



# AMERICAN LEGACY LAND CO

## FOR SALE

### CROP LAND

Landcaster County, NE

### 40+/- Acres

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**OFFERED AT:**

## \$1.6M

### **ABOUT THIS PROPERTY:**

Productive cropland that is part of future economic development opportunities in southwest Lincoln. Property has excellent access and is located between West Rokeby Rd & West Saltillo Rd on South 1st street. Less than a mile from Highway 77 & Highway 2 interchange.

Additional acres of 118 +/- are also available to the North of this property. Property has a sloping contour making an excellent development property that lends to natural drainage. 95% tillable.

Lincoln Casino & Horse Track are located 3 miles north of the property. Possession after crops have been harvested.

**Legal Description: S34, T9, R6, 6th Meridian S1/2 S1/2 NE**



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**LEGACY**  
LAND CO



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HELPING YOU BUY  
AND SELL LAND



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## Topography Contours



Source: USGS 3 meter dem

0ft 449ft 898ft

Interval(N): 3.0  
 Min: 1,208.7  
 Max: 1,283.3  
 Range: 74.6  
 Average: 1,245.5  
 Standard Deviation: 20.83 ft



34-9N-6E  
 Lancaster County  
 Nebraska

8/6/2023

Boundary Center: 40° 42' 20.2, -96° 43' 31.42

Maps Provided By  
  
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Field borders provided by Farm Service Agency as of 5/21/2023.



## Overview Map



Map Center: 40° 42' 19.74, -96° 43' 31.54

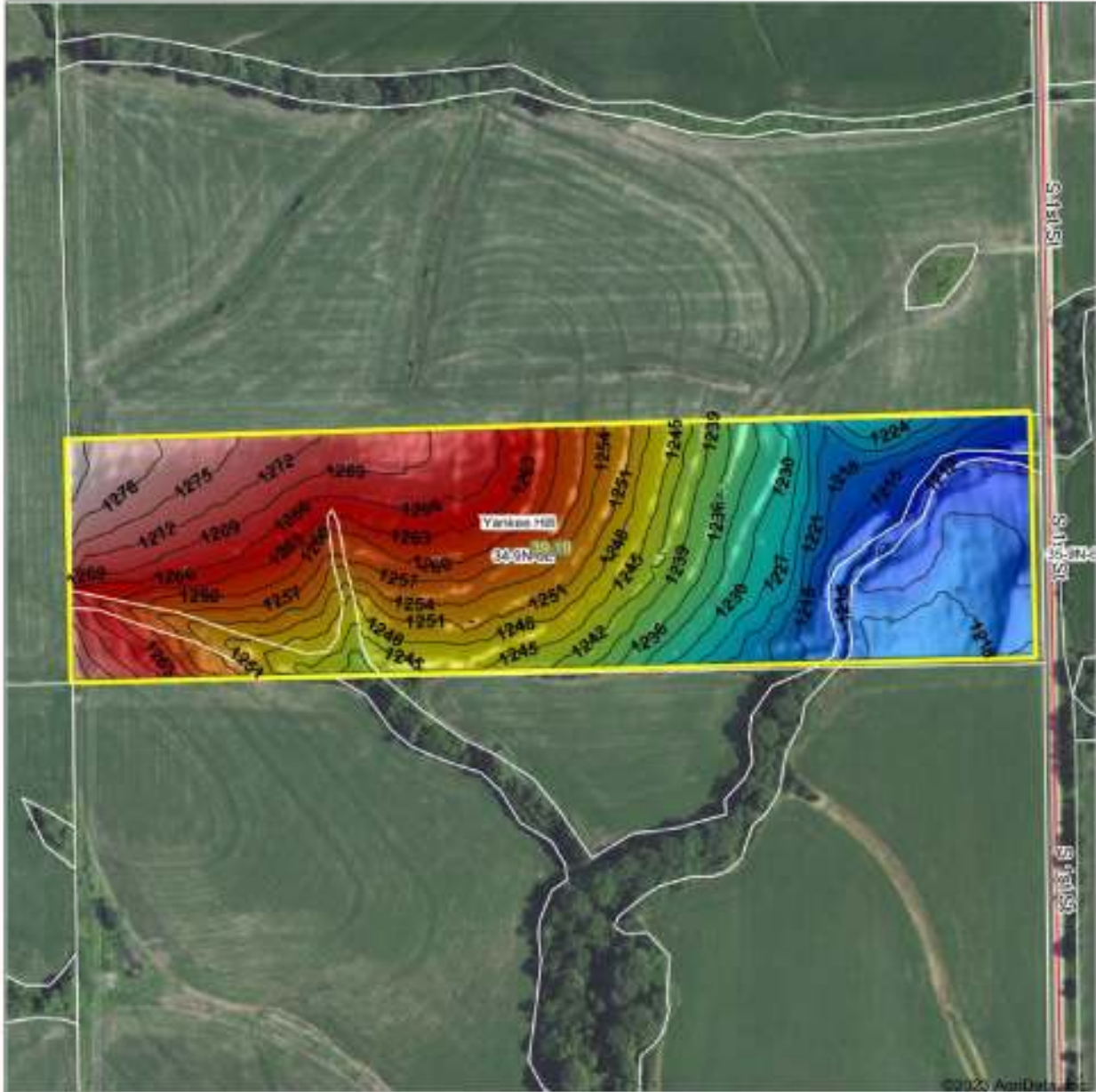
0ft 892ft 1784ft



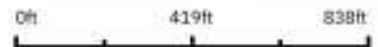
© AgriData, Inc. 2023 www.AgriData.com



## Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 3  
 Min: 1,208.7  
 Max: 1,283.3  
 Range: 74.6  
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 Standard Deviation: 20.03 ft



**34-9N-6E**  
**Lancaster County**  
**Nebraska**

8/6/2023

Boundary Center: 40° 42' 20.2, -96° 43' 31.42



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



## 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](mailto:BOSBORNE@AmericanLegacyLandco.com)