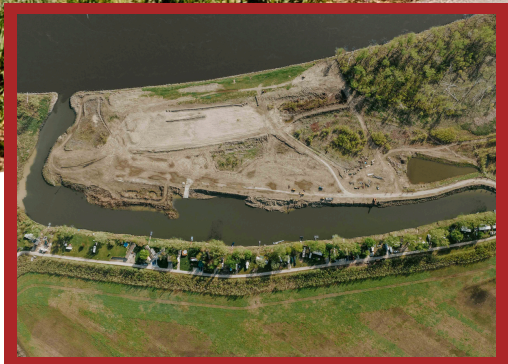


AMERICAN LEGACY LAND CO

LAND FOR SALE

S1/2SW1/4 SEC 6 & PT E1/2NW1/4 &
Private Road SEC 7 6-21-12 Arizona
TWP Parcel #436000200 36.17AC



36.17 +/- ACRES

BURT COUNTY, NE

\$2,600,000

Located just east of Tekamah, Nebraska, 8.5 miles, lies 36 +/- acres that overlooks the Missouri River, plus an unobstructed view to the east into Iowa. Located right on the river, the property features a boat ramp in a canal leading to the river for easy access. The property has a private lane fed off 2 main county roads, County Road IJ & JK.

Currently known as Eagle Island, the property is developing to be the future site for 105 seasonal campsites, including a resident's common area, a small convenience store, and boat trailer parking. At 80% complete, the canvas is ready to continue with the current plan or develop it into your own as you see fit. 55 of the 105 proposed spaces are ready for power and septic. Current plans for the seasonal camping area have been presented to the Burt County Board and approved.

A paved road leading from Tekamah, within 1.5 miles of the property entrance, is another key feature that provides easy access to the overall plan. The tree-lined lane to the main part of the property and the private gate could be added to the property's overall security.

FOR MORE INFORMATION, CONTACT:

BOB OSBORNE, LAND AGENT

402-660-4970

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**SCAN TO VIEW
LISTING**

