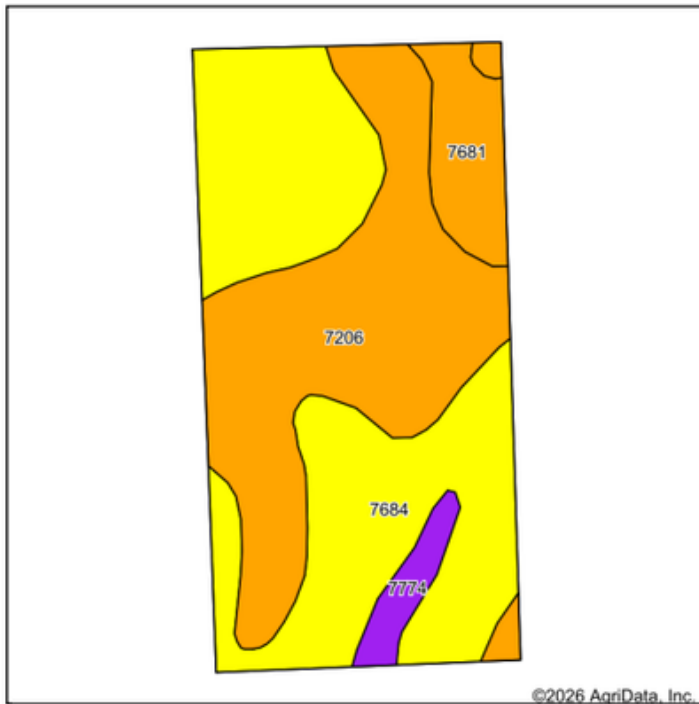


6/13/2026

11-9N-8E
Lancaster County
Nebraska

Boundary Center: 40° 45' 31.6, -96° 29' 58.13

Soils Map



State: **Nebraska**
 County: **Lancaster**
 Location: **11-9N-8E**
 Township: **Stockton**
 Acres: **75.68**
 Date: **6/13/2026**

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE109, Soil Area Version: 30

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
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	36.80	48.6%		IIle	IVe	3832	70	59	55	59	50
7206	Aksarben silty clay loam, 2 to 6 percent slopes	30.63	40.5%		Ile	IIle	4205	72	66	65	62	60
7681	Wymore silty clay loam, 1 to 3 percent slopes	5.78	7.6%		Ile	Ile	3800	72	63	62	63	58
7774	Colo-Nodaway silty clay loams, frequently flooded	2.47	3.3%		IIIw		1520	60	61	59	43	57
Weighted Average					2.52	*-	3905.1	70.6	*n 62.2	*n 59.7	*n 60	*n 54.9

*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.

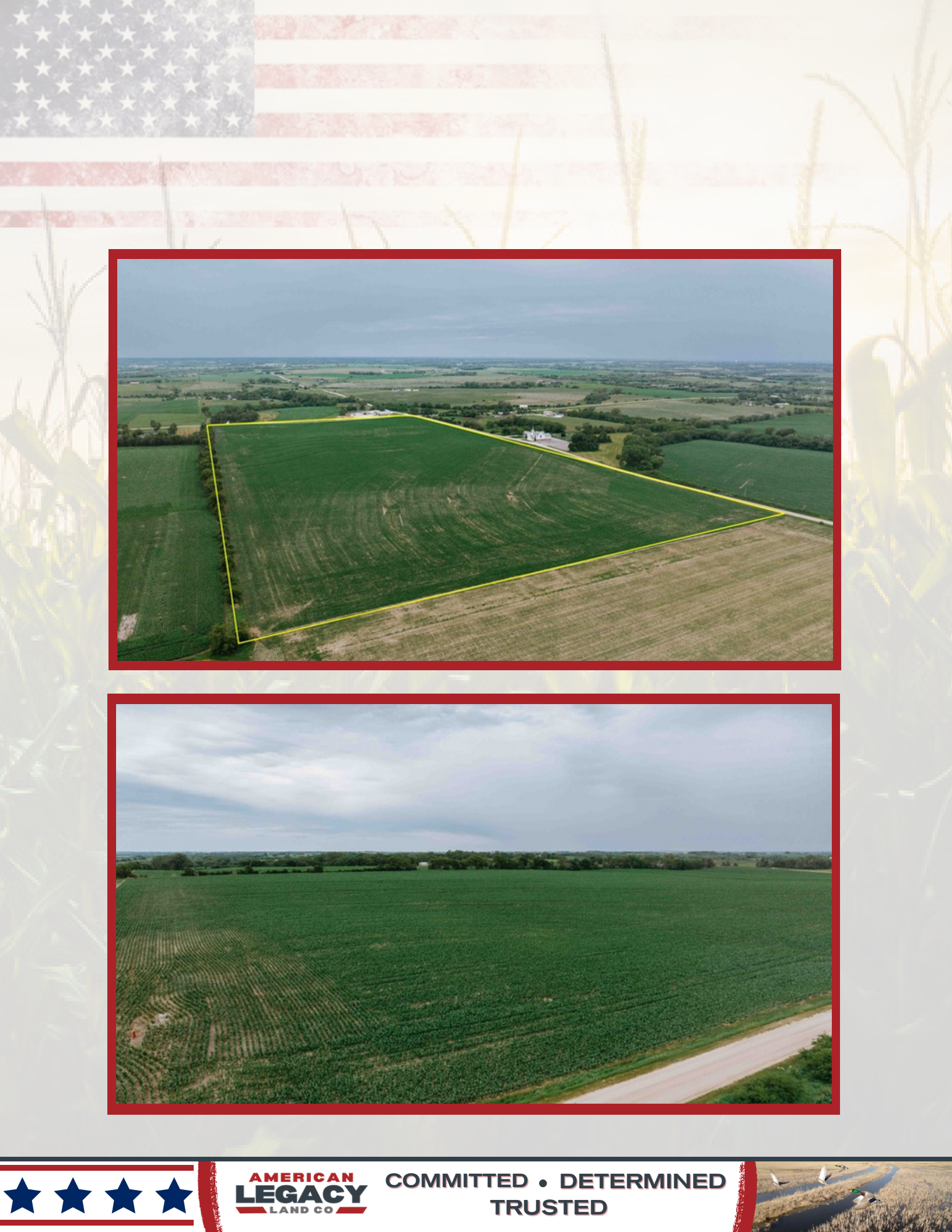


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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

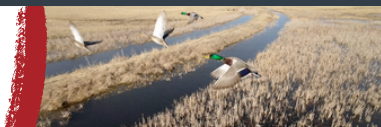






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COMMITTED • DETERMINED
TRUSTED





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



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