



FOR SALE

FARM GROUND/ DEVELOPMENT PROPERTY

Otoe County, NE

73 +/- Acres

**OFFERED AT:
\$925,000**

ABOUT THIS PROPERTY:

Looking to add to your present farming operation or future build/acreage site close to South Lincoln? Located just 20 minutes southeast of south Lincoln are 73 +/- acres of gently rolling farm ground located in Otoe County, NE.

The property borders State Highway 66A on the east side and is located 5.4 miles south of Palmyra, NE. It is also supported by electrical service at the property line plus rural water service.



More About this Property:

The property is a dry farm and has been in corn and soy bean rotation. The ground is made up of predominantly Pawnee Clay Loam and Wymore Silty Clay with 4 to 8% slopes. The naturally low areas have good wide stands of grasses reducing the potential for erosion. Additionally, the property is terraced and does have drain tile in place. The property at 73 +/- acres is 95% farmable with only 3.38 acres of waste.

The input costs for the property are in place and the property will be planted this year in corn, the current owner is willing to pay a "cash rent" amount after harvest to the new owners.

Please call listing agent, Bob Osborne, for additional information or to schedule a time to view the property.

Directions: From South Lincoln head east on HWY 2 to Palmyra, NE and turn right onto South 8th Road.

Head south on South 8th Road for 5.4 miles, property is located on the west side of South 8th Road.

From Syracuse, NE head west on HWY 2 to Palmyra, NE and turn left onto South 8th Road. Head south on South 8th Road for 5.4 miles, property is located on the west side of South 8th Road.

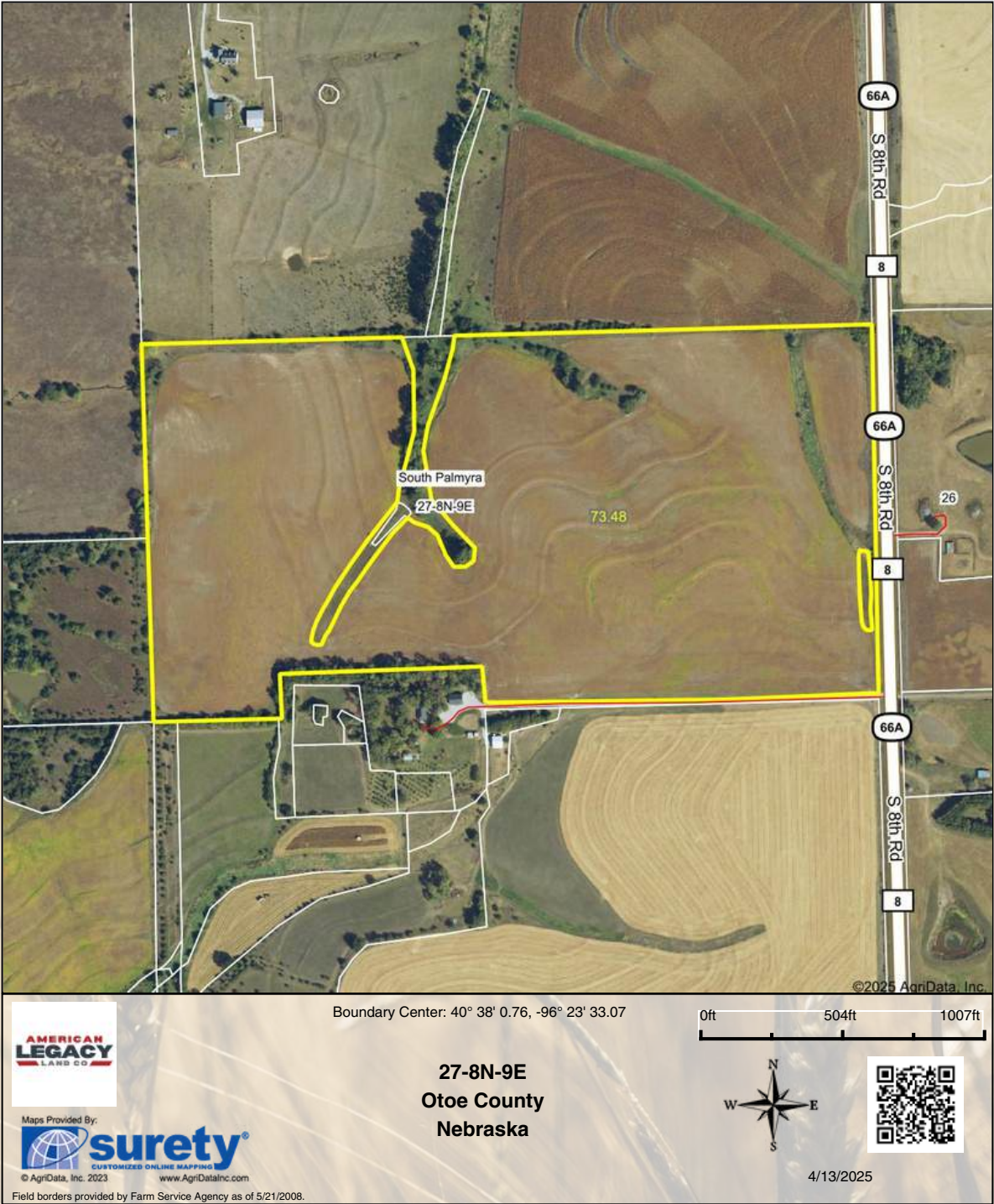
From Bennet, NE head South on HWY 43 to Martell Rd / K Road turn left onto Martell Rd / K Road and go 6 miles to South 8th Road turn right or head south for 1/2 mile property is on the west side of the road.

Legal Description: 27-8-9 S1/2NE1/4 LESS 5AC TRACT & HWY ROW 1.78AC 73.22 AC SOUTH
Taxes: \$2905.42

FEATURES:

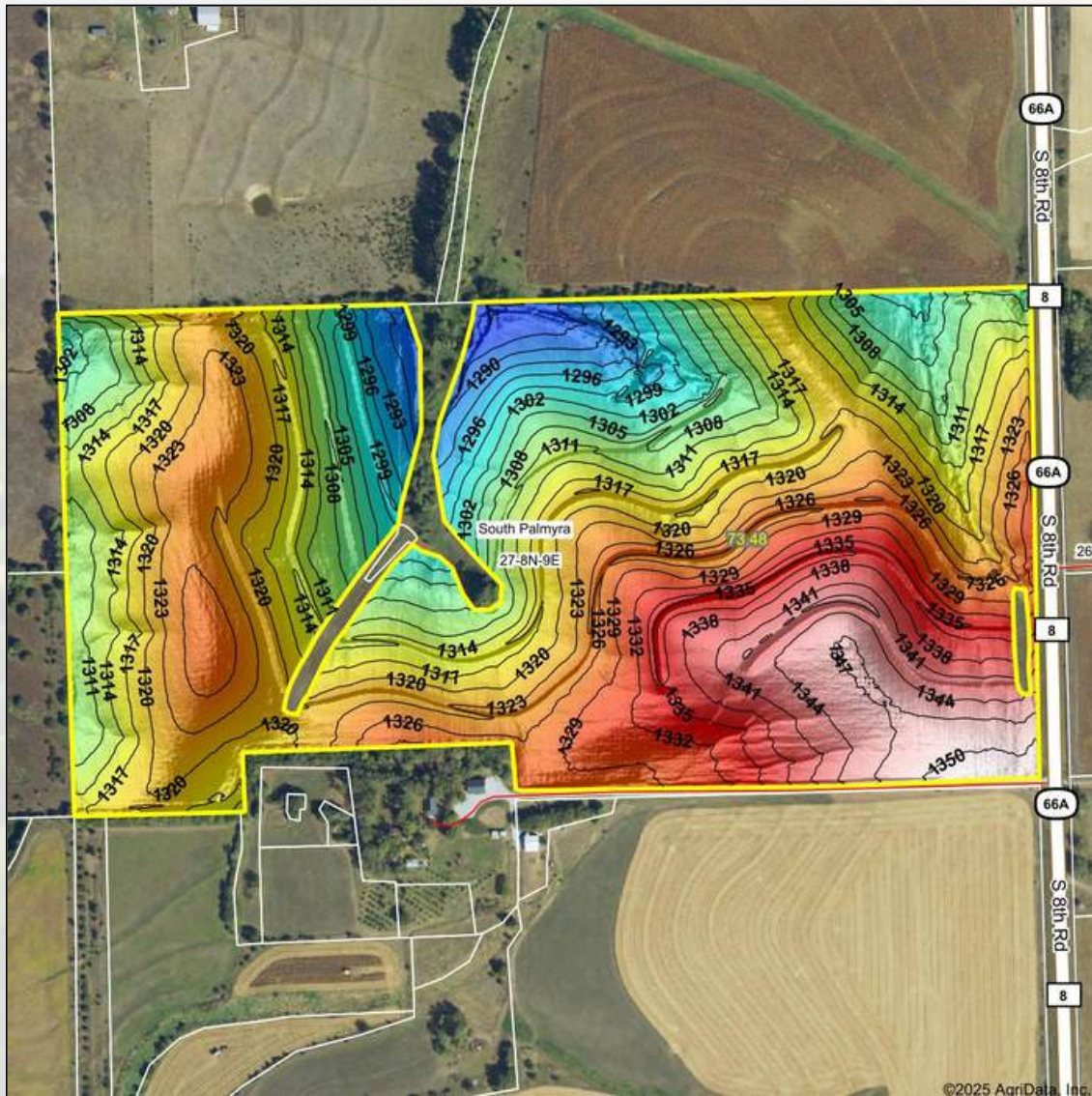
- 73 +/- Acres
- Close to South Lincoln, NE
- Power and water availability
- Acreage potential
- Hard top road access
- Rural living close to the city

OTOE COUNTY,
NEBRASKA



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AND SELL LAND





Low Elevation High



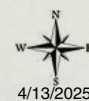
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,281.1
Max: 1,351.7
Range: 70.6
Average: 1,319.5
Standard Deviation: 13.81 ft

0ft 417ft 833ft



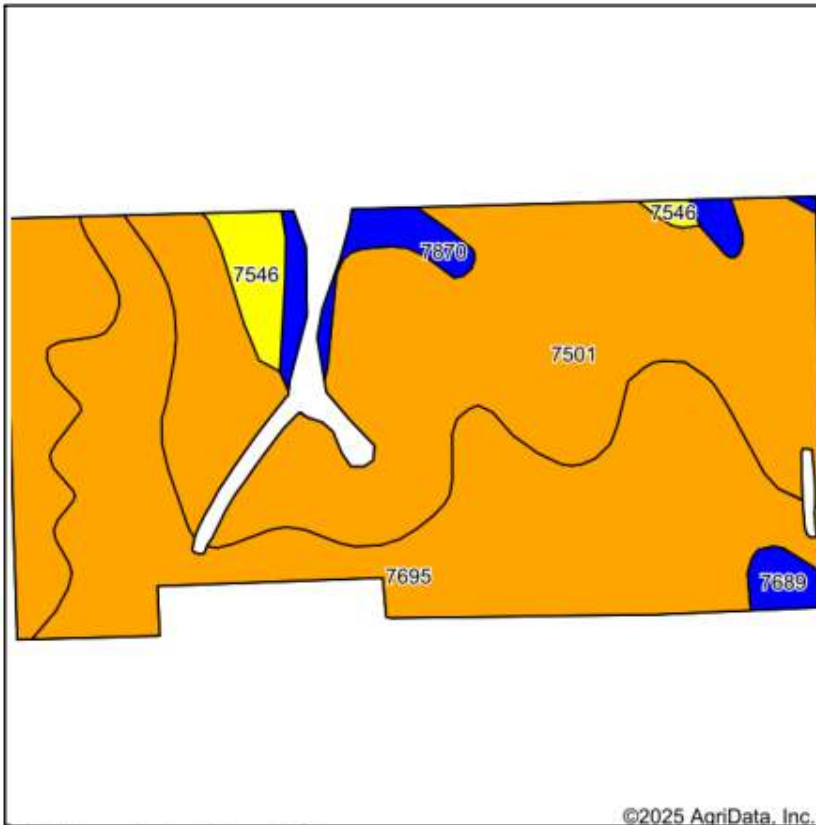
4/13/2025

27-8N-9E
Otoe County
Nebraska

Boundary Center: 40° 38' 0.76, -96° 23' 33.07

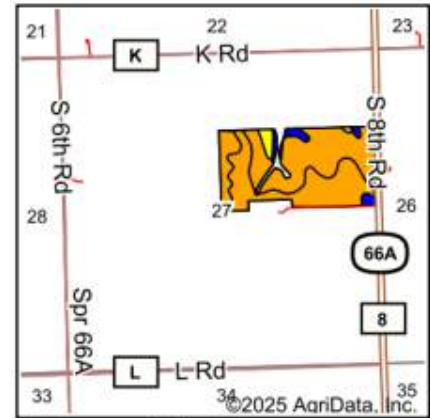


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Otoe**
 Location: **27-8N-9E**
 Township: **South Palmyra**
 Acres: **73.48**
 Date: **4/13/2025**

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LAND CO.

Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE131, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	40.00	54.5%		IIIe	48	38	47	39
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	27.81	37.8%		IIIe	56	50	56	47
7870	Nodaway-Colo complex, occasionally flooded	2.68	3.6%		IIw	89	89	59	83
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	2.06	2.8%		IVe	57	55	54	54
7689	Wymore silty clay loam, 0 to 2 percent slopes	0.93	1.3%		IIIs	67	64	66	60
Weighted Average					2.98	*n 53	*n 45.2	*n 51.3	*n 44.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

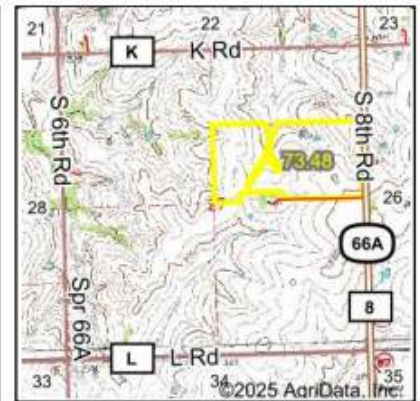


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Wetlands Map

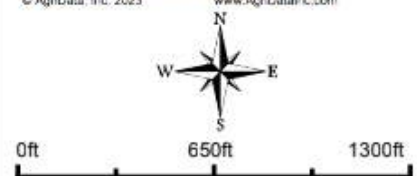


State: **Nebraska**
 Location: **27-8N-9E**
 County: **Otoe**
 Township: **South Palmyra**
 Date: **4/13/2025**

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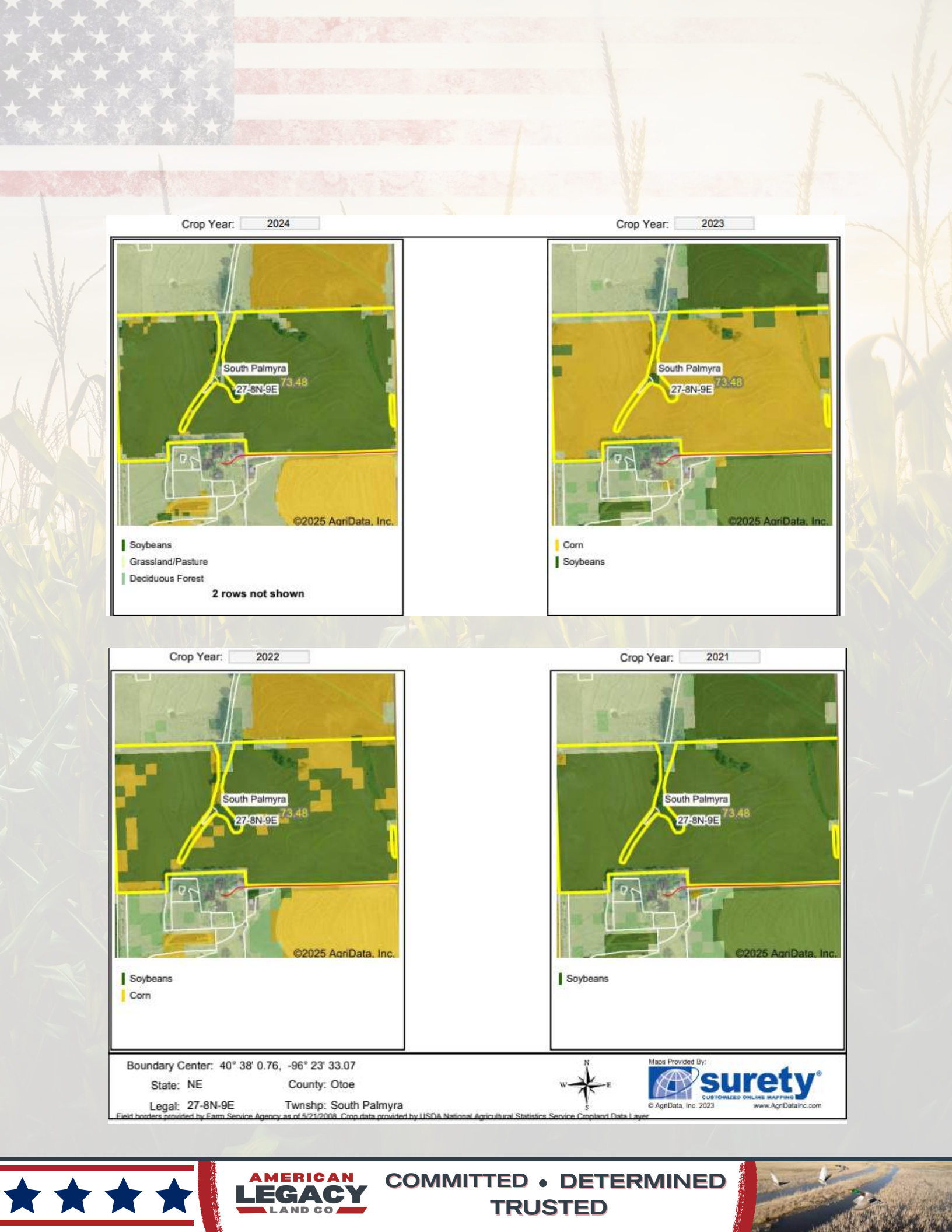
Maps Provided By:

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Classification Code	Type	Acres
PEM1Ah	Freshwater Emergent Wetland	0.36
Total Acres		0.36

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



Crop Year: 2024



Crop Year: 2023



Crop Year: 2022



Crop Year: 2021



Boundary Center: 40° 38' 0.76, -96° 23' 33.07

State: NE

County: Otoe

Legal: 27-8N-9E

Twnshp: South Palmyra

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



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TRUSTED**







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AND SELL LAND





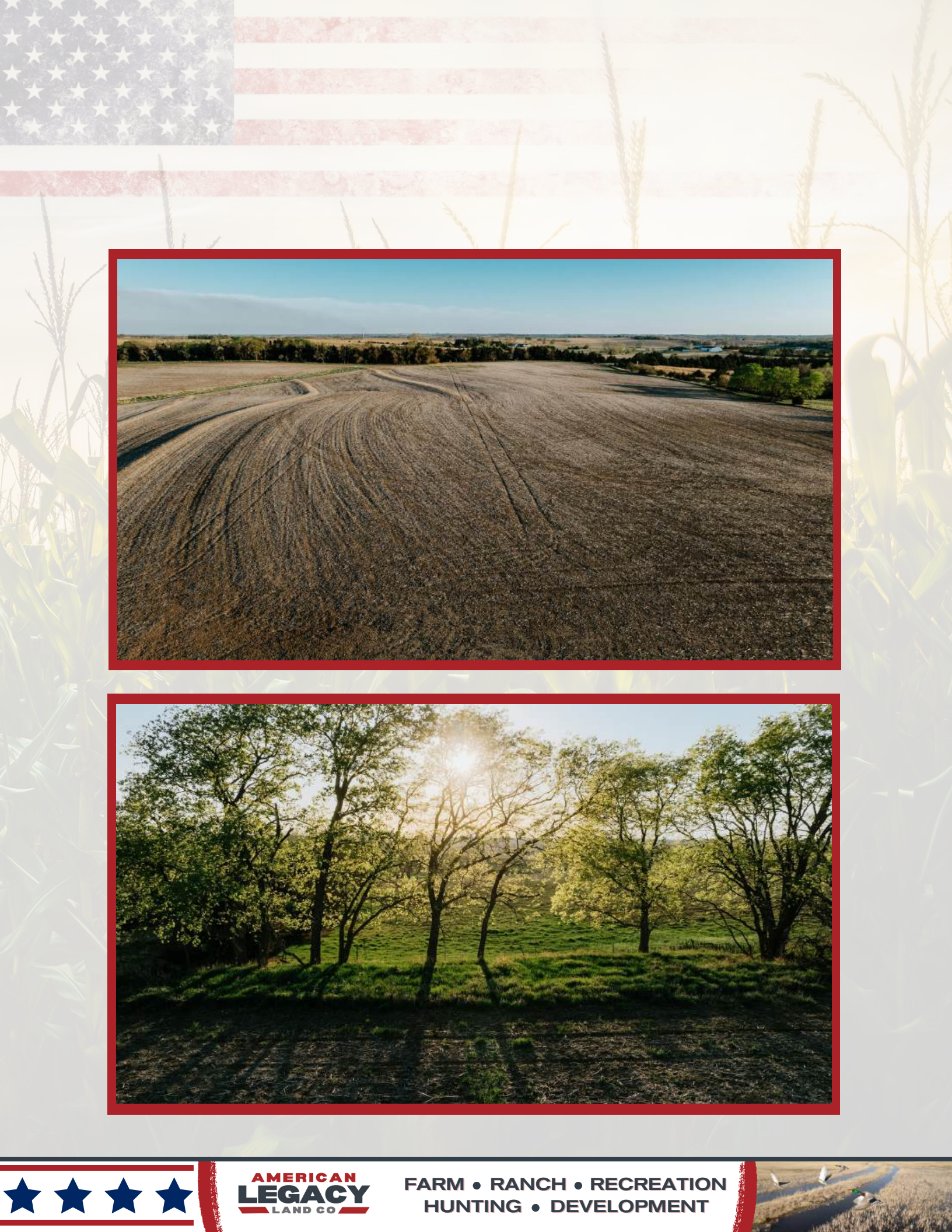
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**BUYING • SELLING
AUCTIONS**





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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