



AMERICAN LEGACY LAND CO

FOR SALE

BUILD SITE/RECREATIONAL
Nemaha County, NE

90 +/- Acres

OFFERED AT:
\$469,500

ABOUT THIS PROPERTY:

We invite you to come see this southeast Nebraska, 90-acre parcel that has multiple possible uses that include a build site for your new home or a recreational retreat to make memories with the family. Located just six miles northwest of Auburn, NE, this property offers a unique blend of natural beauty and recreational potential. Situated within an hour and a half of both Omaha and Lincoln, it's an accessible getaway with outstanding features for hunting, cattle grazing, or outdoor enjoyment.

The property has two water-holding dams separated by a scenic, tree-covered ridge providing an ideal habitat for wildlife and to enhance the property's recreational appeal. A mix of pasture, cedar draws, hardwoods, and thickets creates excellent conditions for deer, turkey, quail, and other wildlife. The property is enclosed by a four-wire fence and features cattle loading equipment already in place, making it functional for livestock operations.

More About this Property:

A well is present on the property, offering a water source. However, power will need to be established to make the well operational. The surrounding property is a combination of row crops, pastureland, and additional wildlife habitat to support hunting and recreational opportunities.

This property is a hunter's dream, with natural features designed to attract and sustain wildlife populations. The treed ridge and water sources create ideal game movement patterns, while the surrounding cropland offers additional feeding areas. Beyond hunting, the peaceful rural setting is perfect for outdoor enthusiasts looking to enjoy hiking, camping, or simply relaxing in nature.

With the necessary infrastructure for cattle already in place, this land also offers the opportunity to expand livestock operations or explore potential income from leasing the pasture.

Don't miss this chance to own a piece of Southeast Nebraska's beautiful countryside! Whether you're an avid hunter, have cattle or someone looking for a tranquil retreat, this property is packed with potential. Ask the agent about information regarding potential Limestone lease. Contact Bob Osborne for more details or to schedule a private showing at 402-660-4970 or bosborne@americanlegacylandco.com.

Legal Description: Parcel #640048498 & #640097820, equaling 90 +/- acres Nemaha County, NE

Taxes: 2024= \$1800.18

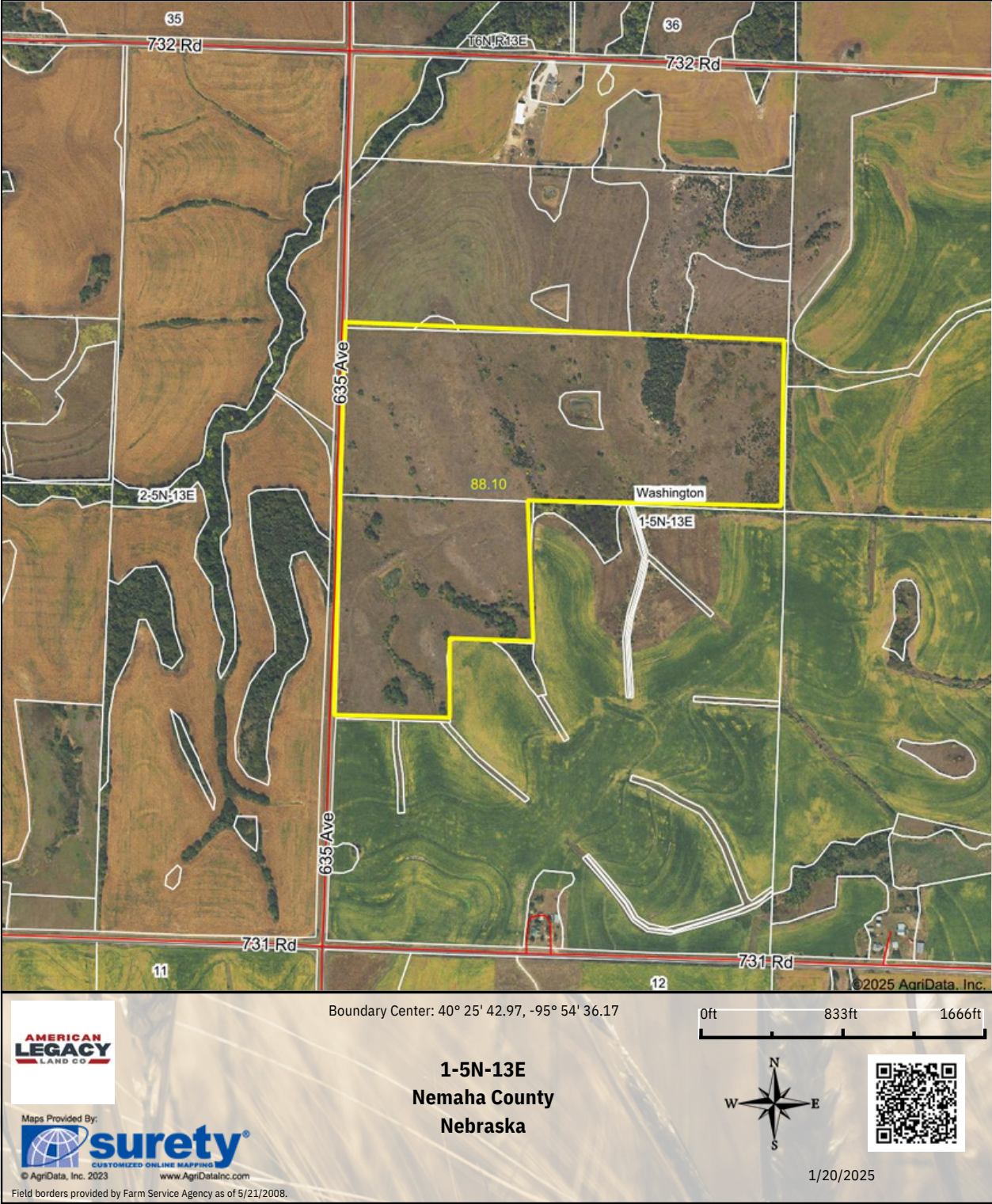
Directions:

From Auburn, NE head west 3 miles on HWY 136 to 636 Ave, turn right heading north for 2 miles to 730 Rd, turn left on 730 Rd now heading west for 2 miles to 635 Ave, turn right heading north two and a half miles. See American Legacy Land Co sign and follow land directionals.

FEATURES:

- 90 +/- Acres
- Well on property
- Hunting property
- Acreage build site
- Two dam sites
- Fenced

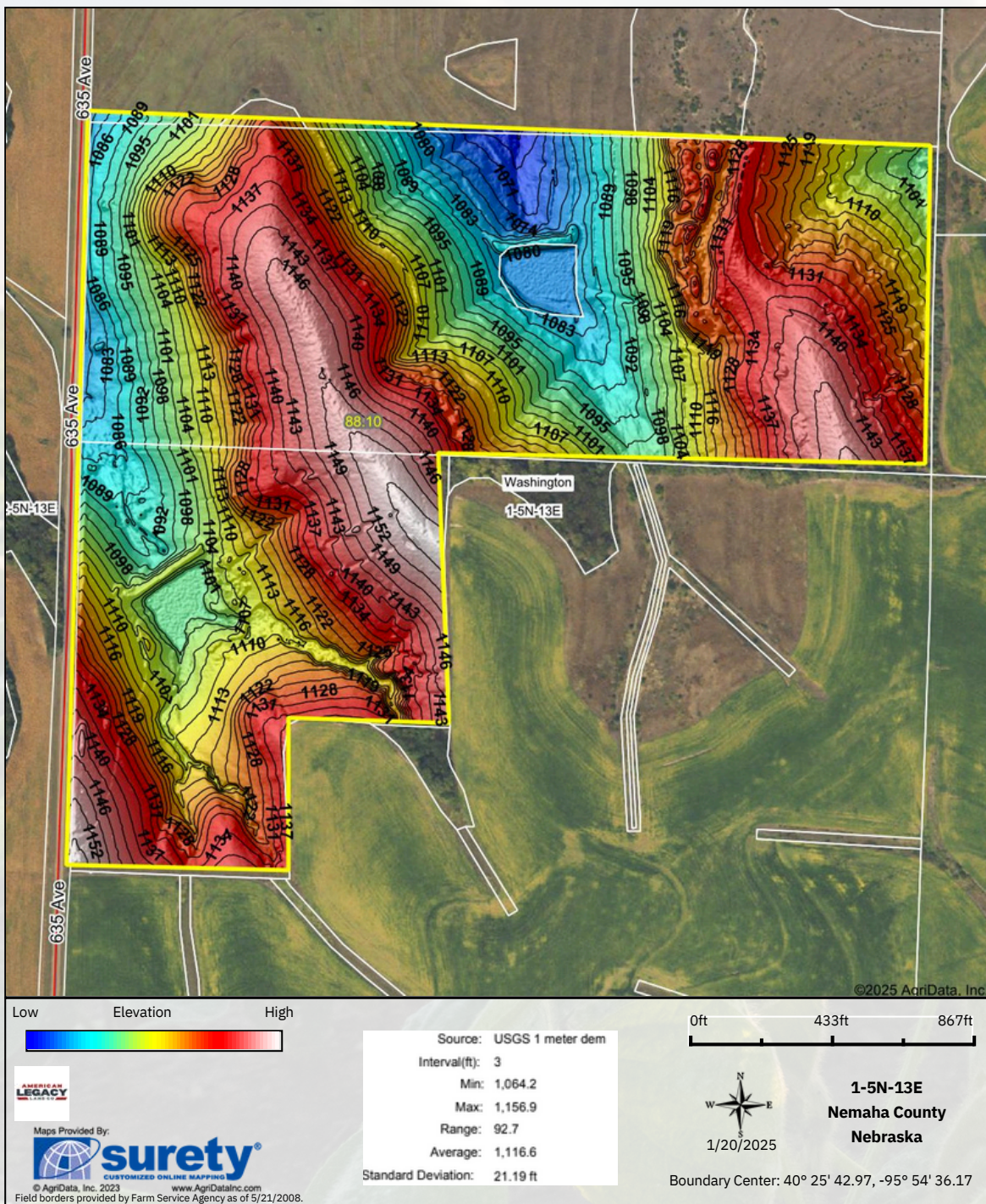
NEMAHA COUNTY,
NEBRASKA



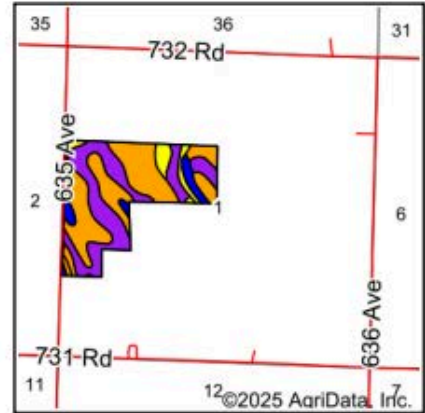
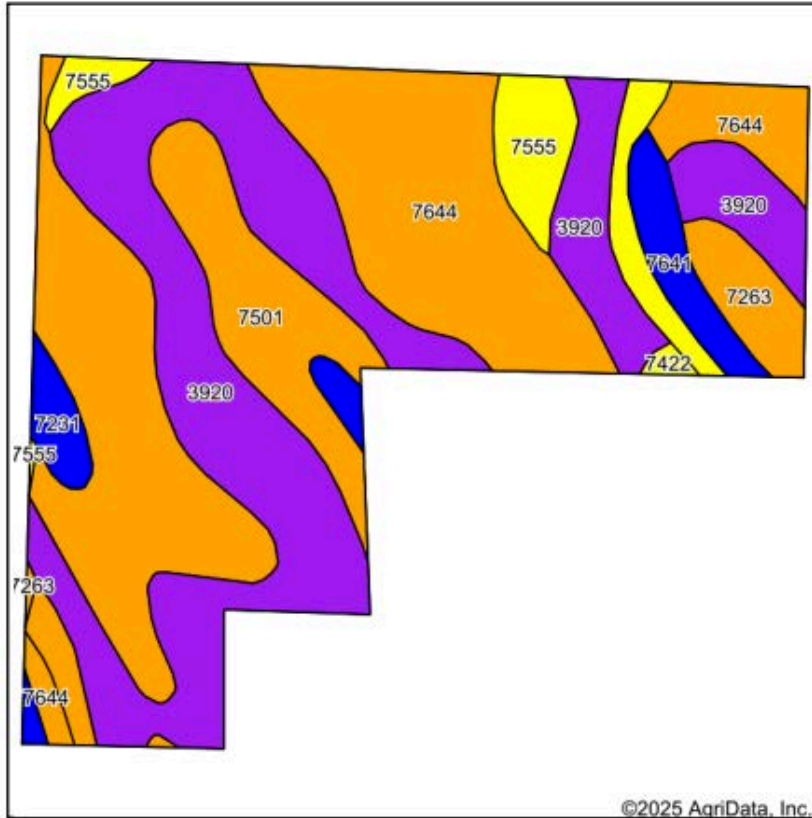
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Soils Map



State: **Nebraska**
 County: **Nemaha**
 Location: **1-5N-13E**
 Township: **Washington**
 Acres: **88.1**
 Date: **1/20/2025**

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Maps Provided By:

 **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	33.23	37.6%		IIIe
3920	Sogn-Kipson complex, 7 to 30 percent slopes	31.85	36.2%		VIIs
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	9.12	10.4%		IIIe
7555	Benfield-Kipson silty clay loams, 6 to 11 percent slopes, eroded	5.80	6.6%		IVe
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	3.52	4.0%		Ile
7263	Gymer silty clay loam, 5 to 11 percent slopes, eroded	2.82	3.2%		IIIe
7231	Judson silt loam, 2 to 6 percent slopes	1.47	1.7%		Ile
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	0.29	0.3%		IVe
Weighted Average					4.10

*c: Using Capabilities Class Dominant Condition Aggregation Method

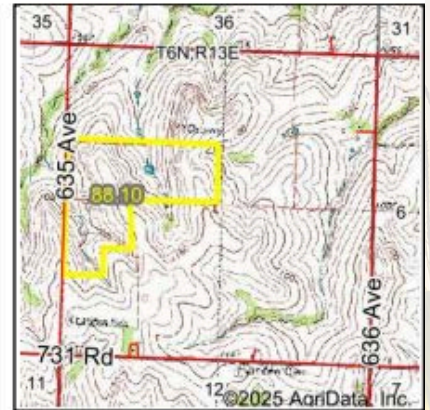


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Wetlands Map



State: **Nebraska**
 Location: **1-5N-13E**
 County: **Nemaha**
 Township: **Washington**
 Date: **1/20/2025**

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Maps Provided By:

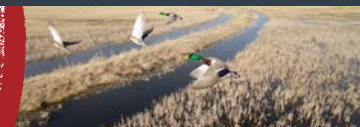
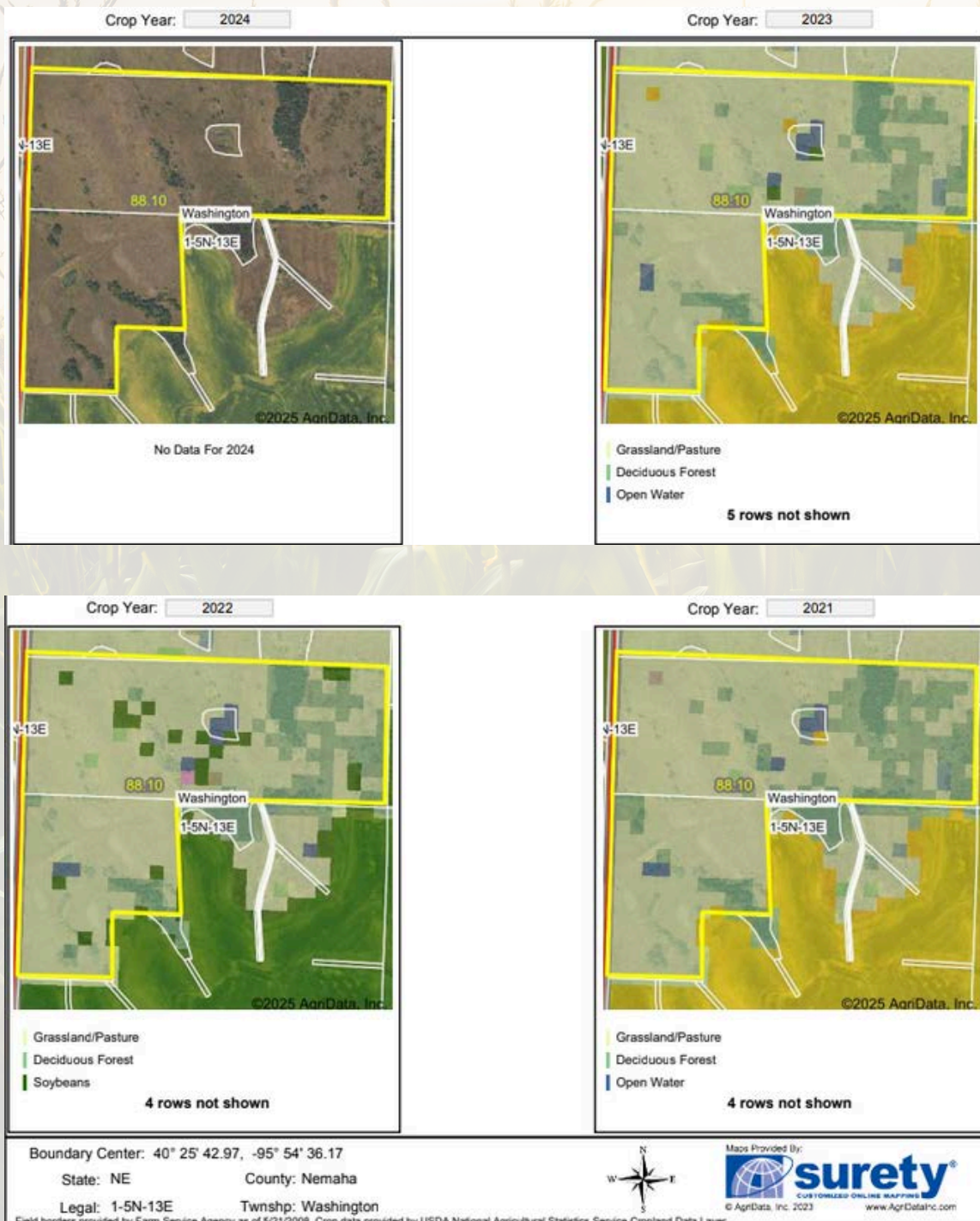
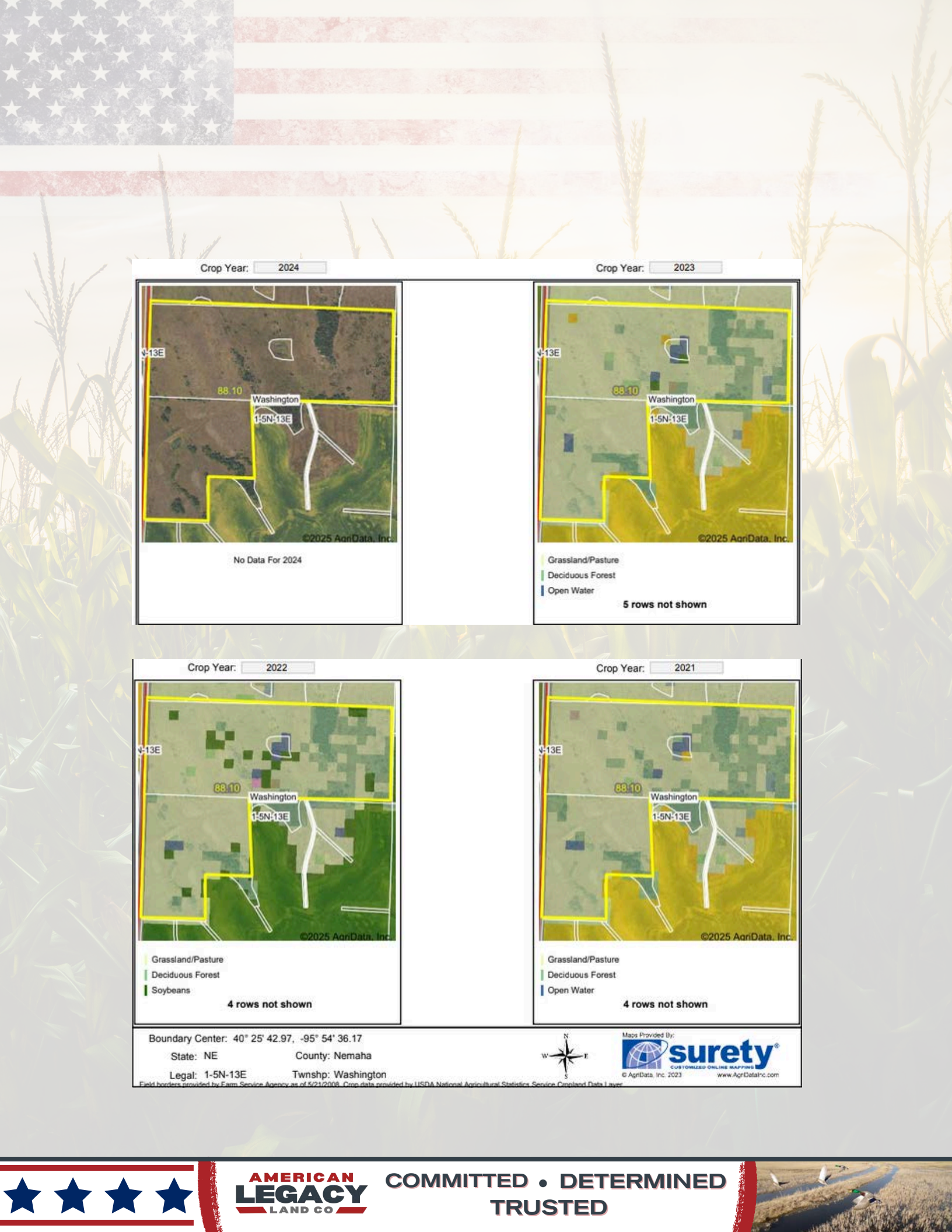
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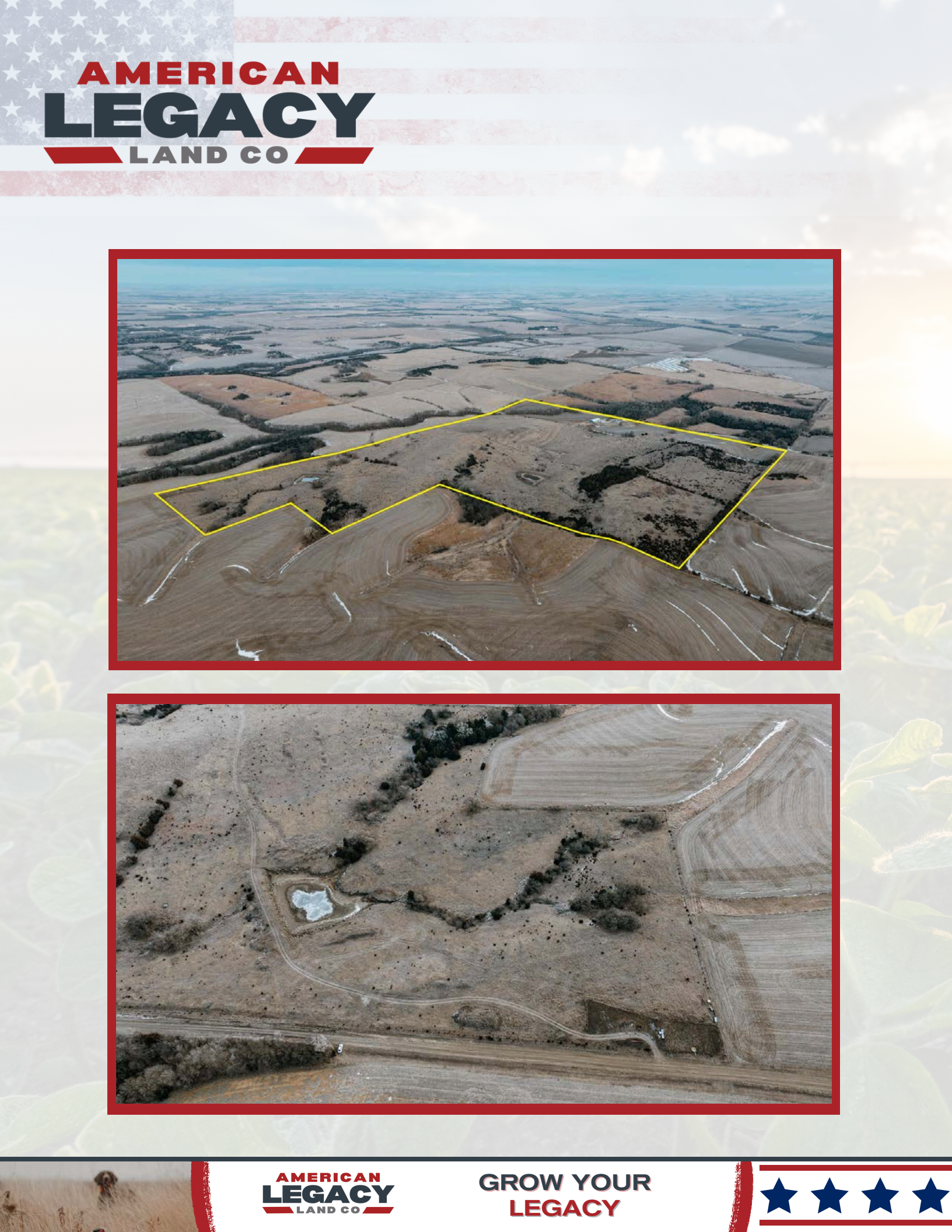


0ft 674ft 1348ft

Classification Code	Type	Acres
R4SBC	Riverine	1.14
PUBFh	Freshwater Pond	0.76
R5UBH	Riverine	0.14
PEM1Ch	Freshwater Emergent Wetland	0.12
		Total Acres
		2.16

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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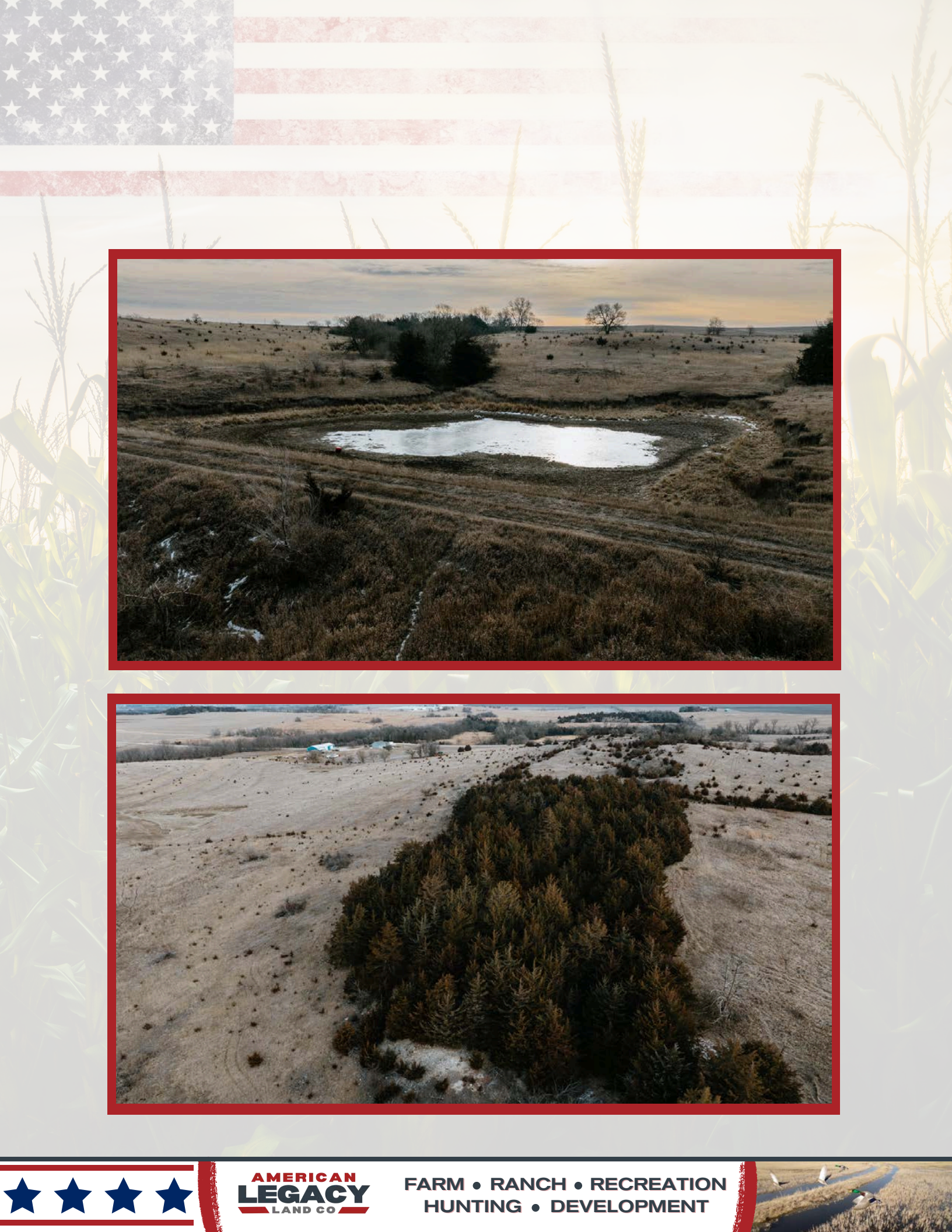




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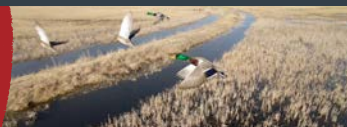
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About the Agent:

Bob Osborne is a 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