



**AMERICAN
LEGACY**
LAND CO

FOR SALE

SEVEN CONTIGUOUS PARCELS

Lancaster County, NE

140 +/- Acres

OFFERED AT:

\$4,895,000

ABOUT THIS PROPERTY:

Opportunities of this magnitude, location, and flexibility are becoming increasingly rare in Lancaster County. Situated less than two miles from the South 98th Street and Old Cheney Road intersection, this remarkable 140 +/- acre offering presents a unique opportunity to acquire seven contiguous parcels ranging from 19.46 acres to 21.00 acres in one of the most desirable and rapidly evolving growth corridors surrounding Lincoln.

As residential expansion continues to move outward from Lincoln, demand for larger acreage home sites and thoughtfully planned rural residential developments has never been stronger. The property's configuration, extensive road frontage, and parcel layout create exceptional flexibility for future development, including the potential for multiple 3 to 5 acre acreage home sites, subject to Lancaster County approval and applicable zoning requirements.



More About this Property:

Large-scale development tracts of this size are seldom available this close to Lincoln. Even more uncommon is the opportunity to acquire seven contiguous parcels that provide multiple development strategies and phased implementation options. Forward-thinking investors and developers will appreciate the ability to create a project that blends rural lifestyle living with convenient access to employment centers, schools, healthcare, shopping, and recreational amenities within the Lincoln metropolitan area.

Adding to the property's appeal is the opportunity for immediate agricultural income. The property is currently operated 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.

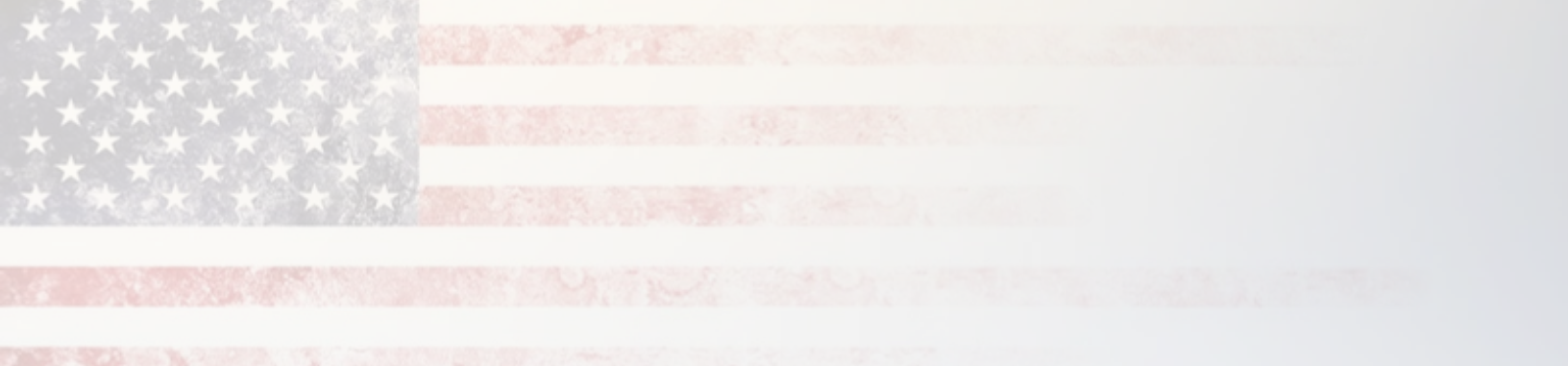
The current tenant has also expressed interest in continuing farming operations beyond the 2026 crop season until such time as portions of the property are needed for development or alternative uses. This provides a unique opportunity for a new owner to maintain agricultural income while completing planning, engineering, zoning, and development activities. Any future lease arrangements will be negotiated directly between the buyer and the tenant.

For developers, investors, and land visionaries, this offering represents far more than a farmland acquisition; it is a chance to secure a significant position within one of Lancaster County's most promising growth areas before future expansion reaches its doorstep.

Property Highlights:

- 140 +/- total acres comprised of seven contiguous parcels
- Parcel sizes ranging from 19.46 acres to 21.00 acres
- Located less than two miles from South 98th Street and Old Cheney Road
- Positioned within one of Lancaster County's most desirable growth corridors
- Excellent candidate for acreage development and rural residential projects
- Potential for multiple 3-to-5 acre home sites (subject to county approval)
- Extensive road frontage and multiple development configurations available
- Currently generating agricultural income through an established tenant
- Tenant retains farming rights through the 2026 crop season
- Potential for continued farm income while future development plans are implemented
- Rare opportunity to acquire a large contiguous development tract near Lincoln





A Truly Rare Opportunity

Large, contiguous development properties near Lincoln are becoming increasingly difficult to find. Opportunities to control seven adjoining parcels, combined with the possibility of acquiring the neighboring 139 +/- acres being offered immediately to the east, create a level of scale and development flexibility that rarely reaches the open market.

Whether your vision includes executive acreage home sites, a master-planned rural residential community, a long-term land investment, or a phased development strategy, this property offers the location, scale, natural amenities, and future potential necessary to create something exceptional.

Taxes: \$5595.24 tax year 2024

Legal Description: 8-9N-8E Lancaster County, NE

Directions: From east Lincoln proceed to the intersection South 98th Street and Old Cheney Road. Then head east on Old Cheney to South 120th Street. The property is located on the north side of Old Cheney, between South 120th and South 131st streets.

FEATURES:

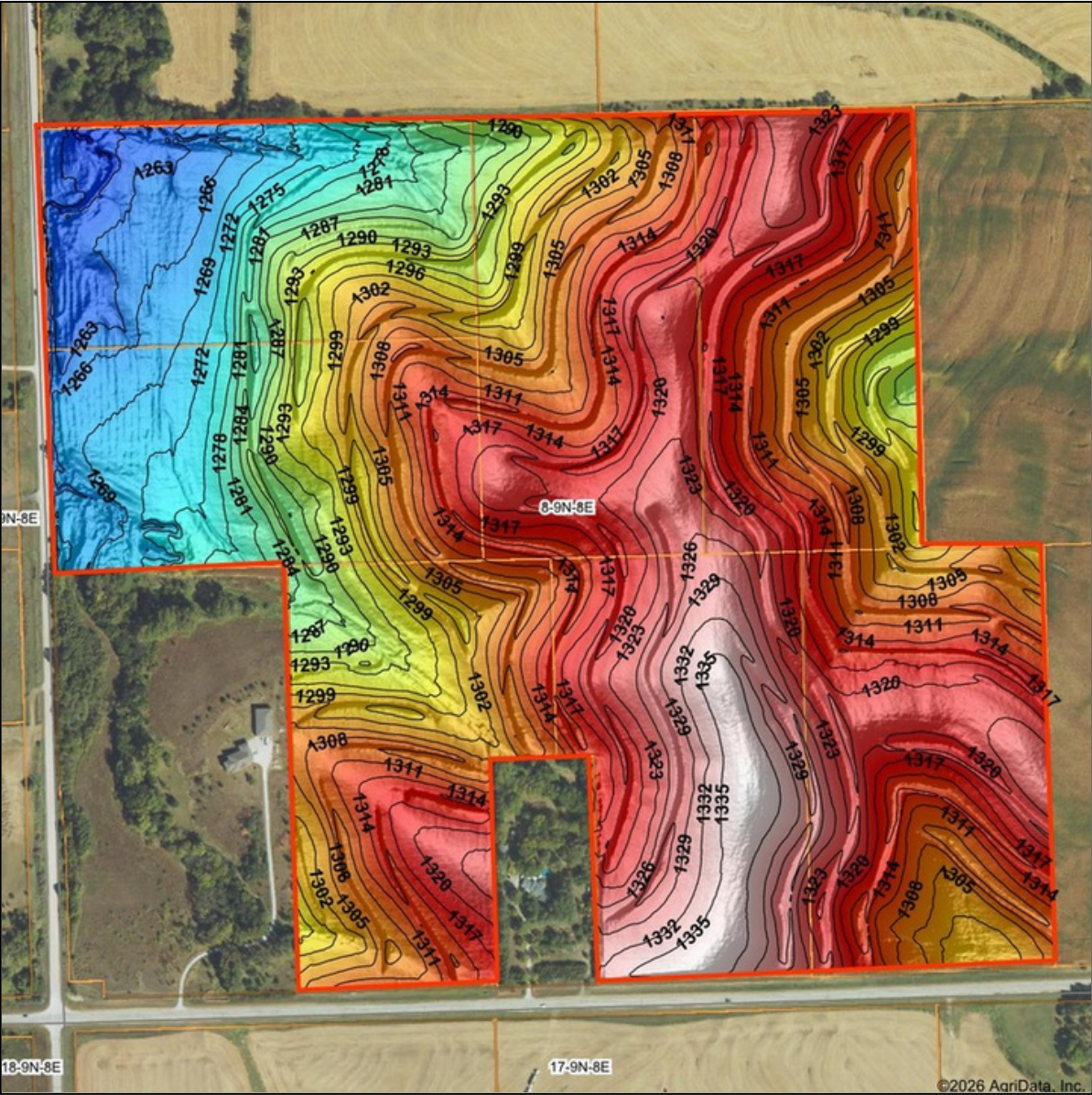
- 140 +/- acres
- Hard top road
- Large scale development opportunity
- Lancaster growth corridor
- 7 individual parcels
- potential acreage development



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AND SELL LAND**

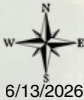
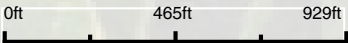


Topography Hillshade



Maps Provided By:
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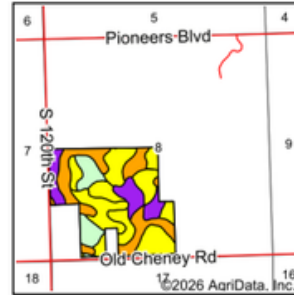
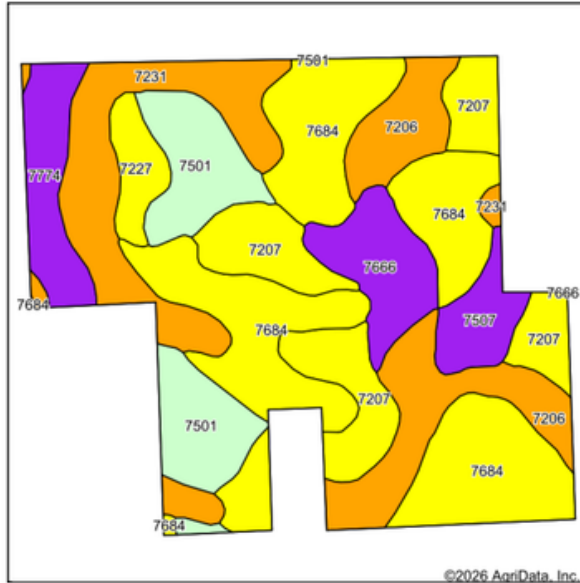
Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,253.9
Max: 1,337.7
Range: 83.8
Average: 1,304.9
Standard Deviation: 19.19 ft



8-9N-8E
Lancaster County
Nebraska
6/13/2026
Boundary Center: 40° 45' 31.89, -96° 33' 12.51



Soils Map



State: **Nebraska**
 County: **Lancaster**
 Location: **8-9N-8E**
 Township: **Stockton**
 Acres: **139.06**
 Date: **6/13/2026**

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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
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	42.47	30.5%		IIIe	IVe	3832	70	59	55	59	50
7207	Aksarben silty clay loam, 6 to 11 percent slopes	21.16	15.2%		IIIe	IVe	3400	68	67	67	62	61
7231	Judson silt loam, 2 to 6 percent slopes	18.15	13.1%		IIe		4224	74	79	79	66	71
7206	Aksarben silty clay loam, 2 to 6 percent slopes	17.47	12.6%		IIe	IIIe	4205	72	66	65	62	60
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	15.56	11.2%		IIIe		3883		48	38	47	39
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	8.12	5.8%		IVe	IVe	3230	60	54	51	53	44
7774	Colo-Nodaway silty clay loams, frequently flooded	7.47	5.4%		IIIw		1520	60	61	59	43	57
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	4.76	3.4%		IVe		3750	58	47	38	47	39
7227	Burchard clay loam, 6 to 11 percent slopes	3.90	2.8%		IIIe	IVe	3400	68	55	50	54	54

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
Weighted Average					2.84	*-	3695.7	61	*n 61.8	*n 58.6	*n 57.6	*n 54.2

*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.

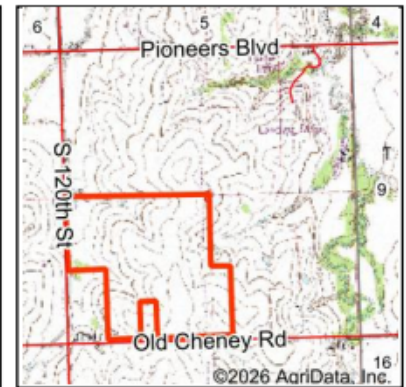
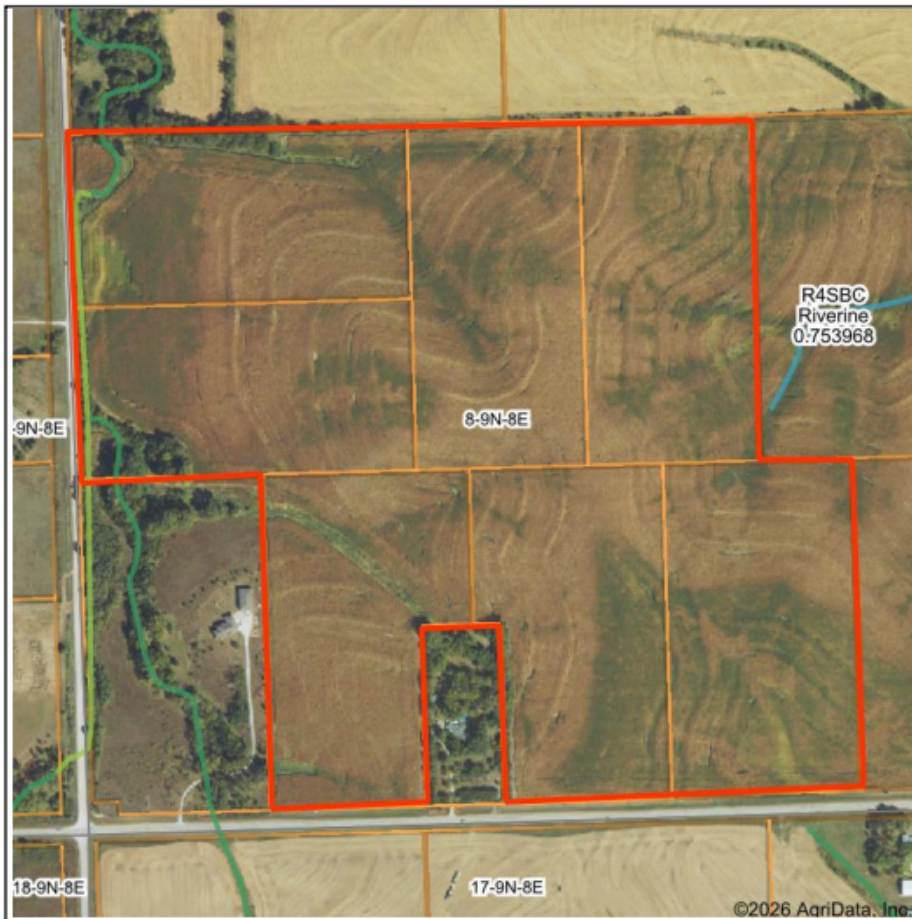


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 HUNTING • DEVELOPMENT**



Wetlands Map



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

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Maps Provided By:

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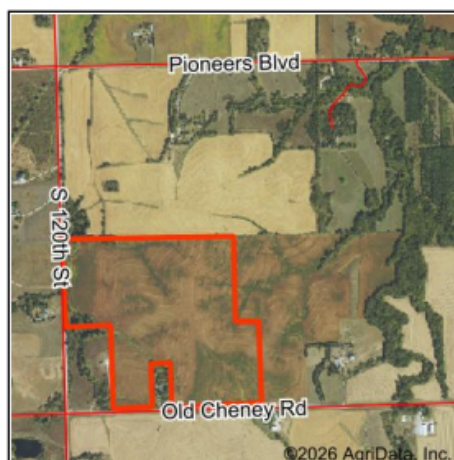
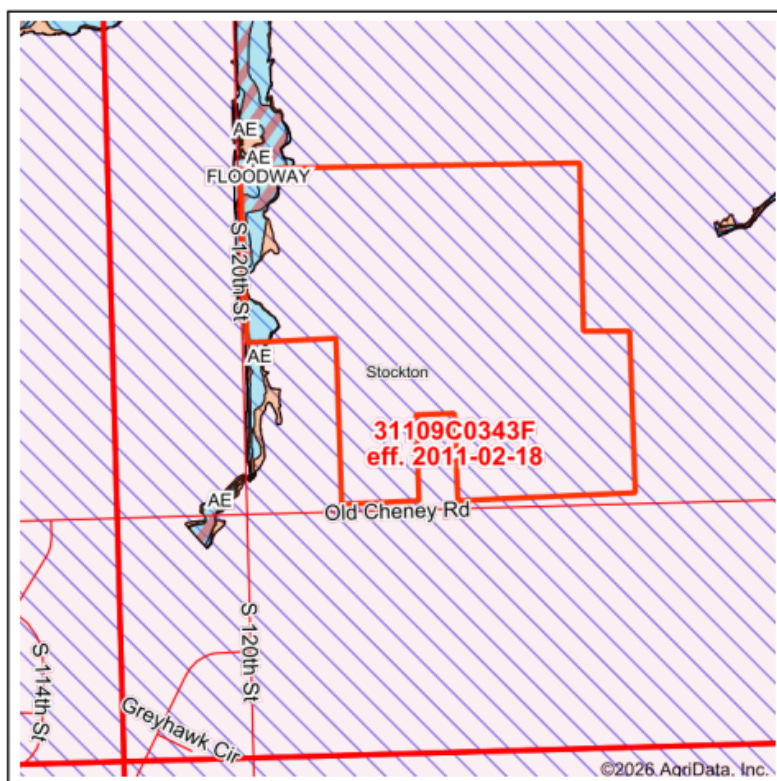


0ft 719ft 1439ft

Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	0.52
PFOA	Freshwater Forested/Shrub Wetland	0.29
Total Acres		0.81

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

FEMA Report



Map Center: 40° 45' 26.98, -96° 33' 16.72
 State: NE Acres: 139.06
 County: Lancaster Date: 6/13/2026
 Location: 8-9N-8E
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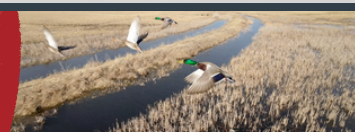


Name		Number	County	NFIP Participation	Acres	Percent
City of Lincoln		315273	Lancaster	Regular	139.06	100%
Total					139.06	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	133.51	96.0%
AE				100-year Floodplain	2.45	1.8%
AE	FLOODWAY			100-year Floodplain	2.09	1.5%
AE				100-year Floodplain	0.54	0.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD			500-year floodplain	0.47	0.3%
Total					139.06	100%
Panel			Effective Date		Acres	Percent
31109C0343F			2/18/2011		139.06	100%
Total					139.06	100%

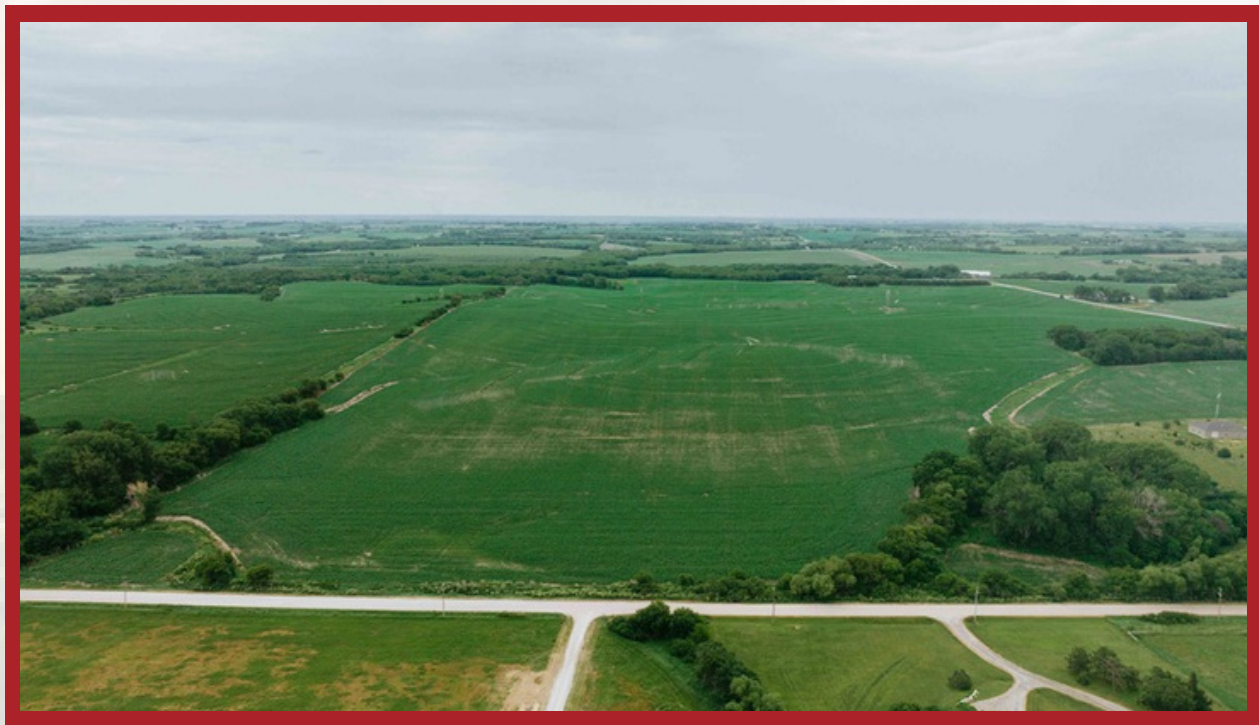


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**COMMITTED • DETERMINED
TRUSTED**



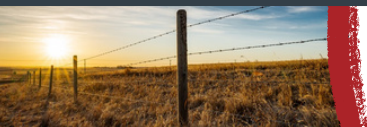
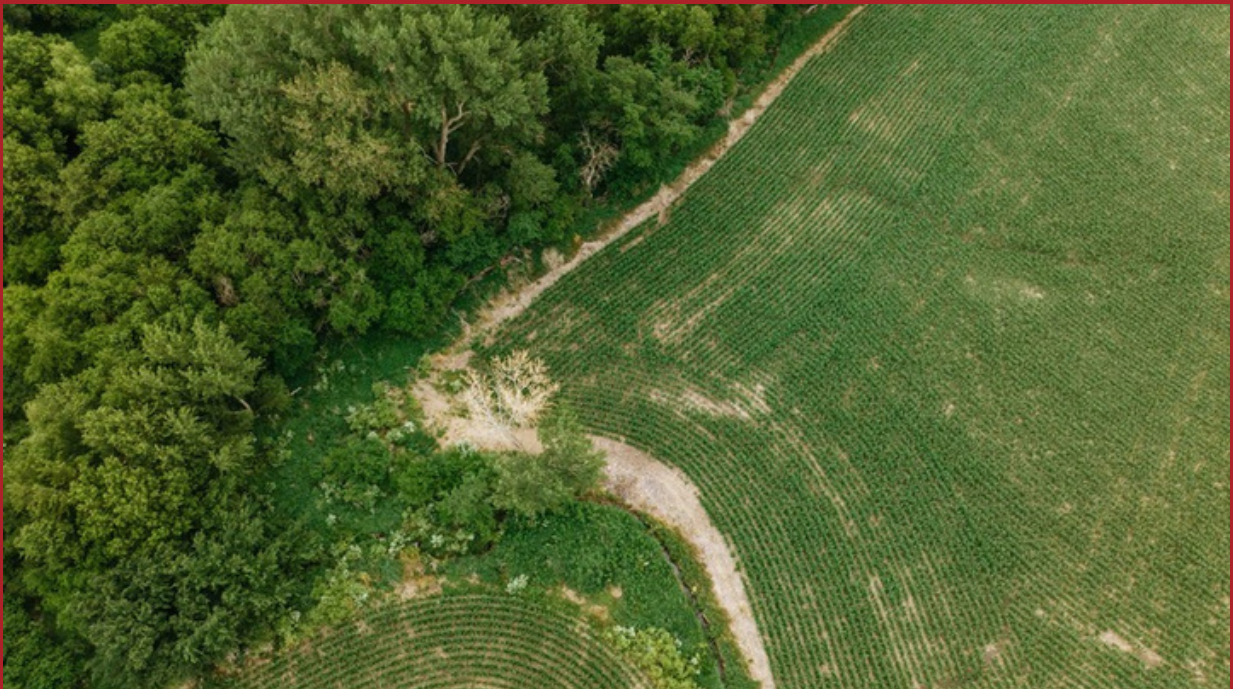


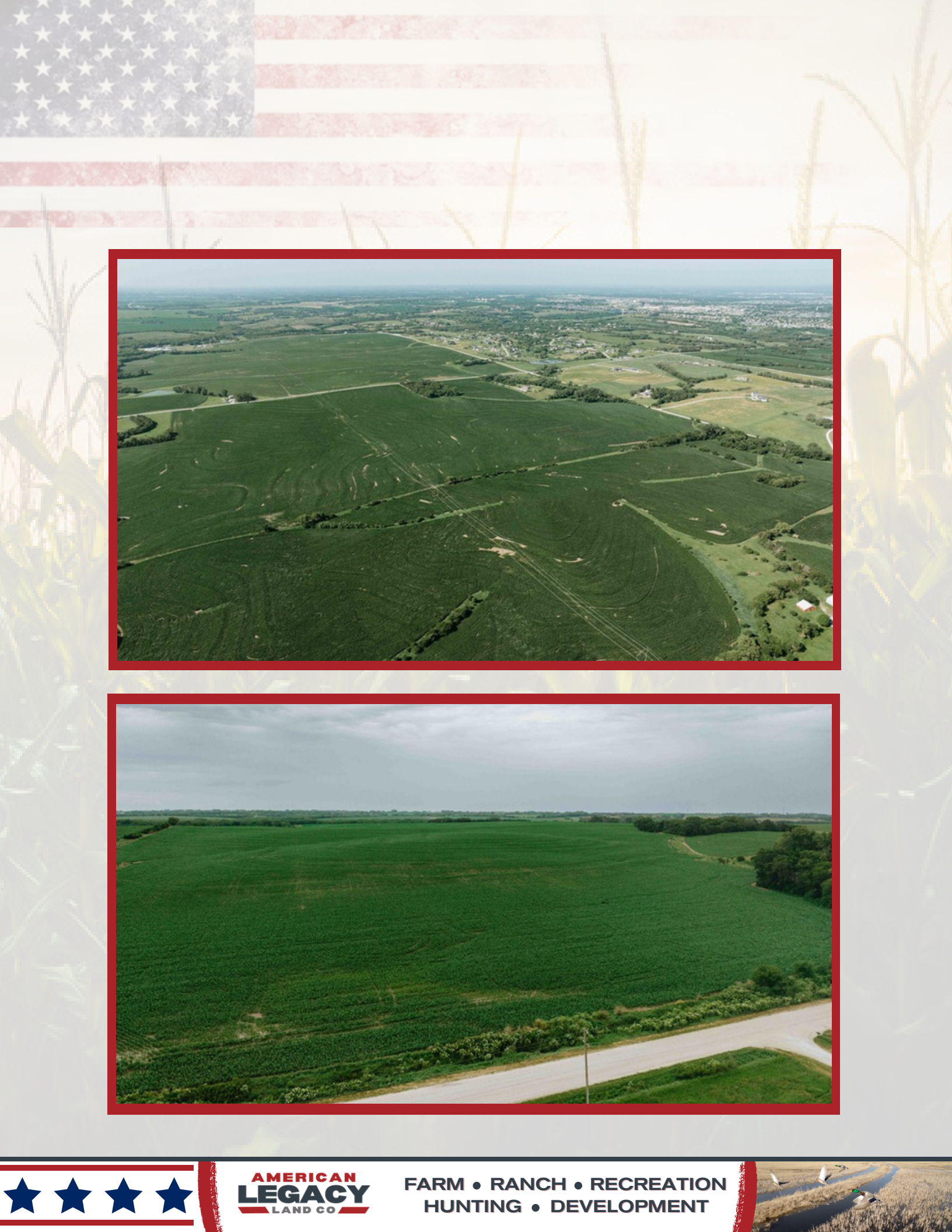


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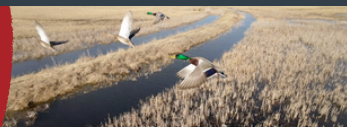






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About the Agent:

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



402-660-4970



bosborne@AmericanLegacyLandCo.com