



AMERICAN LEGACY LAND CO

FOR SALE

FARM GROUND

Auburn, NE

138.77 +/- Acres

OFFERED AT:

\$1,400,000

ABOUT THIS PROPERTY:

Located on the north side of Auburn just outside of the city limit line, lies this productive piece of crop ground. This property sits within the city of Auburn's one-mile ETJ which offers a lot of potential for future development. Multiple utilities are conveniently located on multiple sides of the property. Approximately 50 +/- acres are also zoned industrial by the city and additional information can be obtained by contacting the city of Auburn office.

More About this Property:

The property is currently in crop production and features approximately 134 +/- of terraced and productive tillable ground. There is easy access to the majority of the property from 730 Road to the south and 638 Avenue to the west and located close to local grain markets. The property is available for 2026.

Directions: Located north of Auburn on 730 Road. From Highway 75, head west 3/4 mile. The property will be marked with a sign.

Legal Description:

SEC 9-5-14 138.77 AC - SW1/4 EX RR, EX E 300' OF S293' & EX N521.78' OF N939.40' OF W417.42' & EX RD & EX 4.10 AC - COMM @ SW CORN OF SEC, NW'LY ALG W LINE 939.20' TO POB, NW'LY ALG W LINE 450.5' NE'LY 394.48' SE'LY 450.5' SW'LY 394.48" TO POB Nemaha County, NE

Taxes: \$8,270.10

FEATURES:

- 138.77 +/- acres
- Development potential
- Easily accessed from county roads on 2 sides
- Utilities close by at property line
- Proximity to grain markets
- Approximately 50+/- acres zoned for industrial use
- Terraced hillsides



Boundary Center: 40° 24' 39.4, -95° 51' 10.83

0ft 835ft 1669ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9-5N-14E
Nemaha County
Nebraska



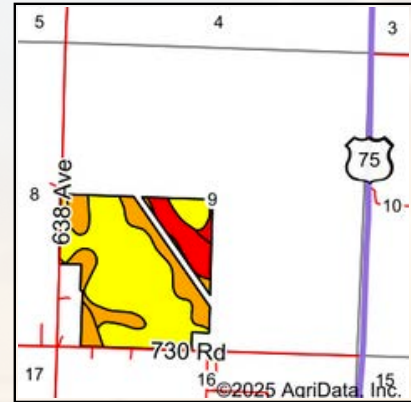
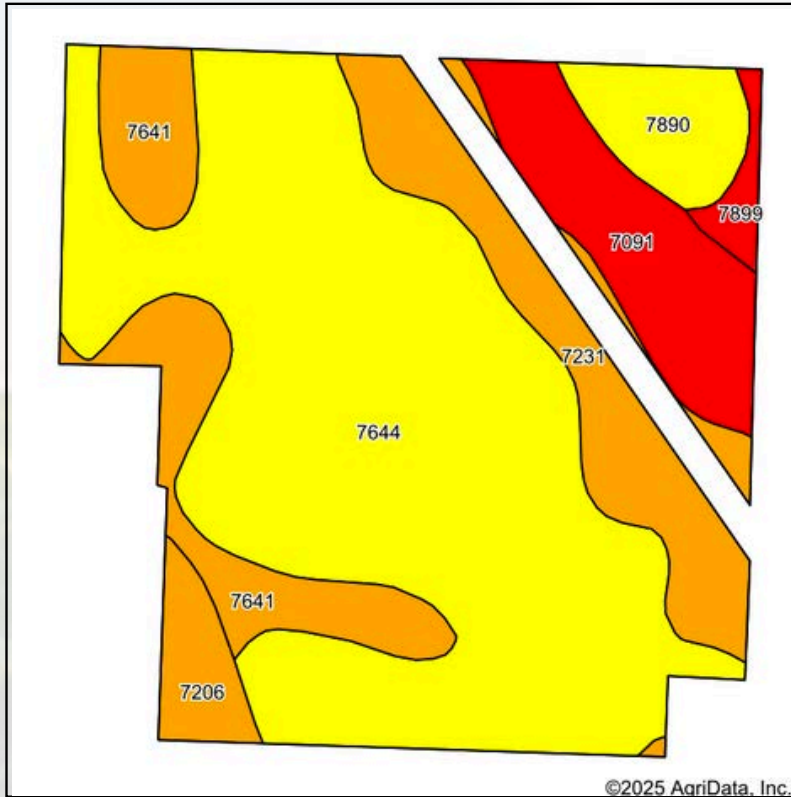
10/24/2025



HELPING YOU BUY
AND SELL LAND



Soils Map



State: **Nebraska**
 County: **Nemaha**
 Location: **9-5N-14E**
 Township: **Douglas**
 Acres: **139.63**
 Date: **10/24/2025**



Maps Provided By:



Area Symbol: NE127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	SRPG Legend	NonIrr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	81.14	58.1%		IIIe	IVe	3995	69	61	60	60	58
7231	Judson silt loam, 2 to 6 percent slopes	16.75	12.0%		Ile		4224	80	79	79	66	71
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	15.32	11.0%		Ile	IIIe	3973	73	59	59	59	56
7091	Wabash silty clay, occasionally flooded	13.79	9.9%		IIIw		7754	43	45	45	24	44
7890	Zook silt loam, occasionally flooded	6.43	4.6%		IIw	IIw	3100	61	68	68	45	58
7206	Akarsen silty clay loam, 2 to 6 percent slopes	4.37	3.1%		Ile	IIIe	4205	72	66	65	62	60
7899	Wabash silty clay, frequently flooded, depressional	1.83	1.3%		Vw		5800	35	12	2	12	1
Weighted Average					2.72	*	4380.3	67.5	*n 61.2	*n 60.5	*n 55.8	*n 57.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

**NEMAHA COUNTY,
NEBRASKA**



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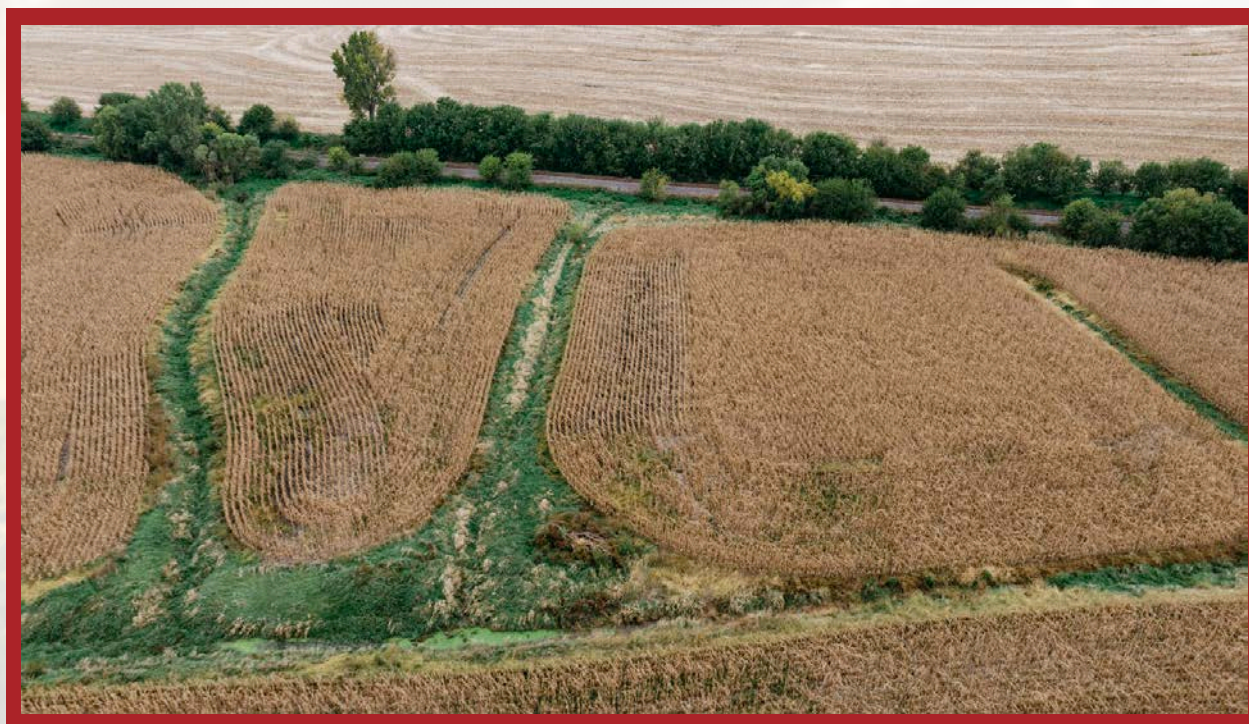
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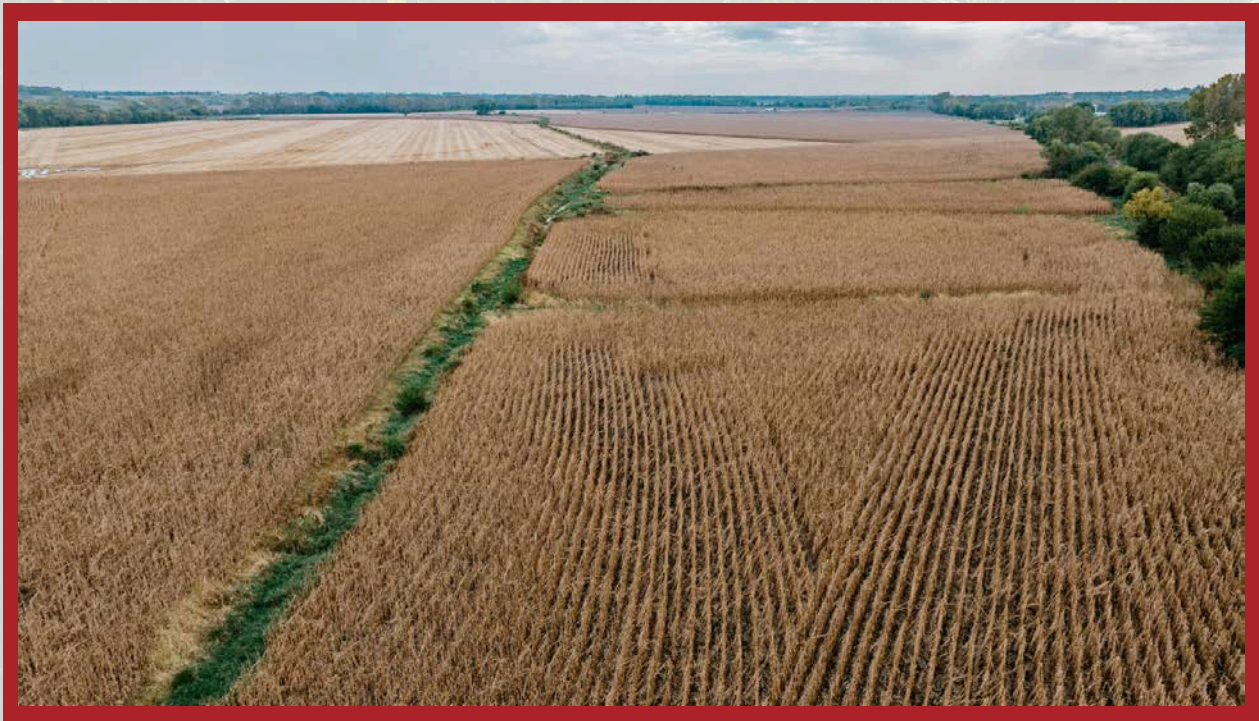




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**FARM • RANCH • RECREATION
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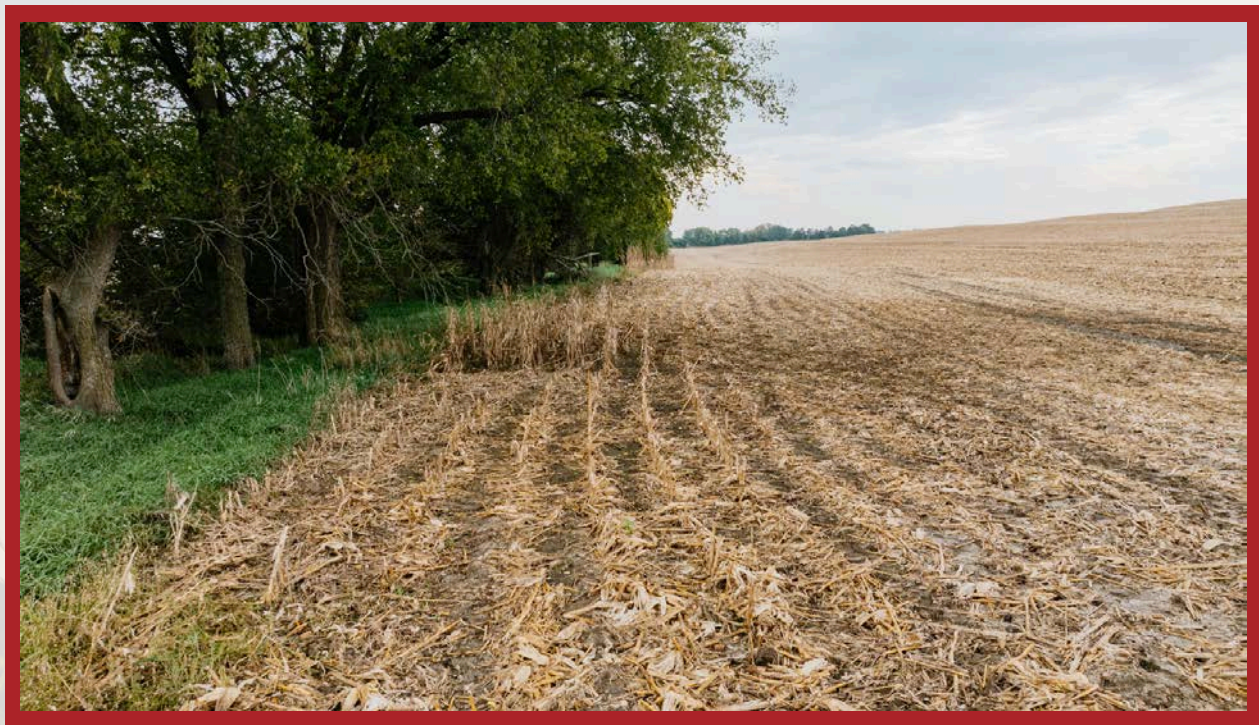
COMMITTED • DETERMINED
TRUSTED





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About the Agent:

Wyatt Olson was raised on a small farm in Broken Bow, Nebraska where he developed a strong work ethic and passion for the outdoors. With roots in the Sandhills, he is very familiar with the farm and ranch communities he serves.

Wyatt has a diverse background with over 20 years in sales and customer service. He takes pride in building long lasting relationships with customers. Wyatt has specialized in land real estate sales for almost 4 years and has helped his clients buy and sell properties of all types across Nebraska and parts of Kansas. He is a licensed agent in Nebraska and Kansas with the intent of becoming licensed in other states to better serve his clientele. Prior to his career in land sales, Wyatt was an Account Manager representing capital medical imaging equipment in greater Nebraska was highlighted by earning the coveted company award for accountability. He developed a love for the mountains during his time managing a five state territory (NE, WY, ND, SD, MT) for a company leading the market in educational materials. Wyatt earned a bachelor's in Industrial Distribution from the University of Nebraska-Kearney, while working in the archery department at Cabela's.

As a land agent, Wyatt focuses on establishing an exceptional customer relationship built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done.

In his spare time, Wyatt enjoys spending time with family and friends, scouting land, fishing, hunting, and Husker athletics. He is passionate about bowhunting for turkeys, deer, and pursuing elk in the mountains. Wyatt and his wife, Adrienne, have three children and a yellow lab.



WYATT OLSON, LAND AGENT



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