



AMERICAN LEGACY

LAND CO

FOR SALE

PASTURE LAND

Banner County, NE

393 +/- Acres

OFFERED AT:

\$325,000

ABOUT THIS PROPERTY:

This is a rare opportunity to own 393 ± acres of quality dryland in Banner County, Nebraska. The existing CRP contract is set to expire on September 30, 2025. The property offers flexible potential for both grazing and row crop production, well-maintained and enrolled in CRP for years. The property is ideal for cattlemen seeking additional grazing acres as the property is fenced on three sides and includes a registered well drilled in 2009, providing a valuable water source for livestock. With gentle sloping terrain, the land is well suited to be transitioning into row crop or dryland farming.

More About this Property:

The property is just 1.5 miles south of Highway 88, with a well-maintained gravel road bordering the north side of the property and multiple access points for convenient entry. Few properties of this size and quality come to market in this part of Banner County. Whether you are expanding your cattle operation, investing in farmland, or looking for a property with long-term versatility, this parcel checks all the boxes.

Directions: From Bridgeport, Nebraska head south on Hwy 88 and stay on Hwy 88 for 32.5 miles to County Rd 47. Turn left heading south 1 mile on County Rd 26, turn left on County Rd 26 and head east 1 mile. The property is on south side of the road.

From Gering, Nebraska head south on Hwy 71 for 15 miles to Hwy 88, Turn left on Hwy 88 heading east for 3 miles to County Rd 47. Then turn right on County Rd 47 heading south 1 mile on County Rd 26. Turn left on County Rd 26 and head east 1 mile. The property is on south side of the road.

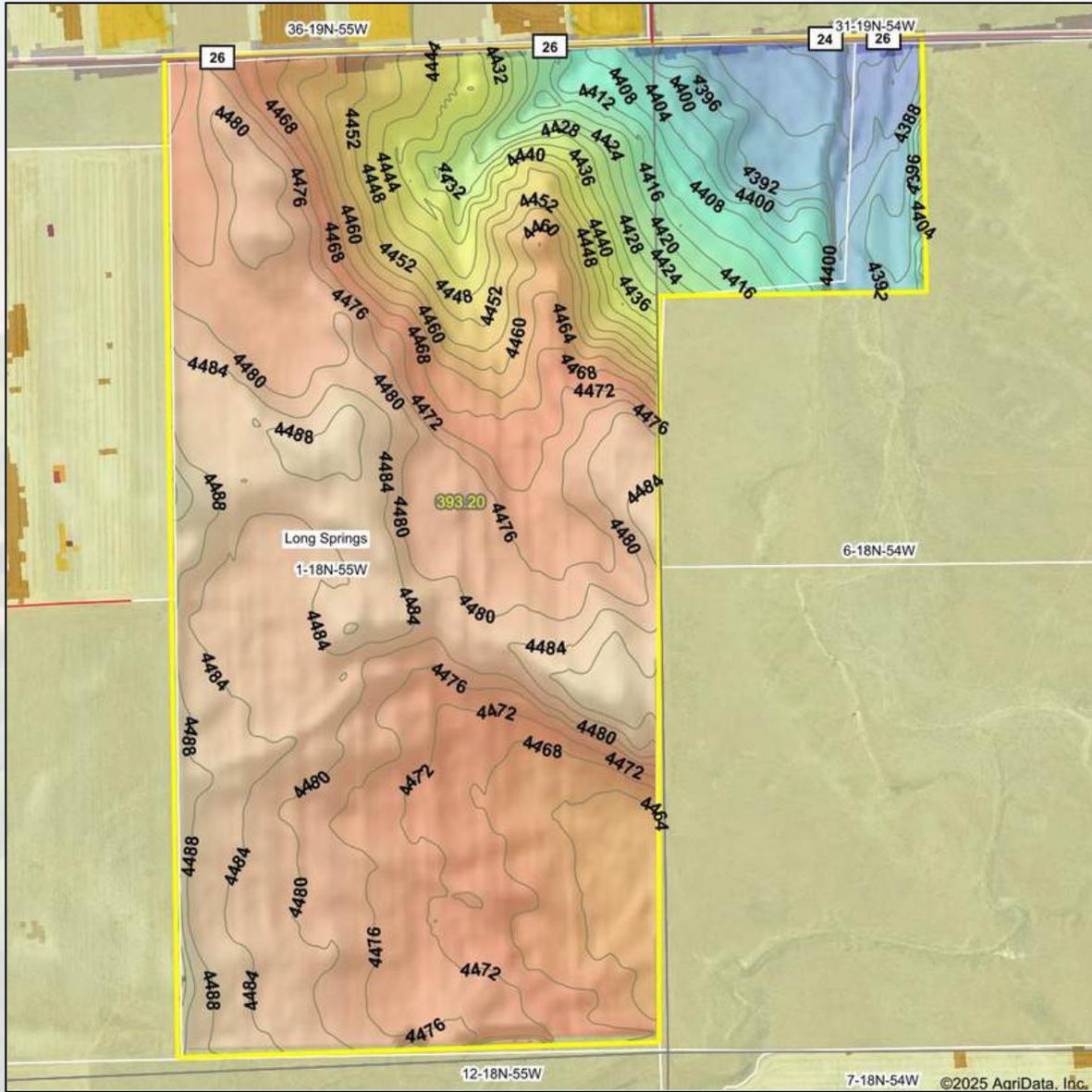
Legal Description: Parcel #40003558, 6 18 54 NW4NW4 6-18-54 50.89 AC plus Parcel #40006883 1 18 55 E2 1-18-55 342.41 AC Banner County, NE

Taxes: \$393.41

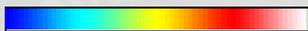
FEATURES:

- 393 +/- acres
- Land coming out of GRP program
- One well on the property
- Additional pasture opportunity
- Good road access

Topography Hillshade



Low Elevation High

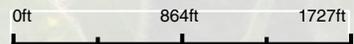


Maps Provided By:



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

Source:	USGS 10 meter dem
Interval(ft):	4
Min:	4,376.3
Max:	4,499.9
Range:	123.6
Average:	4,461.3
Standard Deviation:	29.76 ft



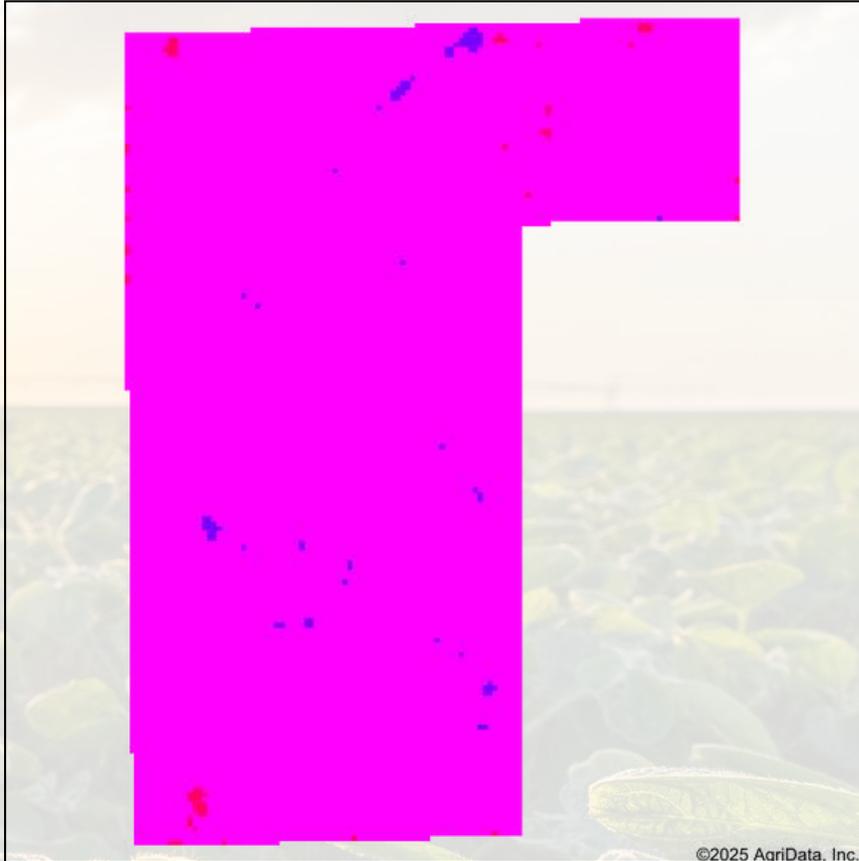
1-18N-55W
Banner County
Nebraska

Boundary Center: 41° 33' 39.27, -103° 36' 5.4





Plant Growth(NDVI) - 6/16/2025



Client:

Farm:

Field:

Acres: 393.2

Date: 9/22/2025

Crop:

Soils Weighted Average
NCCPI Overall: 29.1

Remarks:



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	Value	Acres	%Field	NCCPI
	86 99			
	81 85			
	76 80			
	71 75			
	66 70			
	61 65			
	51 60			
	41 50	1.6	0.4	29.7
	21 40	389.5	99.1	29.1
	1 20	2.0	0.5	30.6
	0 0			

Std. Dev: **3.97**
Mean: **28.16**

Max: 47
Min: 13

% of Max NDVI:
54.9

Elevation (feet)

Min: 4,376.3
Max: 4,499.9
Range: 123.6
Mean: 4,461.3
Std. Dev: 29.8

Use Image below to check for clouds and shadows
(completely white = 100% cloud cover)



©2025 AgriData, Inc.

Boundary Center: 41° 33' 39.27, -103° 36' 5.4
State: NE
County: Banner
Location: 1-18N-55W
Township: Long Springs



**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



Wetlands Map



State: **Nebraska**
 Location: **1-18N-55W**
 County: **Banner**
 Township: **Long Springs**
 Date: **9/22/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 1300ft 2600ft

Classification Code	Type	Acres
R4SBA	Riverine	1.00
Total Acres		1.00

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





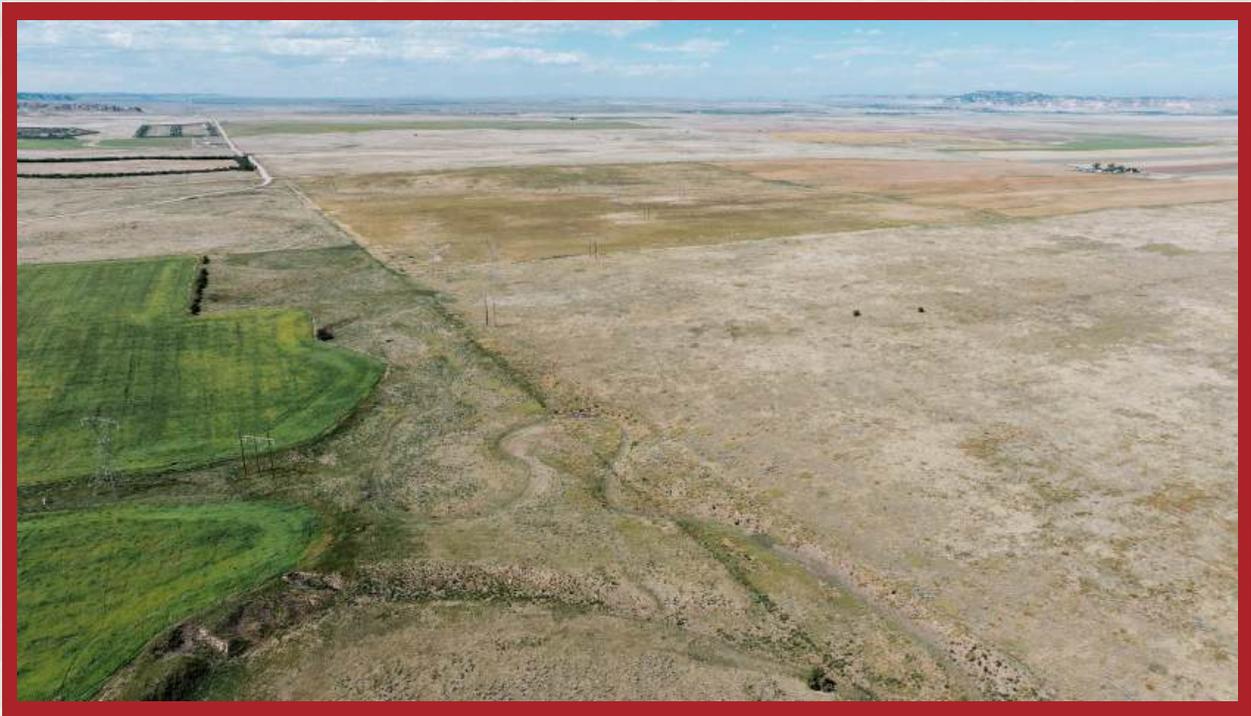
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**COMMITTED • DETERMINED
TRUSTED**



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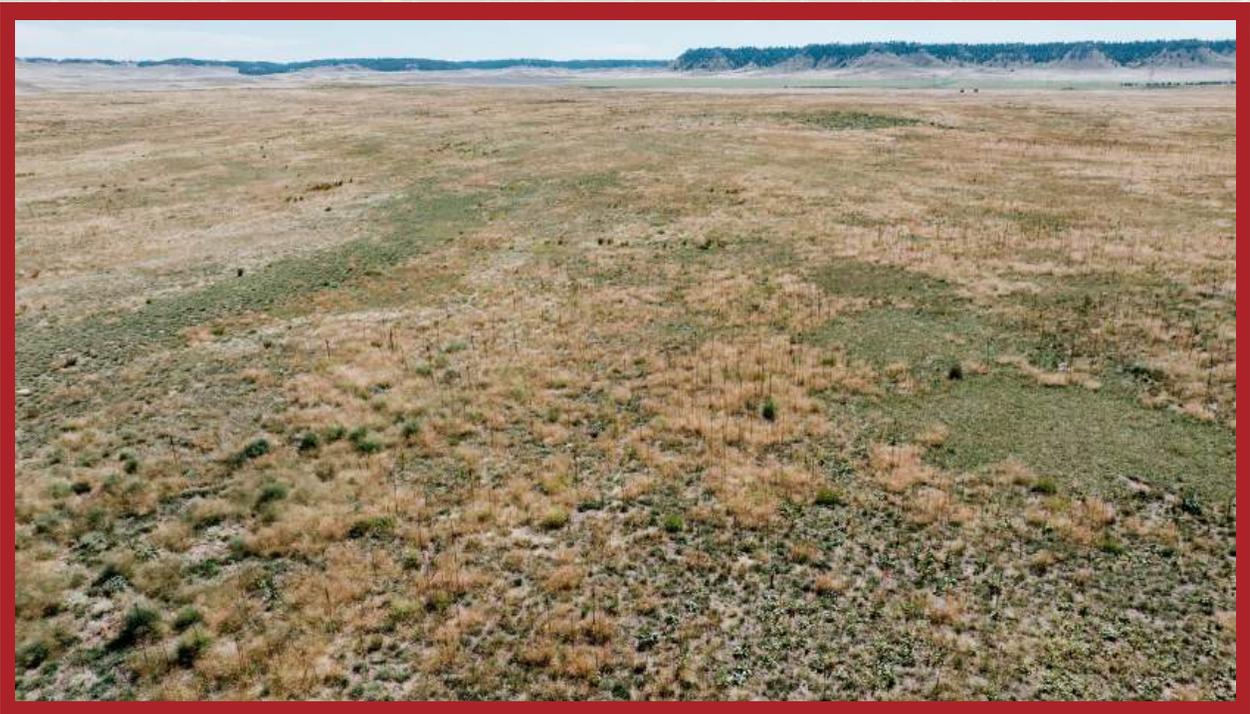


**AMERICAN
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LAND CO

**HELPING YOU BUY
AND SELL LAND**



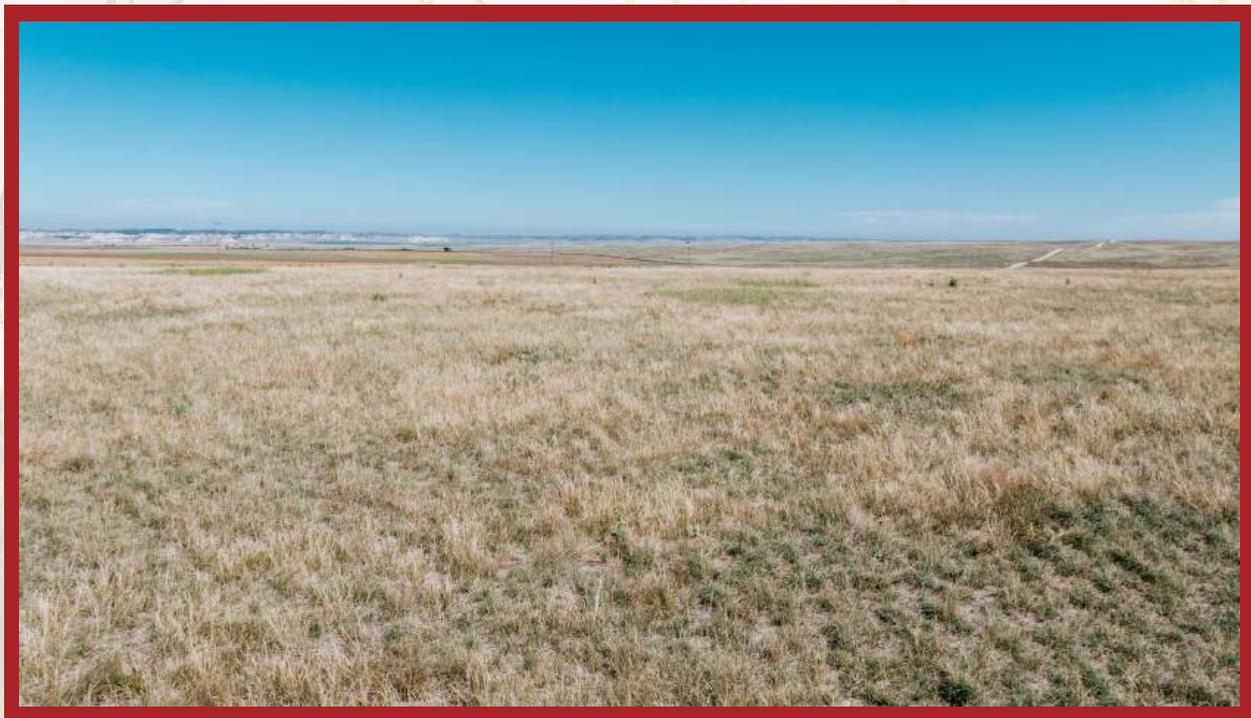
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**BUYING • SELLING
AUCTIONS**





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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



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