



FOR SALE

PRODUCTIVE FARMLAND

Lancaster County, NE

118.29 +/- Acres

OFFERED AT:

\$1,475,000

ABOUT THIS PROPERTY:

Opportunities to acquire quality farmland in eastern Lancaster County are becoming increasingly rare, making this 118.29 +/- acre tract near Waverly, Nebraska, a property worthy of serious consideration. Located just off Bluff Road, this productive farm offers a combination of strong agricultural characteristics, attractive topography, and long-term investment potential in one of Nebraska's most desirable and growing regions.

The property features gently rolling contours complemented by well-established terraces that promote responsible land stewardship and soil conservation. Productive soils consisting primarily of Aksarben Silty Clay Loam, Judson Silt Loam, Kennebec Silt Loam, and Zook, Mayberry, and Nodaway Silty Loams contribute to the farm's overall NCCPI rating of 67.



More About this Property:

Along the northwest boundary, Camp Creek borders approximately 20% of the property, adding natural character to the landscape while typically remaining dry. Portions of the steeper terrain have been thoughtfully maintained in native grasses to help minimize erosion and preserve the long-term productivity of the farm.

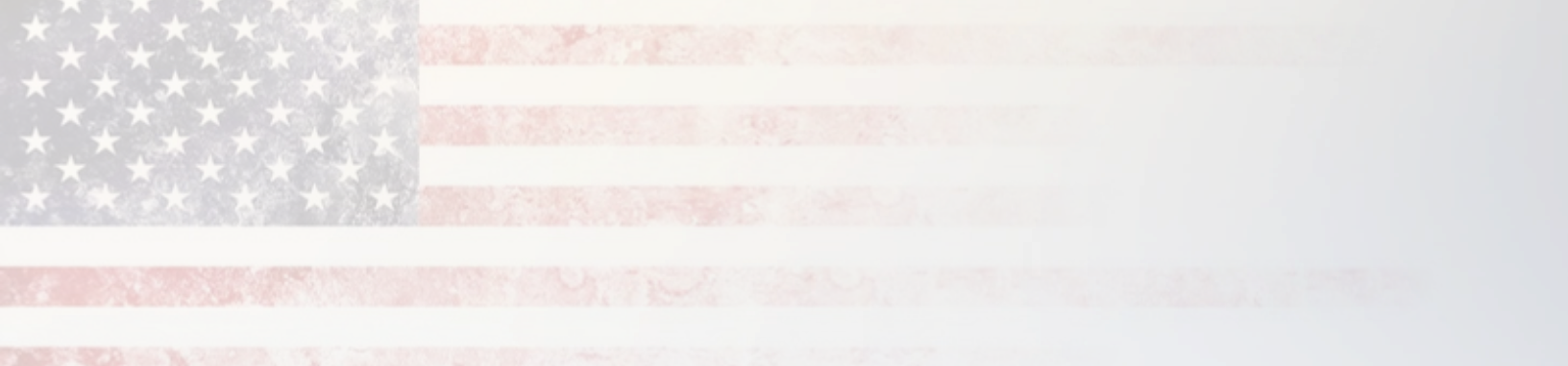
Currently utilized for row crop production, the property provides immediate income-producing capability. The property is currently being farmed by a local tenant who will retain farming rights through the 2026 crop season and has indicated an interest in continuing to farm the property. Any future lease arrangements will be negotiated directly between the buyer and the tenant.

Whether your objective is to expand an existing farming operation, diversify an investment portfolio, or secure a hard asset in a highly sought after area of Lancaster County, this farm offers the quality, location, and long-term potential that buyers are searching for.

Property Highlights:

- 118.29± acres located near Waverly, Nebraska
- Productive Lancaster County farmland
- NCCPI Rating: 67
- Strong soil composition featuring Aksarben, Judson, Kennebec, Zook, Mayberry, and Nodaway soil types
- Gently rolling topography with established terraces
- Native grass areas maintained for erosion control and conservation
- Currently in row crop production
- Existing tenant interested in continuing farming operations
- Excellent income-producing investment opportunity
- Rare opportunity to acquire farmland in a tightly held area

Quality farmland in the Waverly area seldom reaches the open market. Don't miss the opportunity to own a productive Lancaster County farm that offers immediate income potential, long-term appreciation, and the security that comes with owning high-quality Nebraska land.



Directions: From Waverly, Nebraska head east on Bluff Road 2 miles and cross over I-80. Then stay on Bluff Road for 1/2 mile. The property is on the south side of the road, just past Camp Creek.

Legal Description: S24, T11, R8, 6TH PRINCIPAL MERIDIAN, LOT 16 NE, LOT 17 NW & NW SE Lancaster County, NE

Taxes: \$4,803.24 - tax year 2024

Income Potential: Tenant currently farming would like to remain

FEATURES:

- 118.29 +/- Acres
- Currently in row crop production
- Excellent income-producing investment opportunity
- Strong soil composition featuring Aksarben, Judson, Kennebec, Zook, Mayberry, and Nodaway soil types



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AND SELL LAND

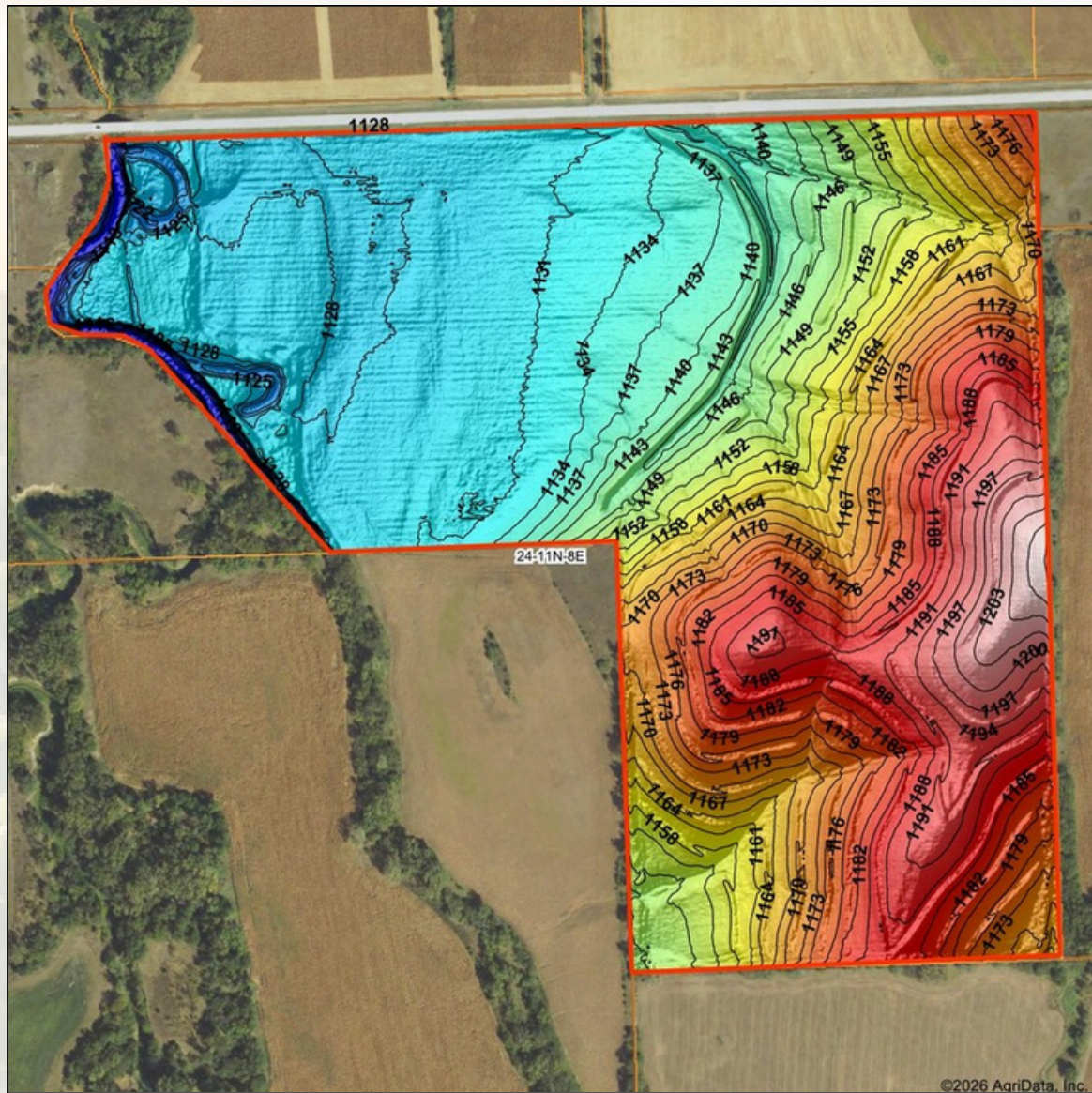


Aerial Map





Topography Hillshade



Low Elevation High



Maps Provided By:

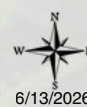


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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,104.8
Max: 1,213.1
Range: 108.3
Average: 1,155.0
Standard Deviation: 24.57 ft

0ft 475ft 950ft



6/13/2026

24-11N-8E
Lancaster County
Nebraska

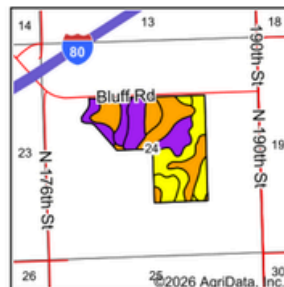
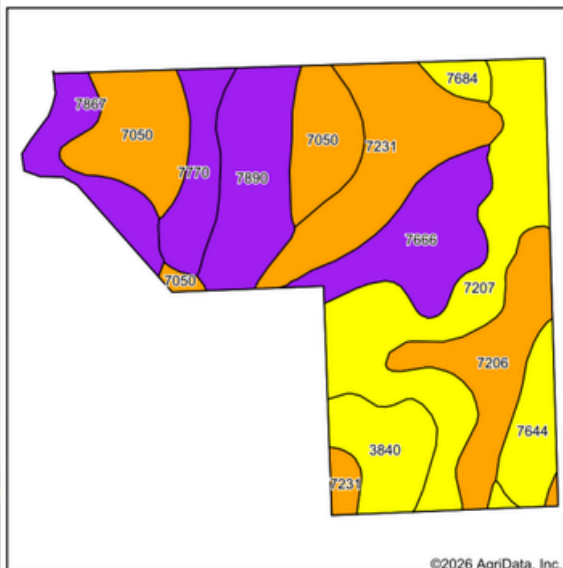
Boundary Center: 40° 54' 25.8, -96° 28' 26.39



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Soils Map



State: **Nebraska**
County: **Lancaster**
Location: **24-11N-8E**
Township: **Waverly**
Acres: **118.28**
Date: **6/13/2026**

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Map Provided By: **surety**
CUSTOMER'S ONLINE MAPS
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Soils data provided by USDA and NRCS.

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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
7207	Aksarben silty clay loam, 6 to 11 percent slopes	23.02	19.4%		IIIe	IVe	3400	68	67	67	62	61
7231	Judson silt loam, 2 to 6 percent slopes	16.89	14.3%		IIe		4224	74	79	79	66	71
7050	Kennebec silt loam, occasionally flooded	16.45	13.9%		IIw		4361	73	89	89	69	82
7890	Zook silt loam, occasionally flooded	12.23	10.3%		IIw	IIw	3100	60	47	45	34	47
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	11.44	9.7%		IVe	IVe	3230	60	54	51	53	44
7206	Aksarben silty clay loam, 2 to 6 percent slopes	11.41	9.6%		IIe	IIIe	4205	72	66	65	62	60
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	7.17	6.1%		IVe	IVe	3825	70	70	70	62	63
7867	Nodaway silt loam, channeled, frequently flooded	6.49	5.5%		Vhw		2565	59	48	48	26	42
7770	Colo silty clay loam, occasionally flooded	6.16	5.2%		IIw		4250	57	64	64	40	62
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	5.41	4.6%		IIIe	IVe	3995	67	61	60	60	58

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	1.61	1.4%		IIIe	IVe	3832	70	59	55	59	50
Weighted Average					2.79	+	3738.8	67.4	*n 67	*n 66.3	*n 56.5	*n 61

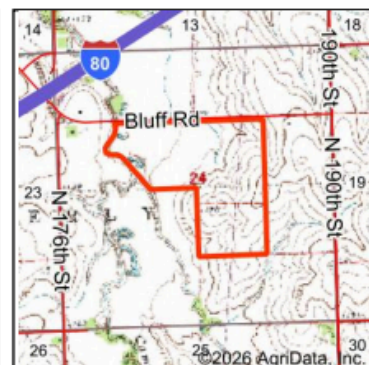
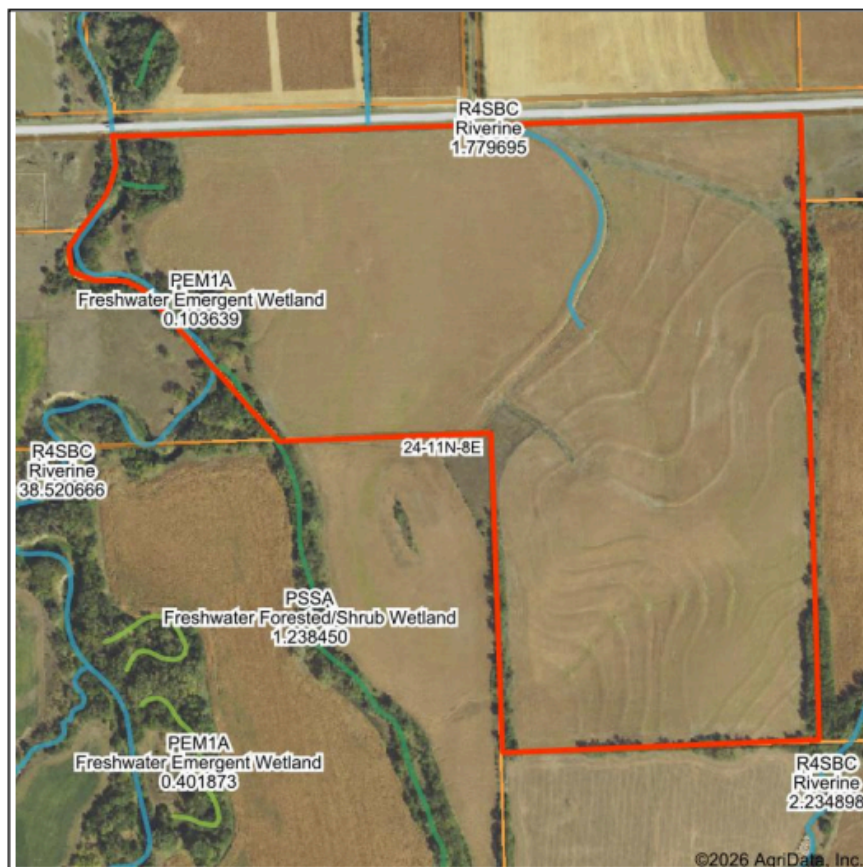
*n: The aggregation method is "Weighted Average using all components"

*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: **24-11N-8E**
 County: **Lancaster**
 Township: **Waverly**
 Date: **6/13/2026**

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Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING
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0ft 734ft 1469ft

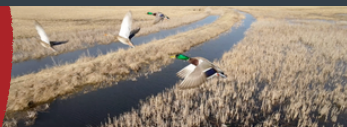
Classification Code	Type	Acres
R4SBC	Riverine	1.21
PSSA	Freshwater Forested/Shrub Wetland	0.14
PEM1A	Freshwater Emergent Wetland	0.10
PFOA	Freshwater Forested/Shrub Wetland	0.08
Total Acres		1.53

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

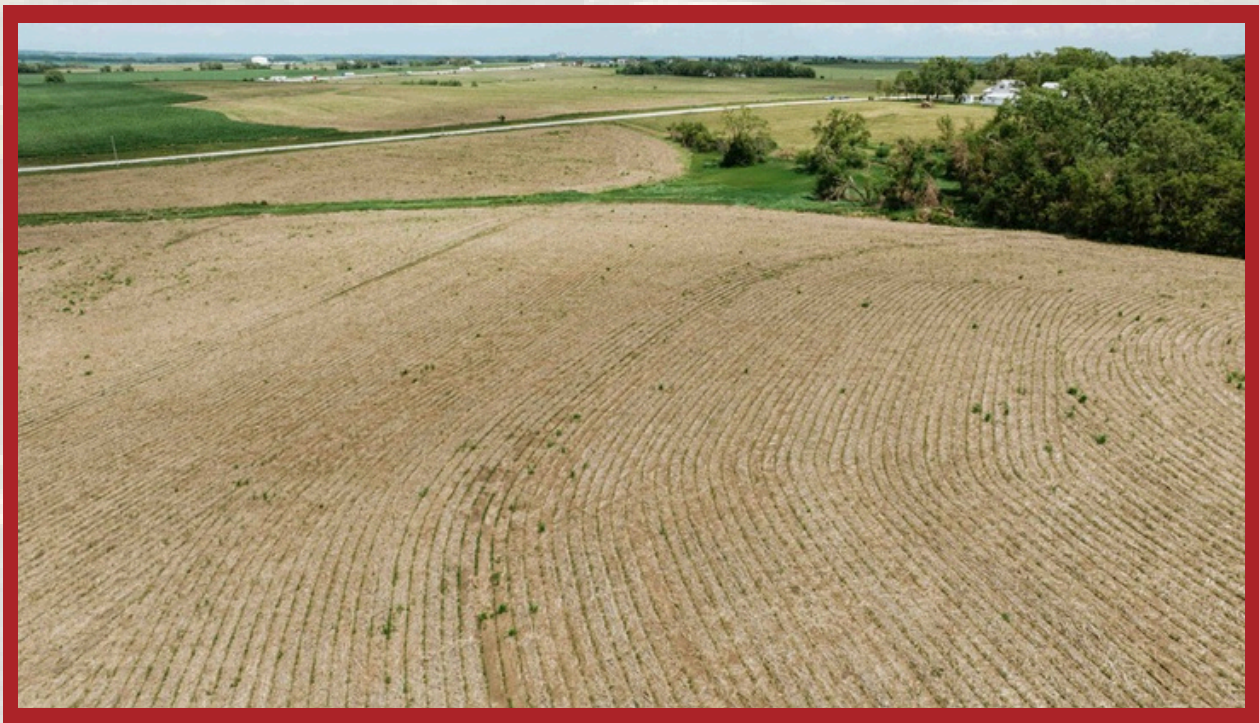


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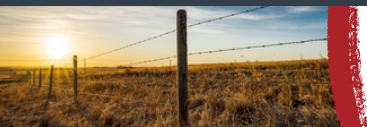




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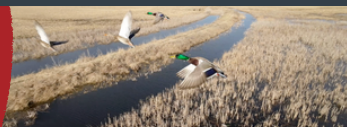






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About the Agent:

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



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