



AMERICAN LEGACY LAND CO

FOR SALE

HOLT CO LEGACY RANCH

Holt County, NE

1305+/- Acres

OFFERED AT:

\$5,600,000

ABOUT THIS PROPERTY:

There are ranches that provide exceptional recreation. Others offer productive grazing, luxury homes, or breathtaking scenery. Rarely does a property combine all of these qualities into a single legacy offering.

Overlooking nearly 1¾ miles of the spectacular Eagle Creek Canyon, this remarkable 1305 +/- acre ranch represents one of Nebraska's premier executive recreational and working ranches. Developed over more than two decades with an unwavering commitment to stewardship, comfort, and long-term sustainability, the property offers an extraordinary opportunity to own a fully operational ranch where luxury living and authentic western heritage exist in perfect balance.



More About this Property:

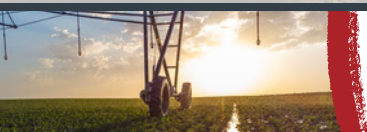
Just twenty minutes north of O'Neill with year-round access from U.S. Highway 281, the ranch immediately conveys a sense of privacy and permanence. Rolling hills blanketed in native grasses give way to timbered draws, spring-fed creek bottoms, dramatic canyon overlooks, and miles of established trails that invite exploration in every season.

This is a property where the landscape continually changes from spring wildflowers and flowing waterfalls to brilliant autumn colors, world-class hunting, and peaceful winter vistas that stretch for miles across the Niobrara River Canyon region.



FEATURES:

- Fully Furnished Turn Key Ranch / Operational Equipment / Tools
- 1305 +/- Contiguous Acres
- 2400 sq ft Custom Home and Additional 640 sq ft Cottage
- 9 miles of 4 Wire Fencing plus Cross Fencing
- Income Producing Operation



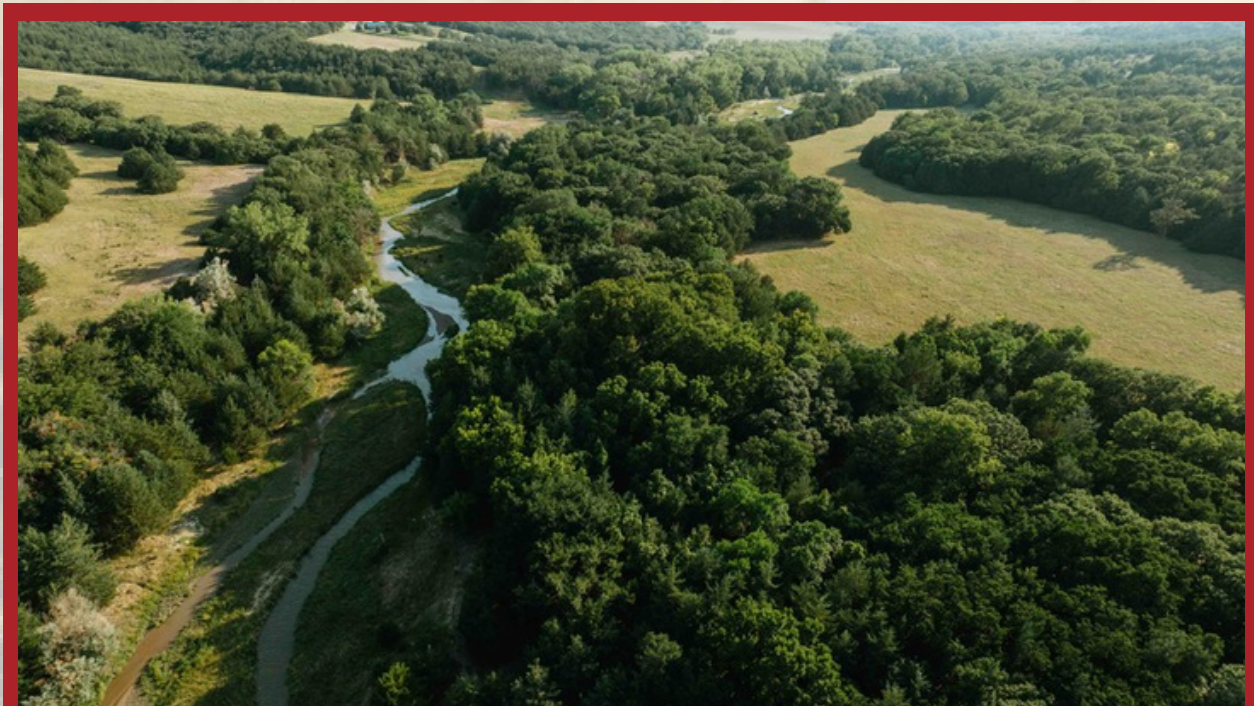
More About this Property:

Unlike many premier ranches that require months or years of additional investment, this offering has been thoughtfully prepared for immediate enjoyment.

The beautifully appointed primary residence, guest quarters, ranch equipment, maintenance equipment, shop tools, operational infrastructure, and much of the property's supporting assets will convey with the sale. Only the Sellers' personal belongings will be removed prior to closing.

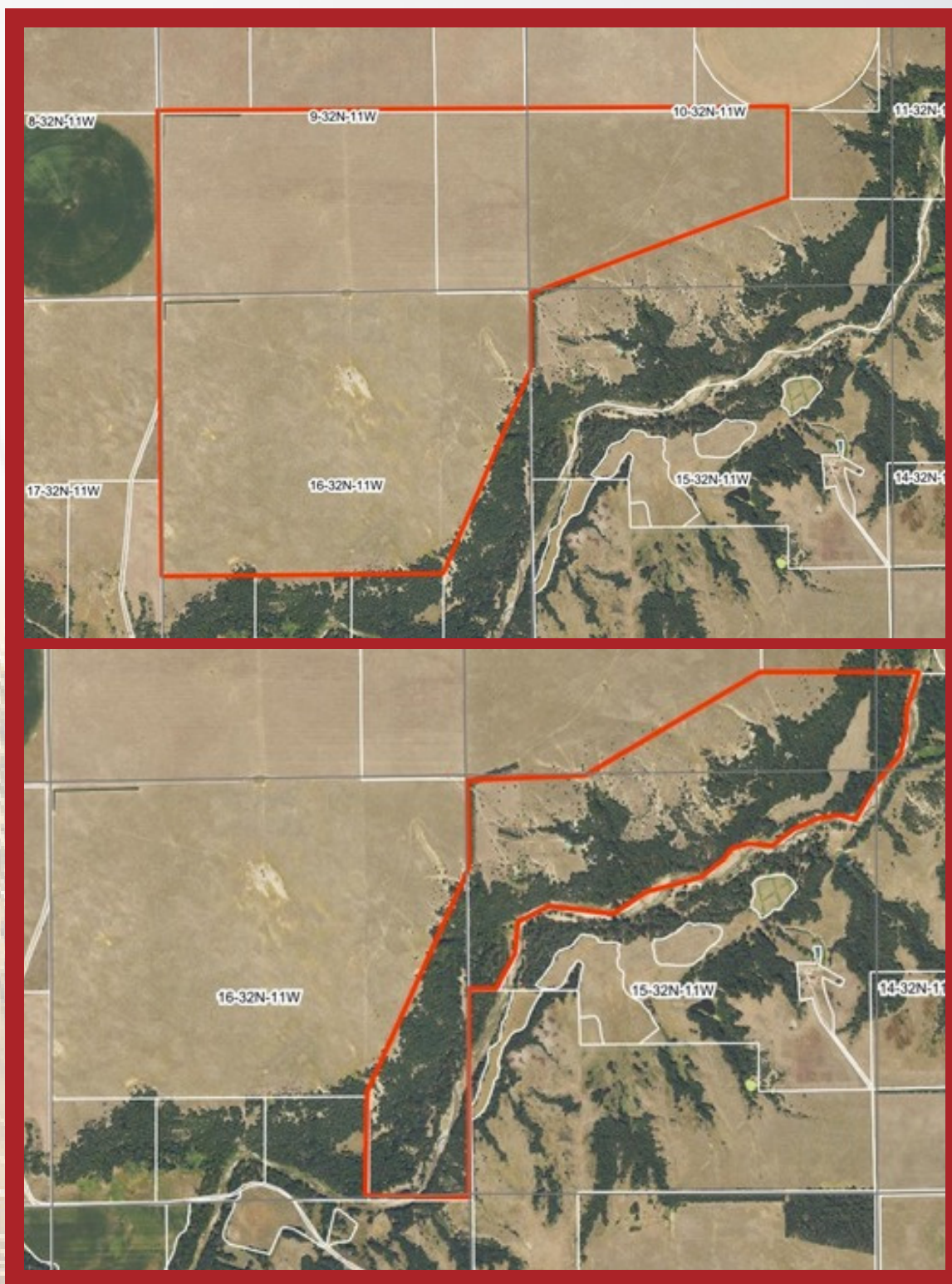
From the first day of ownership, the next steward can focus less on preparation and more on enjoying everything the ranch has to offer.





Holt County

Nebraska



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The House:

Completed in 2008, the custom-built 2,400-square-foot residence was designed to embrace the surrounding landscape while providing exceptional comfort for everyday living and entertaining. Towering 26-foot cathedral ceilings, solid cherry architectural woodwork, custom cabinetry, Pella windows and doors, and an impressive stone Heatilator fireplace establish an atmosphere of understated elegance throughout the home.

Large windows frame panoramic views across Eagle Creek Valley, making the surrounding landscape part of nearly every room.

The thoughtfully designed floorplan includes two bedrooms with the opportunity to create additional living space within the partially finished lower level. Heated bathroom floors, a cast-iron soaking tub, central vacuum system, updated mechanical systems, multiple heat pumps, water filtration, and abundant storage reflect the level of craftsmanship found throughout the residence.

One of the home's most inviting gathering spaces is the heated three-season room with its own fireplace, seamlessly connecting the indoors with over 1,000 square feet of wraparound decking. A premium Hot Spring spa creates the perfect setting to unwind while overlooking one of Nebraska's most scenic landscapes.

Every room is professionally furnished with high-quality furniture selected specifically for the home, creating a truly move-in-ready executive residence.





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HUNTING • DEVELOPMENT



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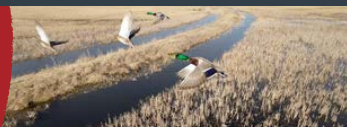
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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The Guest House:

Guests enjoy their own private retreat above an oversized three-car garage.

The fully furnished 640-square-foot guest residence includes a full kitchen, one-bedroom, spacious living area, luxury bath with cast-iron tub, and spectacular canyon views.

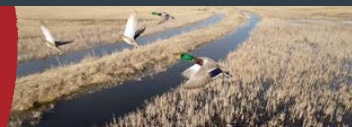
Whether accommodating family, hosting clients, entertaining friends, or creating executive retreat opportunities, the guest quarters provide exceptional flexibility while maintaining complete privacy.





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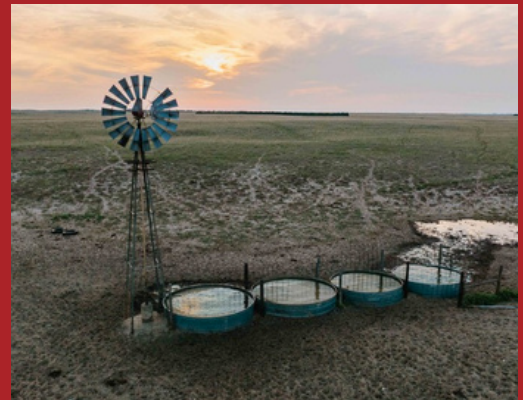
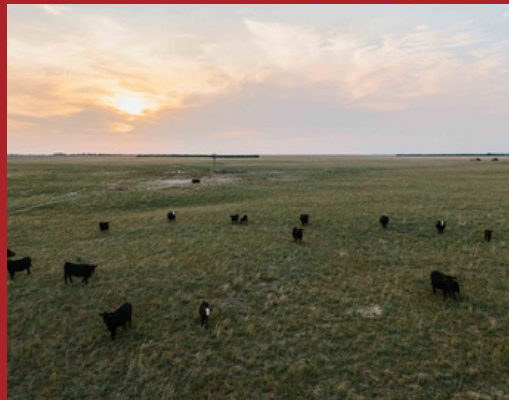


The Land:

Approximately nine miles of well-maintained four-wire fencing, complemented by multiple cross-fenced grazing units and electric fencing, provide outstanding livestock management flexibility while supporting rotational grazing practices.

The ranch comfortably supports approximately 77 cow/calf pairs while also generating annual hay production and CRP income, creating multiple revenue streams that complement the property's recreational value.

An extensive interior trail and ranch road system allows easy access throughout nearly every portion of the property by pickup, ATV, horseback, or side-by-side.





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The Trails:

The natural beauty of Eagle Creek defines this extraordinary property.

Stretching nearly 1¾ miles through the ranch, Eagle Creek is enhanced by multiple natural springs, small waterfalls, mature timber, and dramatic canyon walls that create an environment rarely found in Nebraska.

Miles of maintained trails wind through rolling hills, native prairie, wooded draws, creek bottoms, and elevated overlooks, offering endless opportunities for horseback riding, hiking, ATV exploration, wildlife photography, or simply experiencing the remarkable diversity of the landscape.

Every season offers a distinctly different experience, making the ranch equally suited for recreation, conservation, and family enjoyment throughout the year.

Few properties possess the versatility found here.

Wildlife is abundant throughout the property, including:

- Trophy Whitetail Deer
- Mule Deer
- Wild Turkey
- Pheasant
- Prairie Chicken
- Dove
- Bald Eagles
- Numerous migratory birds and native wildlife species

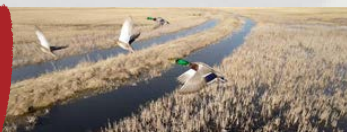
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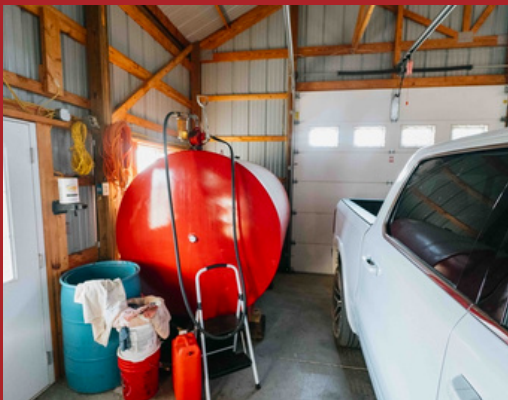
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Additional Property Improvements:

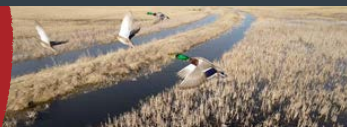
- 50' x 60' insulated Cleary building with heating and air conditioning
- Garden and utility buildings
- Extensive underground sprinkler system
- Raised executive garden
- Keystone retaining walls
- Numerous automatic collapsing gates
- Professionally landscaped grounds
- FAA-charted 1,500-foot private grass runway (NE89 – Bar Lazy B), offering unique access for aviation enthusiasts, subject to buyer verification of operational status.





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Whether envisioned as:

- A private executive ranch
- A legacy family ownership property
- A luxury hunting destination
- A corporate retreat
- A conservation investment
- A productive cattle operation
- A multi-generational gathering place

This remarkable ranch provides the infrastructure, natural beauty, and operational capability to support nearly any vision.

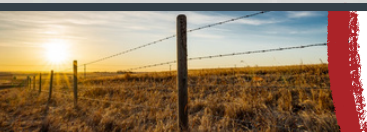
Luxury residences, productive agricultural income, exceptional wildlife habitat, premier recreation, and immediate turnkey ownership rarely exist together in a single offering. This ranch accomplishes exactly that.

Some ranches are measured by their acreage.

The truly exceptional ones are measured by the experiences they create, the traditions they preserve, and the generations they inspire.

For those seeking one of Nebraska's premier executive ranch properties where luxury living, productive agriculture, breathtaking scenery, and world-class recreation come together in one extraordinary setting this is an opportunity seldom offered to the marketplace.

Private tours are available by appointment only and are intentionally conducted as comprehensive, full-day experiences, allowing prospective buyers to fully appreciate the residences, improvements, ranch infrastructure, Eagle Creek Canyon, extensive trail system, income-producing capabilities, and the remarkable lifestyle this legacy property offers.





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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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