



# FOR SALE

## HOME WITH LAKE VIEW

Burwell, NE

### 10.10 +/- Acres

**OFFERED AT:**

### \$610,000

### ***ABOUT THIS PROPERTY:***

Discover one of the best lakeview opportunities in north central Nebraska—this 10.10 ± acre estate sits on a private lane overlooking the crystal waters of Calamus Reservoir, offering unobstructed 360° panoramic views of sandhills, water, and sky. Whether you're looking for a permanent residence, a multi-generational second home, or a recreational basecamp, this property checks every box.

The main residence has 3 bedrooms, 3.5 garage with an open concept living area. The unfinished basement with 2 egress windows and plumbed for an additional bathroom and is ideal for 2 additional bedrooms, ideal for 2 more bedrooms, or a game room setup. The property is move-in ready with numerous extras included.



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## More About this Property:

The property has additional living quarters and storage to include a separate 2-bedroom guest space with a 1.5 car garage, perfect for visitors, extended family, or potential rental income. Additionally, there is a dedicated boat garage or equipment storage space, plus full camper on-site hookups, ideal for RV guests or rentals.

The area is one of Nebraska's premier recreational destinations for boating, fishing, kayaking, canoeing, and tanking. Additionally, the 6,000 plus acres of hunting access to public hunting grounds makes this an ideal area for deer, turkey, waterfowl, and upland game.

This location offers the best lake views on the east side of Calamus Reservoir, with a private lane and plenty of space that provides a private and peaceful setting.

This property is an exceptional find for those who value space, views, and lifestyle. Whether you are gathering with friends, hosting family, or escaping for a weekend of adventure, this Calamus gem offers everything you need—and more.

Directions: From Burwell, Nebraska head northwest on HWY 96, 10.2 miles to Goodenow Road. Turn right and follow the private road heading east approximately 1/8 of a mile to the property entrance. See the American Legacy Land Company sign at the base of the property.

Legal Description: Parcel #580136701, Lot 4 Goodenow Subdivision PT N1/2 SEC 24-22-17 10.10 acres Loup Co, NE

Taxes: \$140.00 Homestead Exemption Eligibility for current owner

Income Potential: AIRBNB / VRBO or Private

## FEATURES:

- 10.10 +/- Acres
- Newer 3 bedroom home
- 3 car garage
- Calamus Lake view
- 2 bedroom, 1 car garage guest living quarters
- RV / camper full hook-ups on property
- Private drive

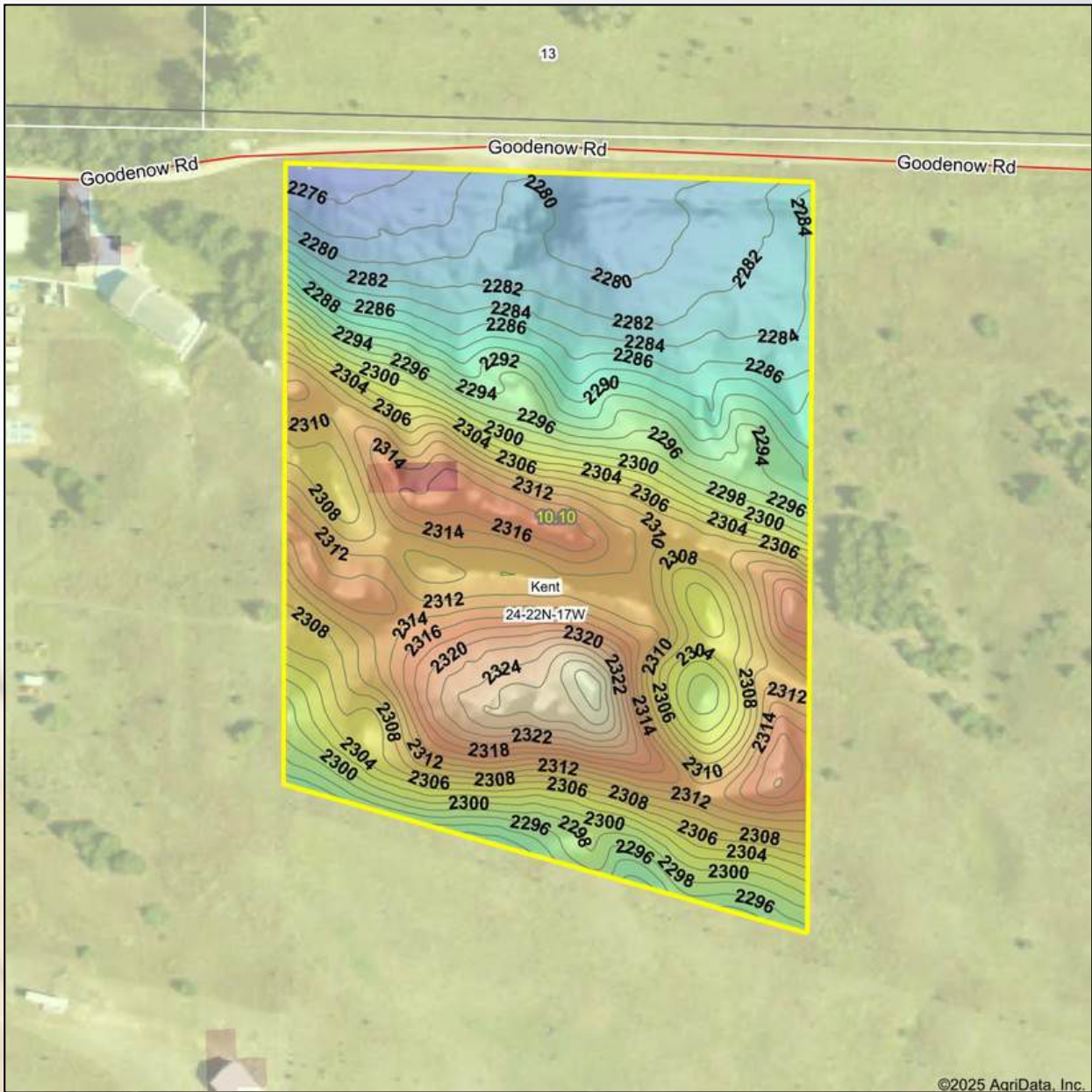


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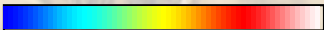




LOUP COUNTY,  
NEBRASKA



Low Elevation High

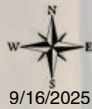
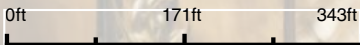


Maps Provided By:



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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 1 meter dem
Interval(ft):	2
Min:	2,274.5
Max:	2,331.3
Range:	56.8
Average:	2,300.5
Standard Deviation:	14.01 ft



9/16/2025

24-22N-17W  
Loup County  
Nebraska

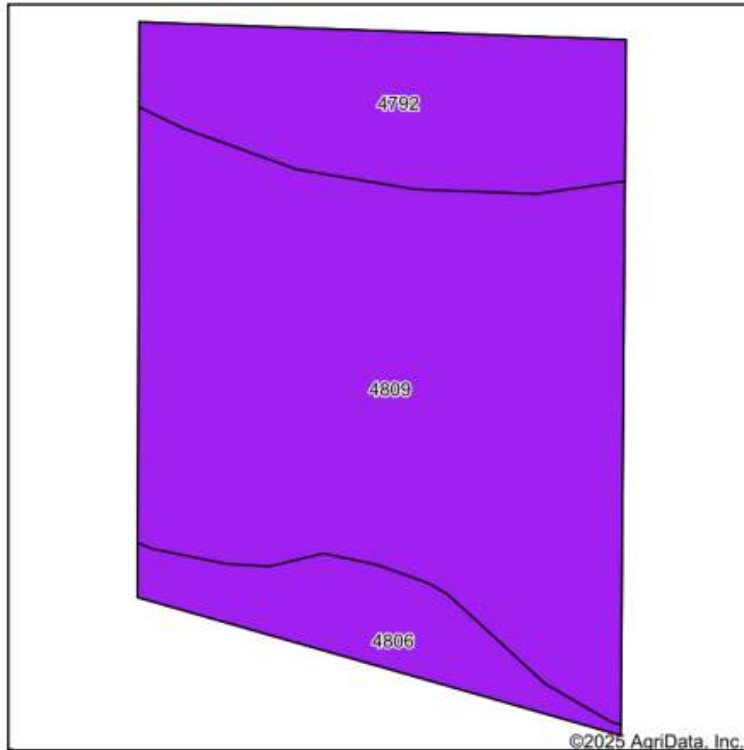
Boundary Center: 41° 52' 11.35, -99° 13' 50.26



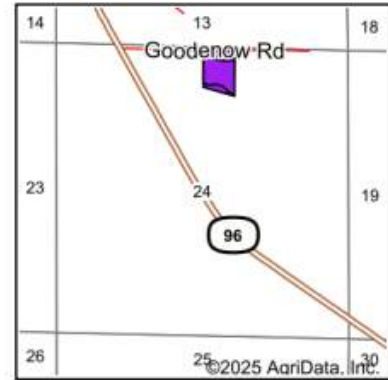
HELPING YOU BUY  
AND SELL LAND



## Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Loup**  
Location: **24-22N-17W**  
Township: **Kent**  
Acres: **10.1**  
Date: **9/16/2025**

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Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Area Symbol: NE115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	6.82	67.5%		Vle
4792	Valentine fine sand, 3 to 9 percent slopes, moist	2.24	22.2%		Vle
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	1.04	10.3%		Vle
Weighted Average					6.00

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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# AMERICAN LEGACY LAND CO

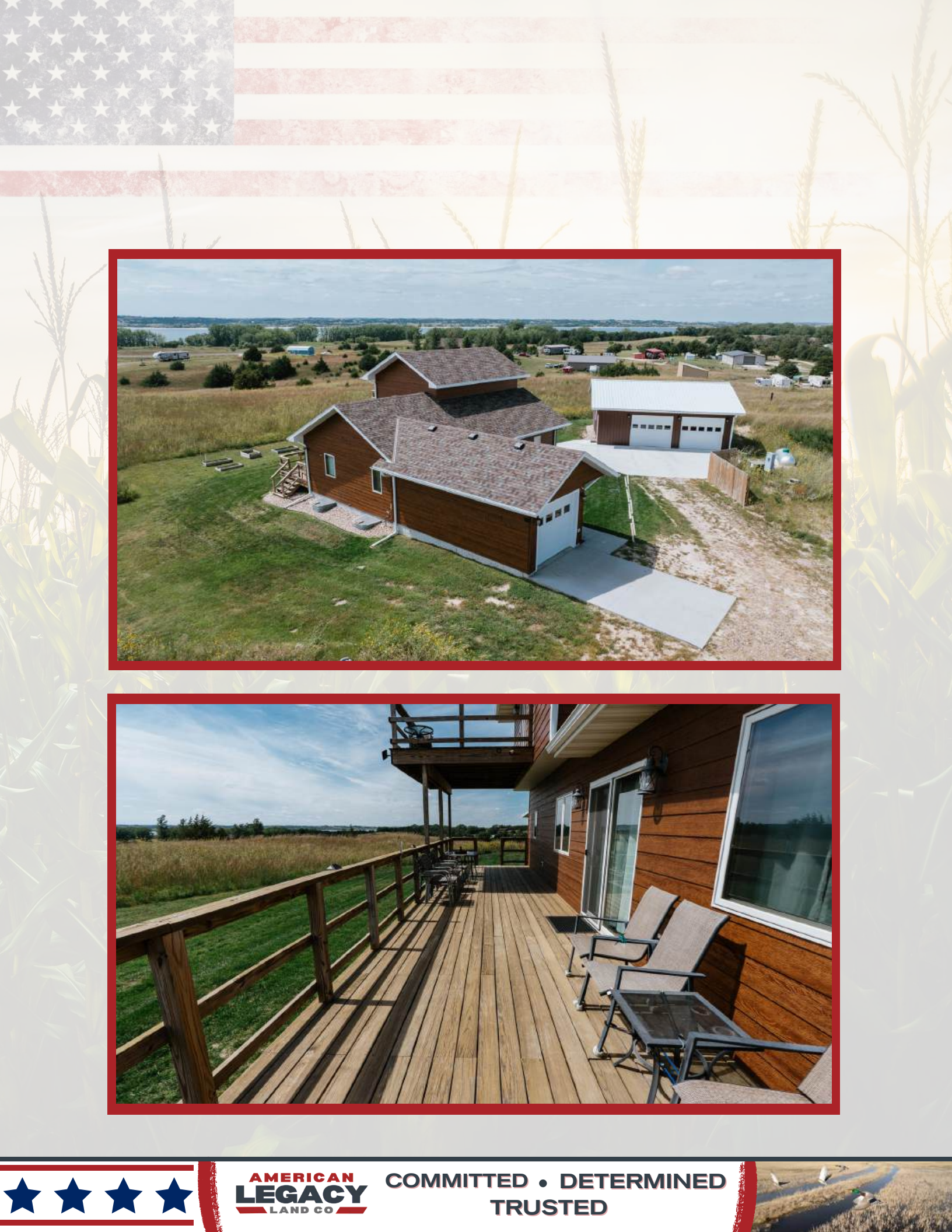


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HUNTING • DEVELOPMENT







## 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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