



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**SEVEN CONTIGUOUS
PARCELS**

Lancaster County, NE

139 +/- Acres

OFFERED AT:

\$4,449,000

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 139± acre offering presents a unique opportunity to acquire seven contiguous parcels ranging from 17.15 acres to 19.79 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:

What truly sets this offering apart is its scale and character. Several of the parcels border the Stevens Creek corridor, creating a natural setting that is increasingly difficult to replicate in today's marketplace. Mature creek corridors, rolling natural features, and opportunities for water amenities provide a unique canvas for a premier residential development, executive acreage community, private estate project, or long-term investment hold. The presence of Stevens Creek creates a sense of privacy, exclusivity, and natural beauty that future homeowners and developers alike will recognize as a significant asset.

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.

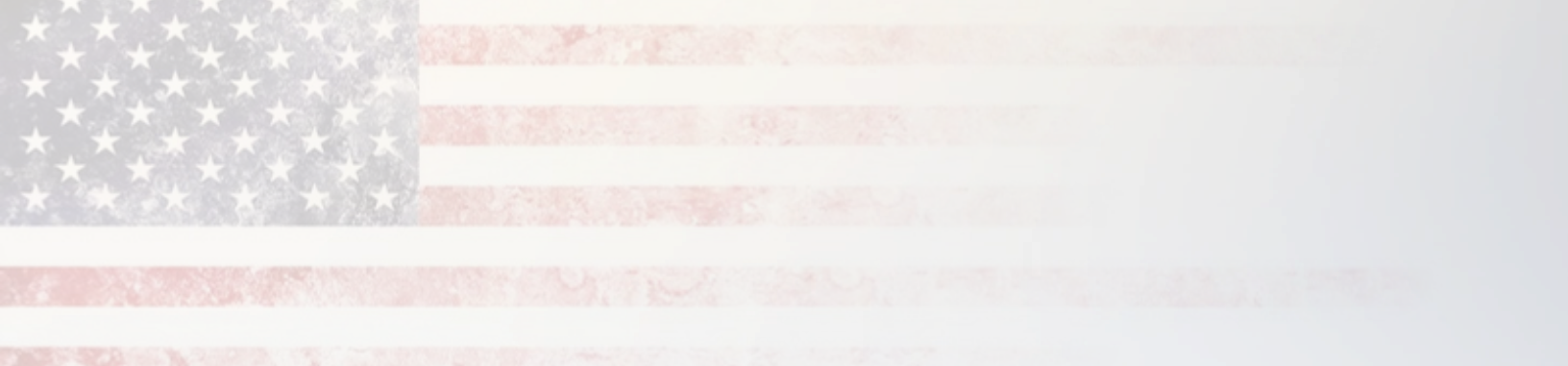
Property Highlights:

- 139± total acres comprised of seven contiguous parcels
- Parcel sizes ranging from 17.15 acres to 19.79 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)
- Several parcels border the scenic Stevens Creek corridor
- Exceptional opportunity for water features, open space, and premium home sites
- 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



**GROW YOUR
LEGACY**





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 140± acres offered immediately to the west, 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.

Directions: From east Lincoln proceed to the intersection South 98th Street and Old Cheney Road. 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.

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

Taxes: \$4804.68 2024 tax year

FEATURES:

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



HELPING YOU BUY
AND SELL LAND

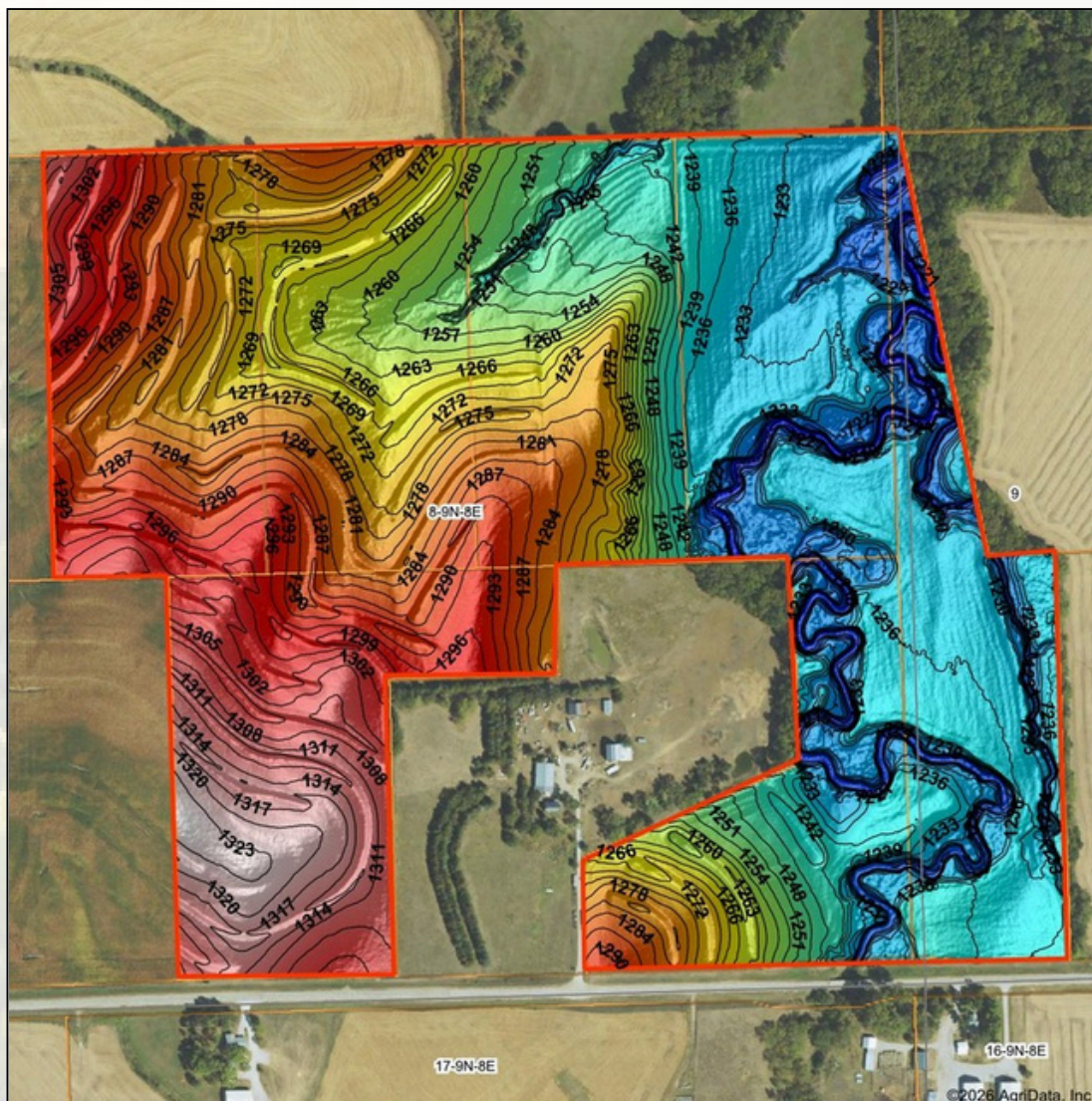


Overview Map

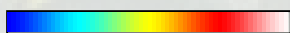




Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,208.8
Max: 1,325.8
Range: 117.0
Average: 1,263.8
Standard Deviation: 29.59 ft

0ft 486ft 973ft



6/13/2026

8-9N-8E
Lancaster County
Nebraska

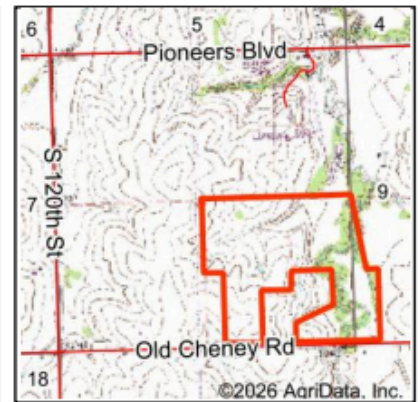
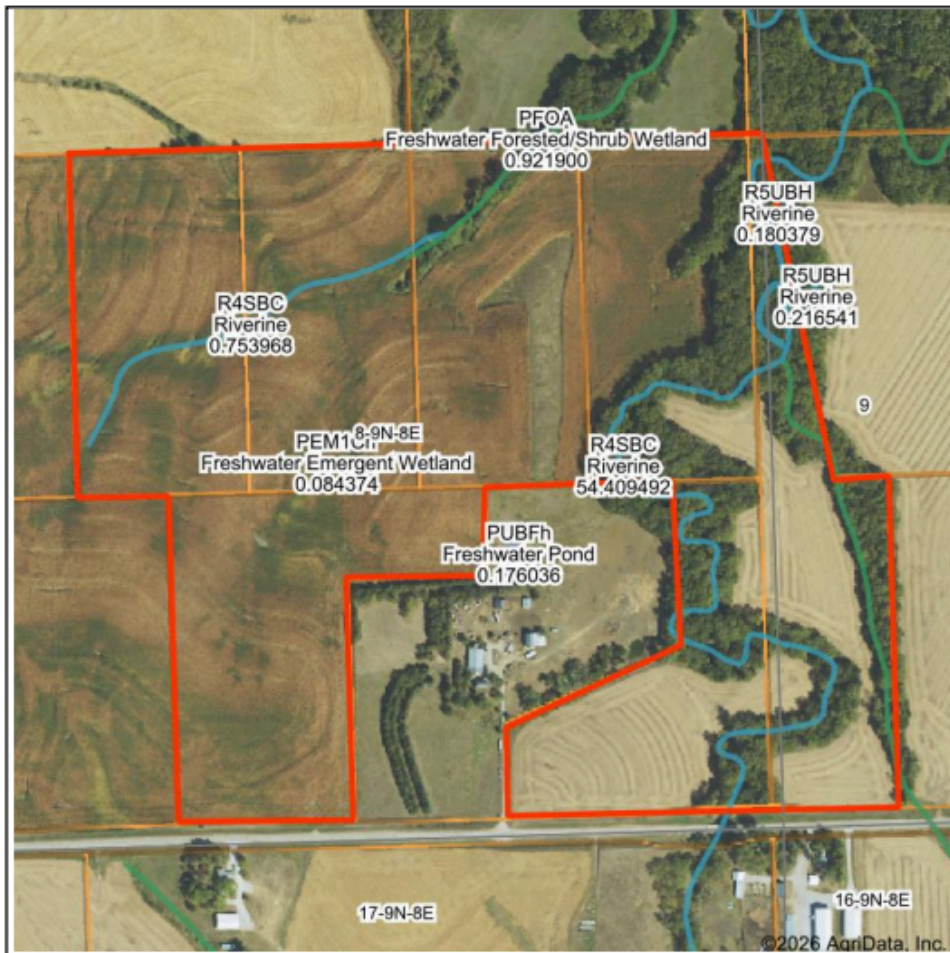
Boundary Center: 40° 45' 31.86, -96° 32' 37.64



FARM • RANCH • RECREATION
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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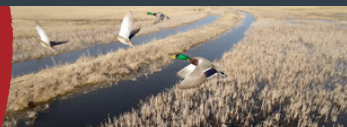
Classification Code	Type	Acres
R4SBC	Riverine	2.75
PFOA	Freshwater Forested/Shrub Wetland	1.02
R5UBH	Riverine	0.32
PEM1Ch	Freshwater Emergent Wetland	0.08
Total Acres		4.17

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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COMMITTED • DETERMINED
TRUSTED



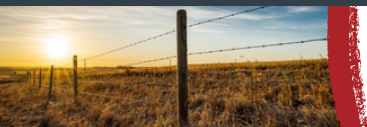


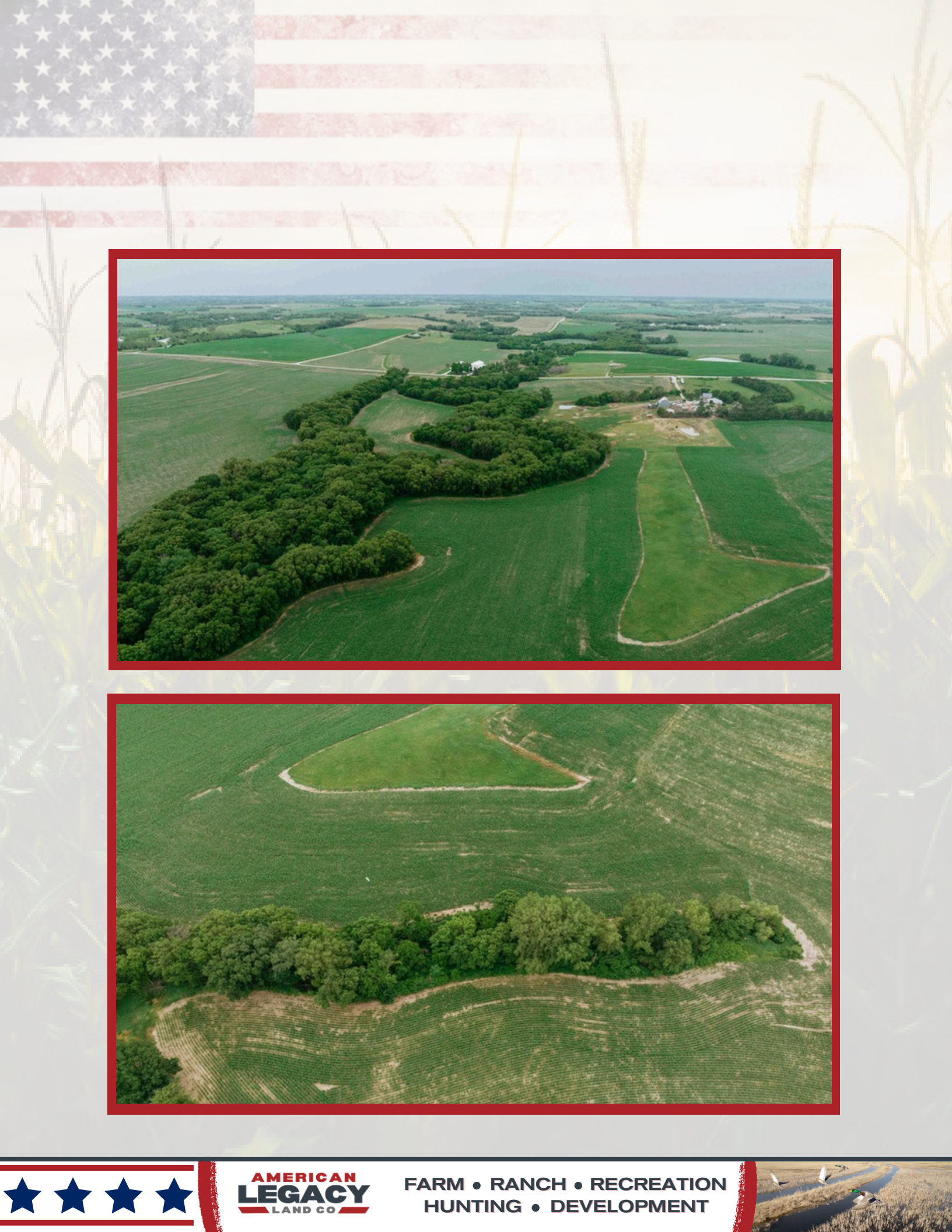


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HELPING **YOU** BUY
AND SELL LAND

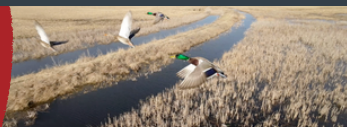






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About the Agent:

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