

AMERICAN LEGACY LAND CO

FOR SALE

DEVELOPMENT PROPERTY

Douglas County, NE

40 +/- Acres

OFFERED AT:

\$2,400,000

ABOUT THIS PROPERTY:

Located just south of HWY 36, at approximately 145th street, are 40 +/- acres of agricultural ground that is considered to be prime future development ground for the Bennington area. Located within the city of Bennington's jurisdiction, the parcel lends itself to future residential or multi-family development.

The eastside property line could be the future 144th street connecting Bennington Road and HWY 36. The westside of the property has a natural buffer owned by the Papio Natural Resource District, ensuring privacy on this side of the parcel.

Bennington is one of the Metro's fastest growing areas and this parcel is next to current developments to include a townhome community and retirement community.



More About this Property:

For investors looking for a property to develop or hold for future development, this parcel is priced for future upside with whatever your plans may be.

Located 2.6 miles from HWY 133 leading to Blair and Omaha, 1.4 miles from downtown Bennington, 8.1 miles from Standing Bear Lake, and 4.5 miles from Cunningham Lake, give this property the versatility that future home owners are looking for when regarding drive time to work or recreational activities. The property is currently planted in soy beans and is part of a crop share program with the current tenant that farms the property.

The gently sloping contour of the property helps to visualize what the future of this parcel holds. The drive that leads to the home is a private drive. so please call the listing agent for property access. To schedule your private showing please contact Land Agent, Bob Osborne at 402-660-4970 or by email at bosborne@AmericanLegacyLandCo.com.

Directions: Located South of HWY 36 and 145th Street

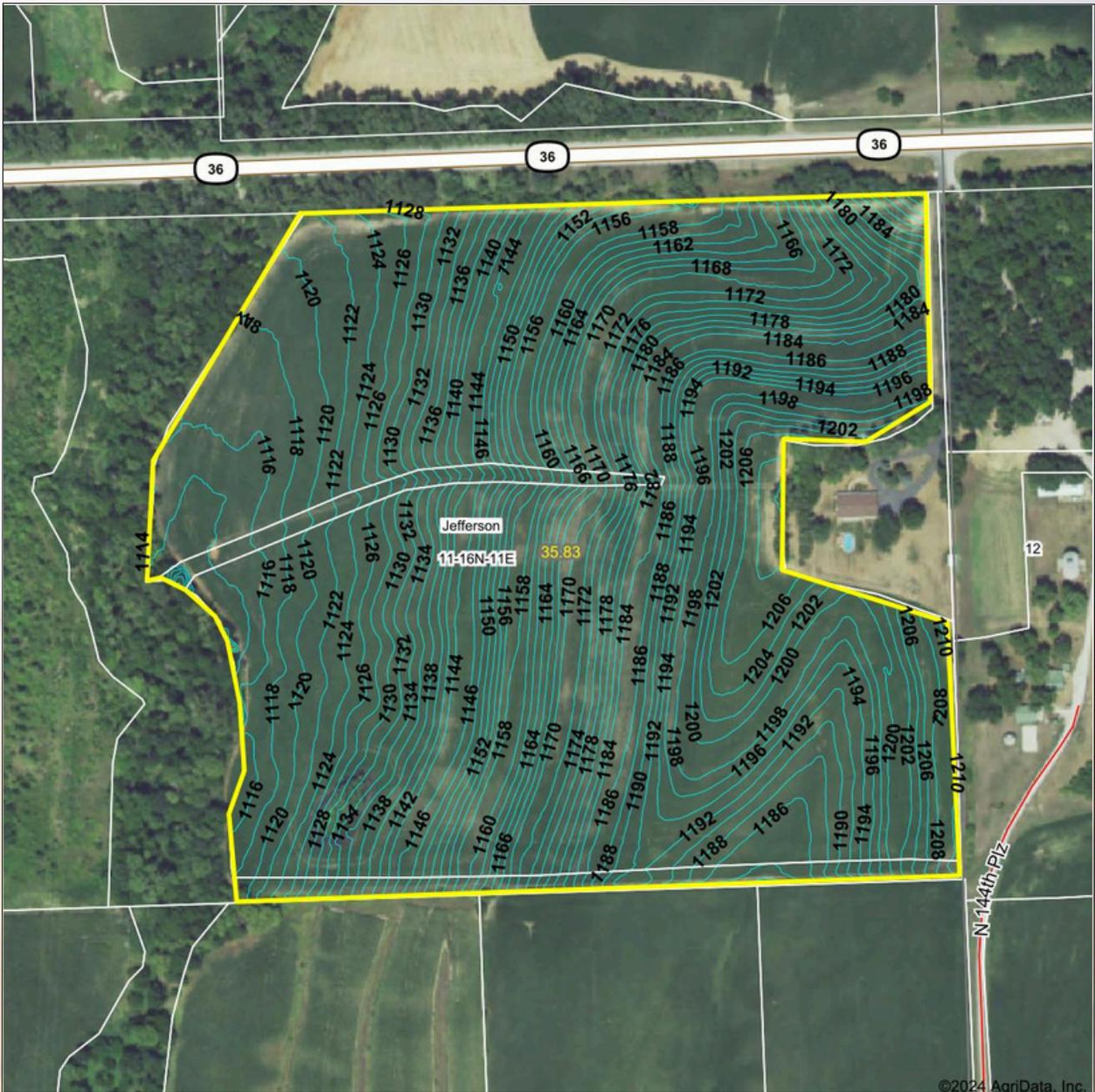
Legal Description: Parcel #0121640004 Lands Sect 11 Town 16 Range 11

Taxes: \$2,839.48

FEATURES:

- 40 +/- acres
- Future development property
- HWY 36 road frontage
- City of Bennington jurisdiction
- Residential development potential
- Multi-family development

**DOUGLAS COUNTY,
NEBRASKA**

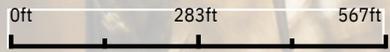


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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 1 meter dem
Interval(ft):	2.0
Min:	1,103.8
Max:	1,211.2
Range:	107.4
Average:	1,160.5
Standard Deviation:	30.45 ft



9/8/2024

11-16N-11E
Douglas County
Nebraska

Boundary Center: 41° 22' 11.93, -96° 8' 30.76



**HELPING YOU BUY
AND SELL LAND**





Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Douglas**
 Location: **11-16N-11E**
 Township: **Jefferson**
 Acres: **35.83**
 Date: **9/8/2024**



Area Symbol: NE055, Soil Area Version: 18

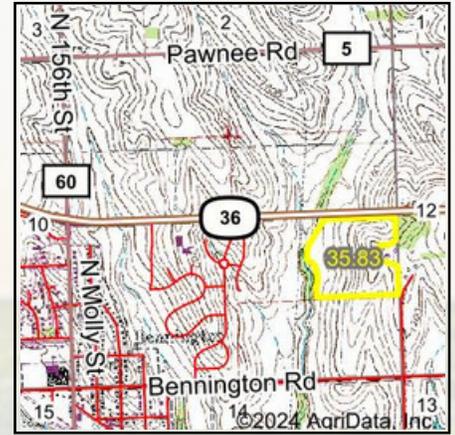
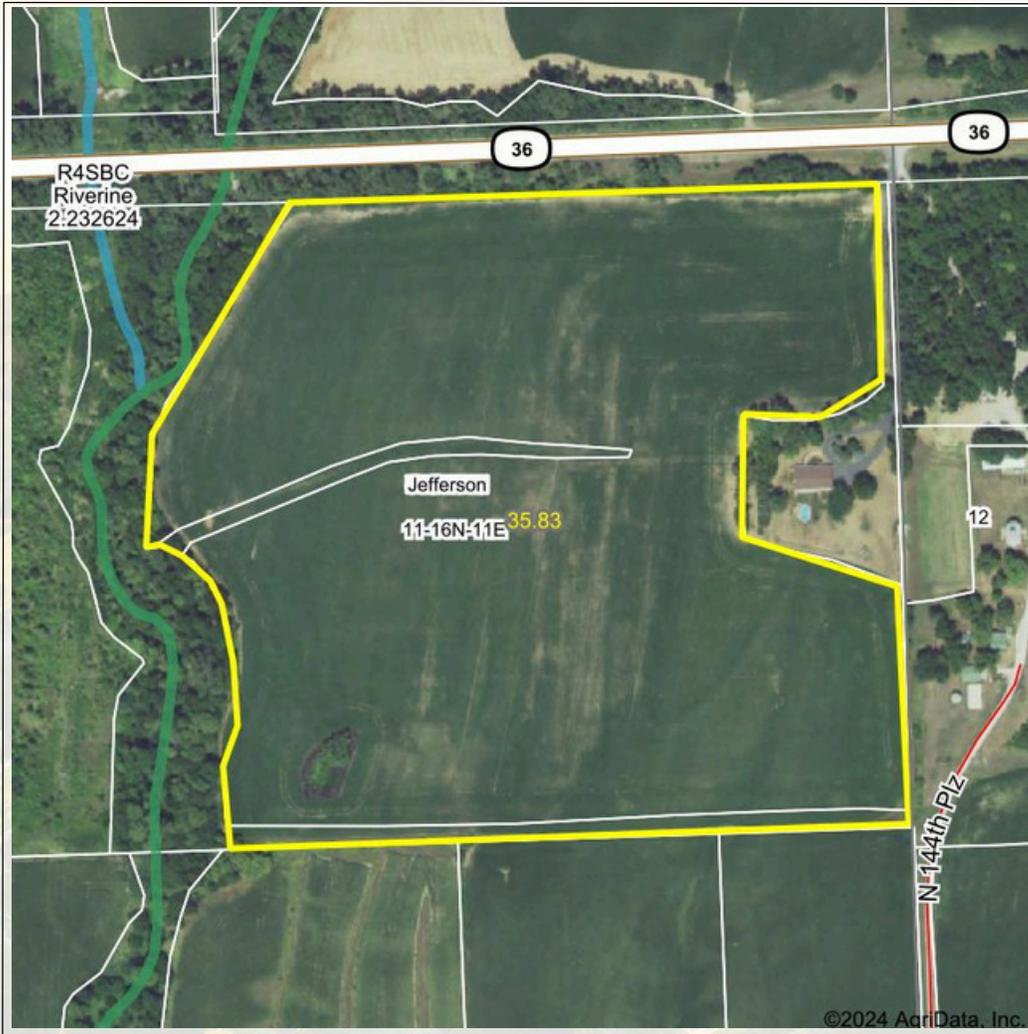
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8157	Contrary-Monona-Ida complex, 6 to 17 percent slopes	25.70	71.7%		IVe
7050	Kennebec silt loam, occasionally flooded	6.87	19.2%		IIw
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	2.69	7.5%		IIe
7234	Judson silty clay loam, 2 to 6 percent slopes	0.57	1.6%		IIe
Weighted Average					3.43

*c: Using Capabilities Class Dominant Condition Aggregation Method



**BUYING • SELLING
AUCTIONS**





State: **Nebraska**
 Location: **11-16N-11E**
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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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0ft 412ft 824ft

Classification Code	Type	Acres
		Total Acres 0.00

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



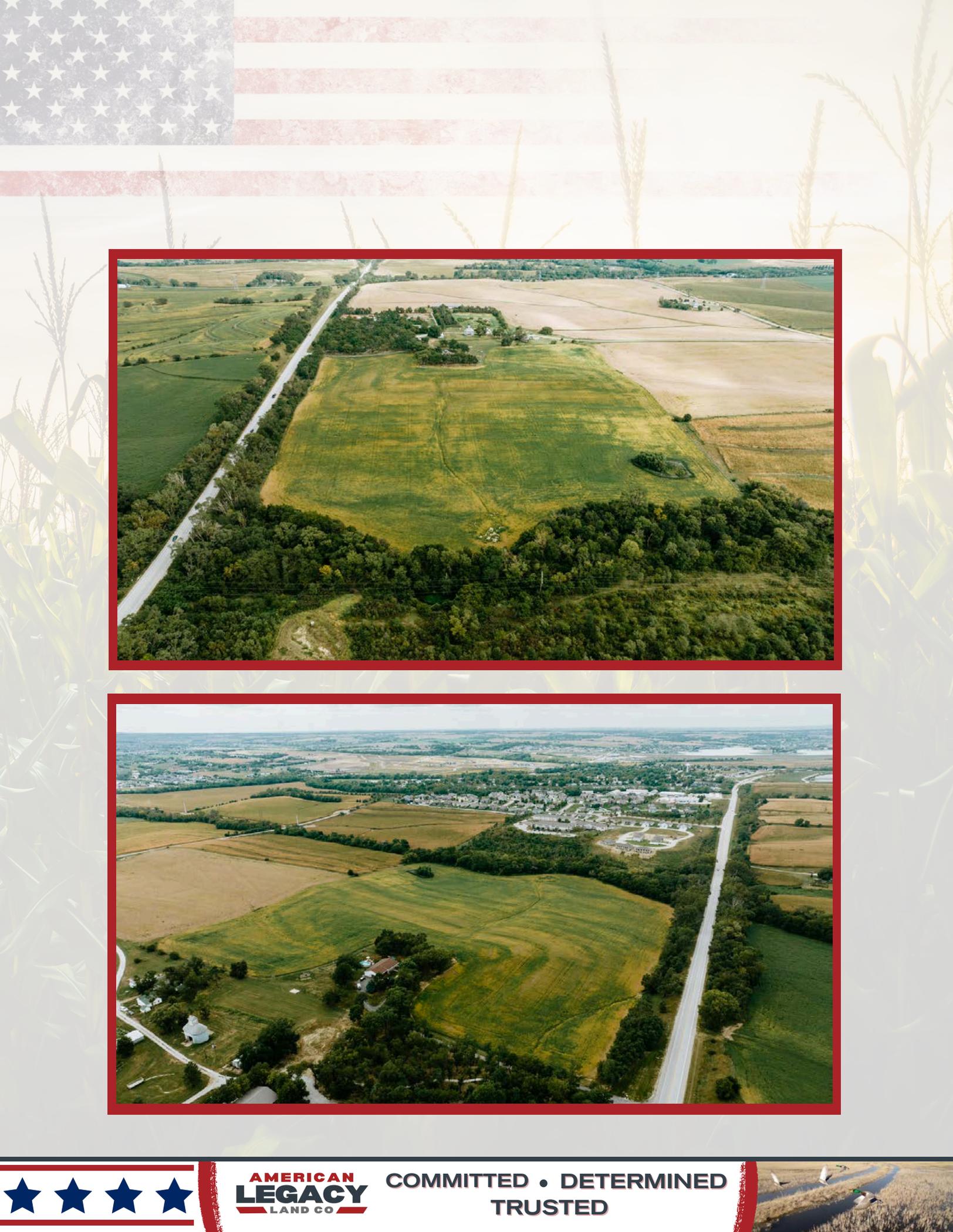
FARM • RANCH • RECREATION
 HUNTING • DEVELOPMENT



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HUNTING • DEVELOPMENT



About the Agent:

Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved.

Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows.



He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.

Bob lives with his wife, Kathy, in Omaha, Nebraska, but both will office from their property in Burwell, NE as they both have many customers in the area. Together, they have four grown children, Jennifer, Justin, Sara, and Dylan and 3 grandchildren Hallie, Cole & Harlee.

BOB OSBORNE, LAND AGENT



402-660-4970



bosborne@AmericanLegacyLandCo.com