



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**BUILD SITE**

Blair, NE

**34 +/- Acres**

**OFFERED AT:**

**\$300,000**

***ABOUT THIS PROPERTY:***

Located just minutes from both Blair and Omaha along Highway 75, this rare 34 ± acre parcel offers the perfect blend of privacy, convenience, and breathtaking views. With an established driveway already in place, access is easy while still maintaining the secluded feel today's buyers are searching for.

This property features a diverse stand of mature hardwoods and evergreens, including walnut, oak, maple, pine, and cedar. To say there is more than one potential building site would be an understatement. Whether you envision a dramatic hilltop estate requiring more extensive tree and dirt work or prefer a lower-impact site with minimal preparation, the result will be stunning and private, with sweeping views of the valley below.



## More About this Property:

Imagine relaxing through Nebraska's seasons beside your fireplace or outdoor firepit—this property even provides its own inventory of harvestable timber, perfect for firewood and outdoor living. The setting is ideal for a modern cabin retreat or an open-concept home with expansive windows, designed to bring the outdoors in.

With ample space for additional outbuildings, a shop, or guest quarters, the versatility of this tract adds significant long-term value.

If you have been searching for a secluded build site that still keeps you within easy reach of Omaha or Blair, this property checks every box.

**Driving Directions:** From North Omaha, Interstate 680 head North on Hwy 75 11.8 miles to County Road 26. Turn left onto County Road 26, follow this road to County Road 41. Turn left, go 100 yards and turn back onto County Road 26 for 1.2 miles. The property driveway up to the property is on the left side of the road. You will see American Legacy Land Company sign. This is a private shared drive; property tours are by appointment only.

From Blair, NE head south on HWY 75 for 4.8 miles to County Road 26. Turn right onto County Road 26, follow this road to County Road 41. Turn left, go 100 yards and turn back onto County Road 26 for 1.2 miles. The property driveway up to the property is on the left side of the road. You will see American Legacy Land Company sign. This is a private shared drive; property tours are by appointment only.

Legal: 33 18 12 TL 17 33-18-12 12C PC 12 Washington County, NE

Taxes: \$685.04

## FEATURES:

- 34 +/- Acres
- Private rural living
- Mature timber
- Stunning valley views
- Ready for development
- Prime location close to Blair & Omaha

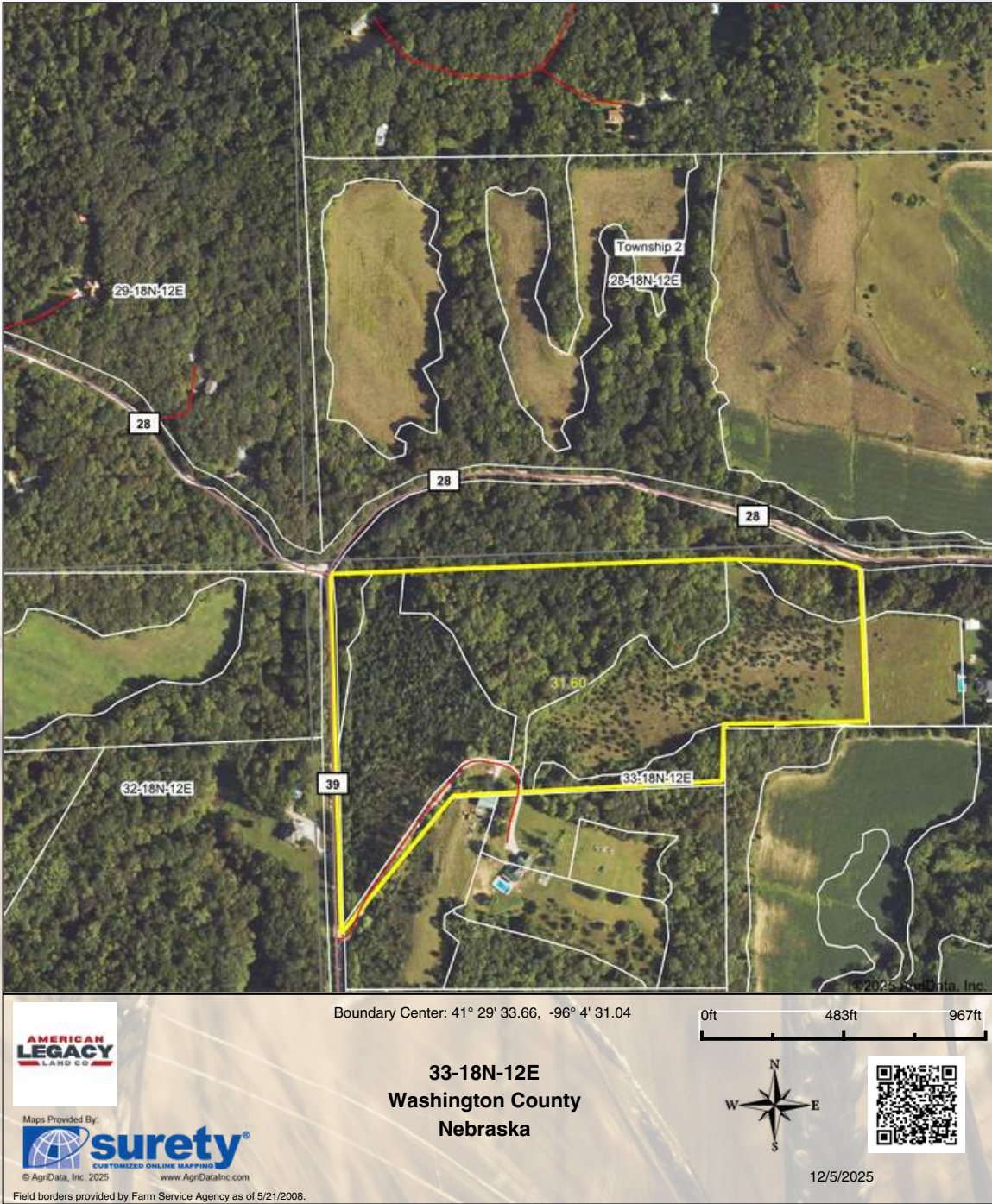


**GROW YOUR  
LEGACY**



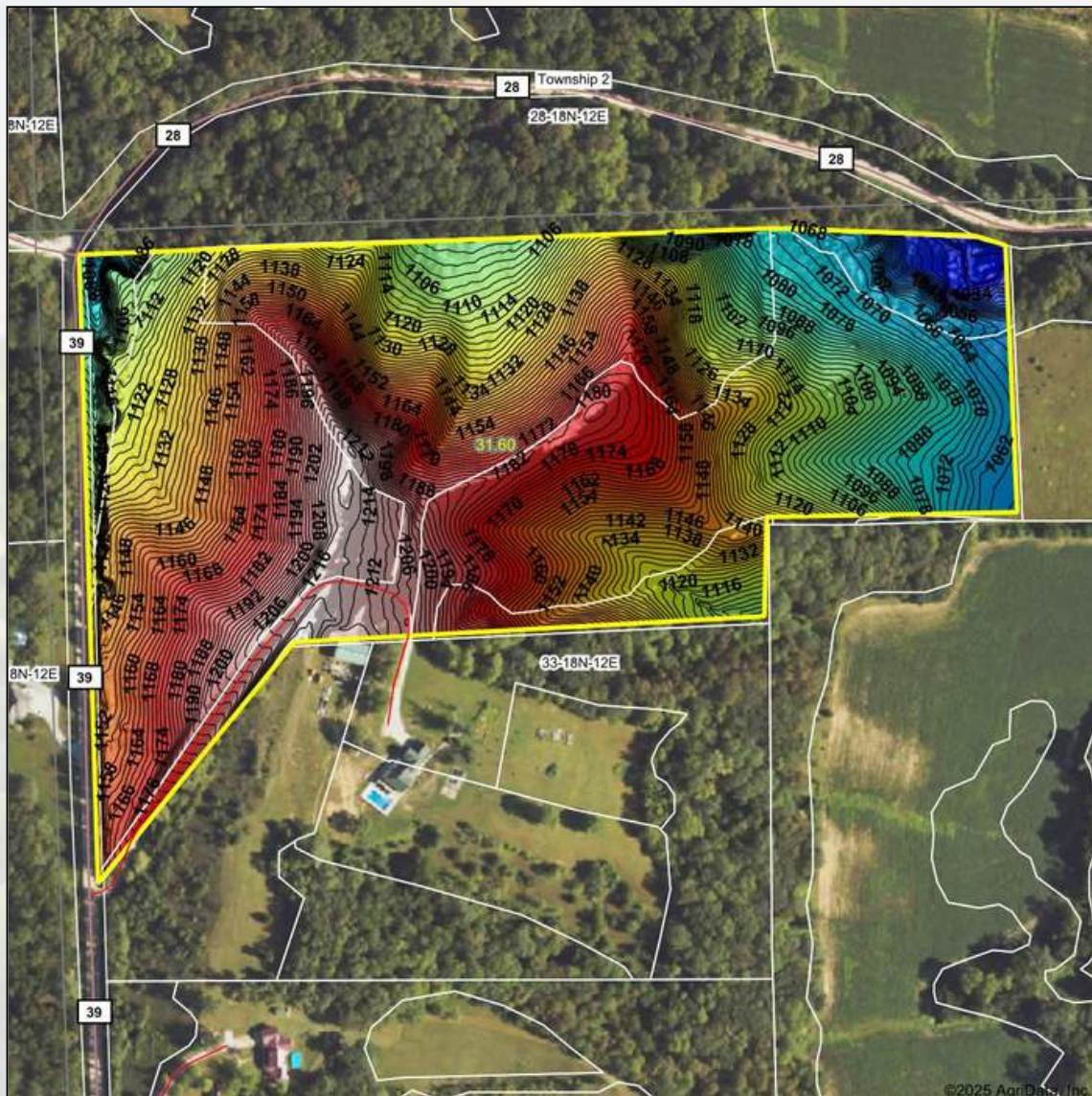


Aerial Map

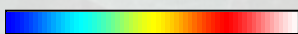




## Topography Hillshade



Low Elevation High



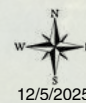
Maps Provided By:



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

Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,027.4  
Max: 1,222.0  
Range: 194.6  
Average: 1,139.0  
Standard Deviation: 42.68 ft

0ft 305ft 609ft

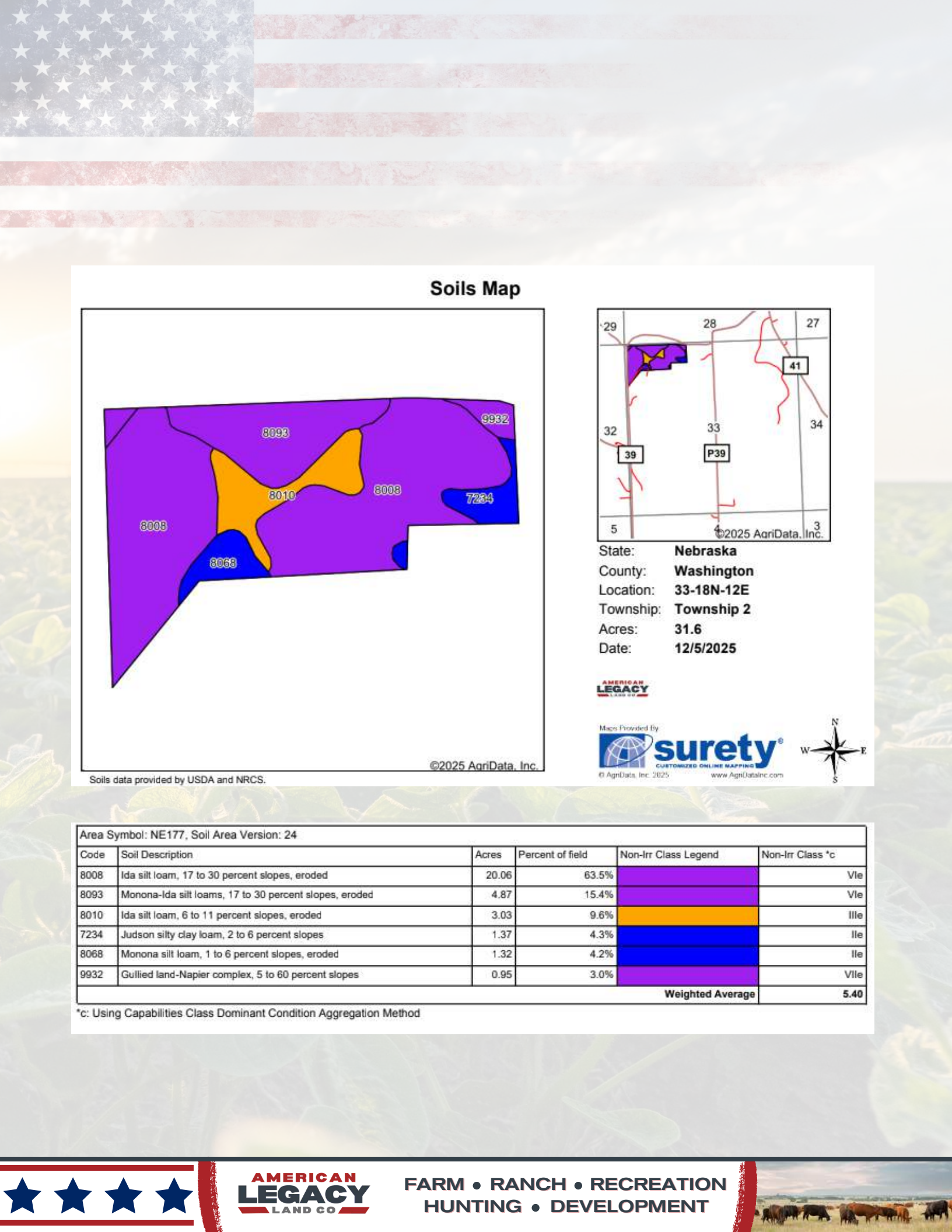


12/5/2025

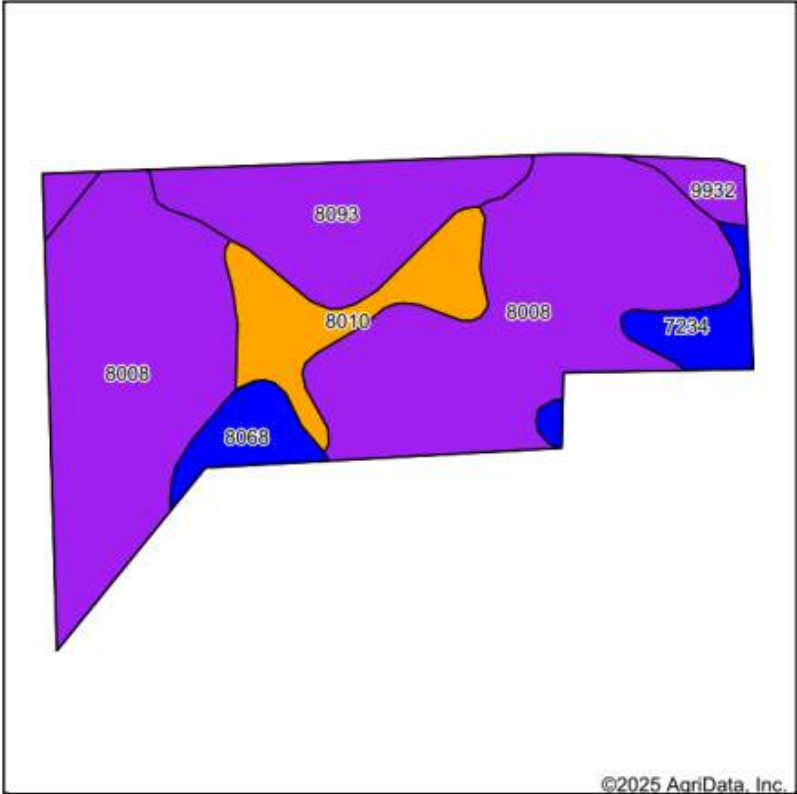
33-18N-12E  
Washington County  
Nebraska

Boundary Center: 41° 29' 33.66, -96° 4' 31.04



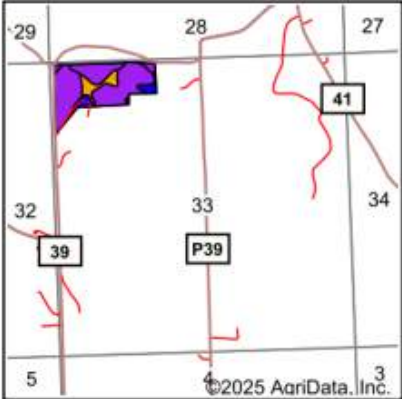


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**  
County: **Washington**  
Location: **33-18N-12E**  
Township: **Township 2**  
Acres: **31.6**  
Date: **12/5/2025**

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Maps Provided by  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE177, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8008	Ida silt loam, 17 to 30 percent slopes, eroded	20.06	63.5%		Vle
8093	Monona-Ida silt loams, 17 to 30 percent slopes, eroded	4.87	15.4%		Vle
8010	Ida silt loam, 6 to 11 percent slopes, eroded	3.03	9.6%		Ile
7234	Judson silty clay loam, 2 to 6 percent slopes	1.37	4.3%		Ile
8068	Monona silt loam, 1 to 6 percent slopes, eroded	1.32	4.2%		Ile
9932	Gullied land-Napier complex, 5 to 60 percent slopes	0.95	3.0%		Vile
Weighted Average					5.40

\*c: Using Capabilities Class Dominant Condition Aggregation Method



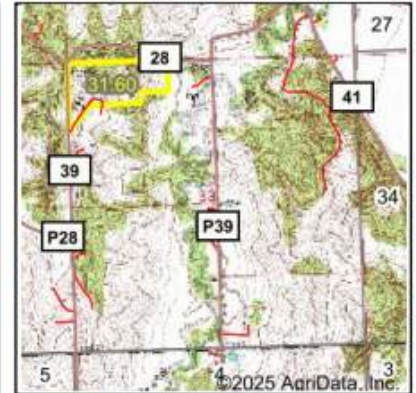
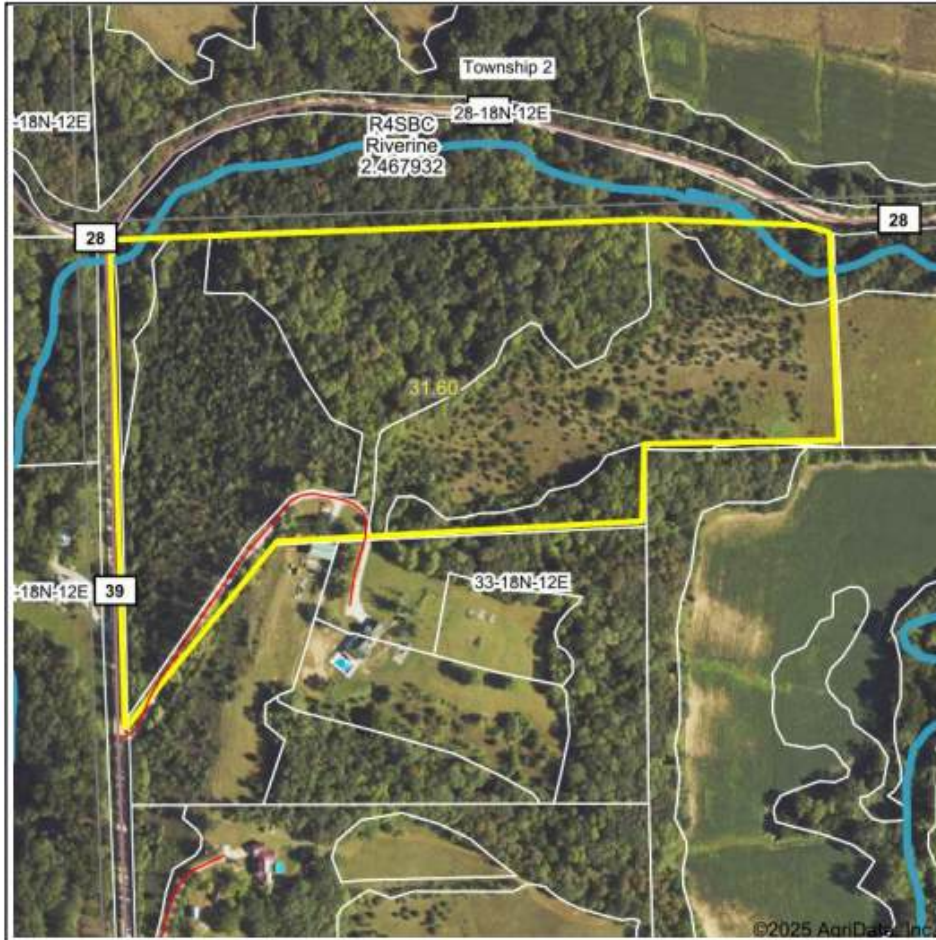
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HUNTING • DEVELOPMENT





## Wetlands Map



State: **Nebraska**  
 Location: **33-18N-12E**  
 County: **Washington**  
 Township: **Township 2**  
 Date: **12/5/2025**

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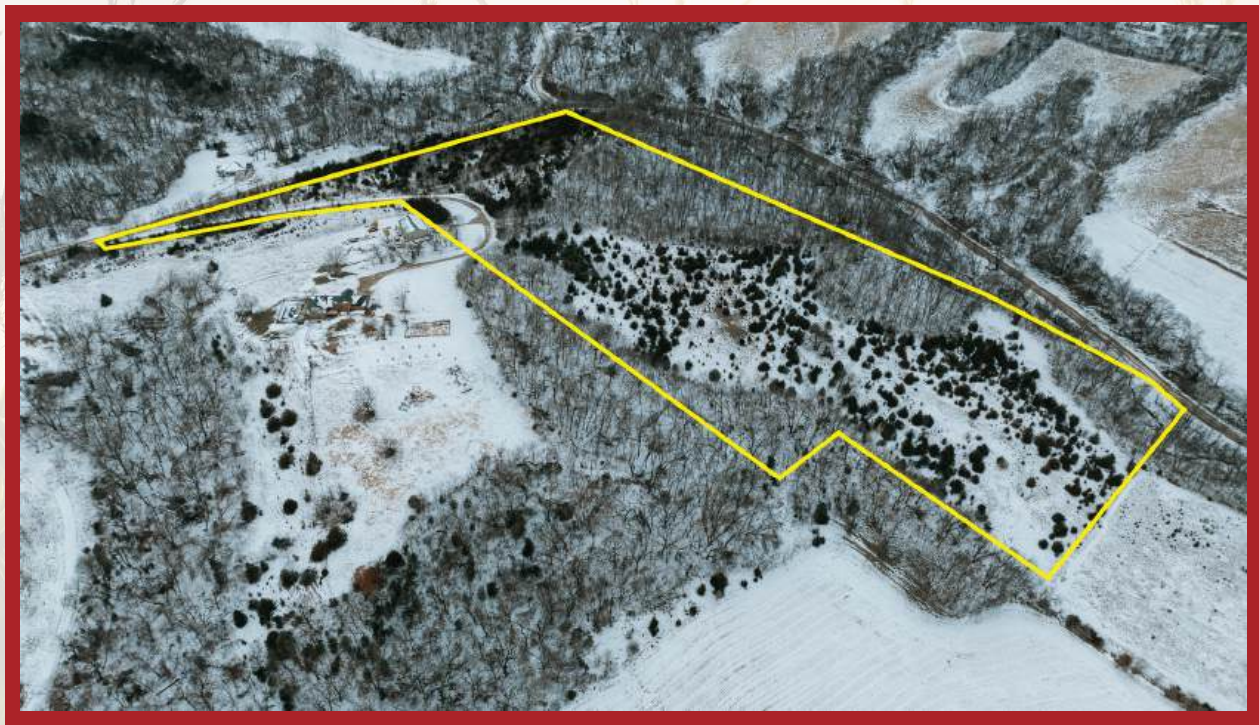
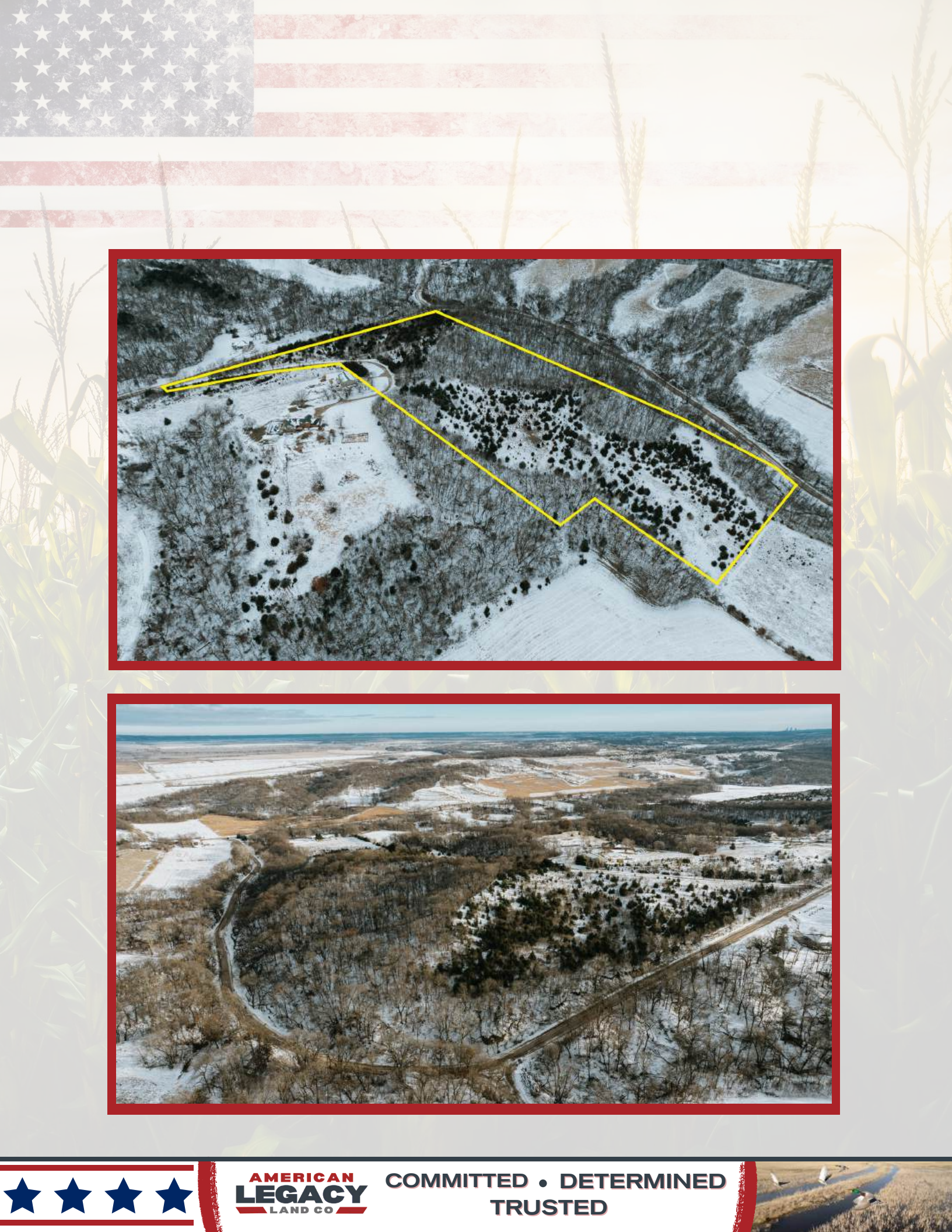


0ft 487ft 974ft

Classification Code	Type	Acres
R4SBC	Riverine	0.16
	Total Acres	0.16

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



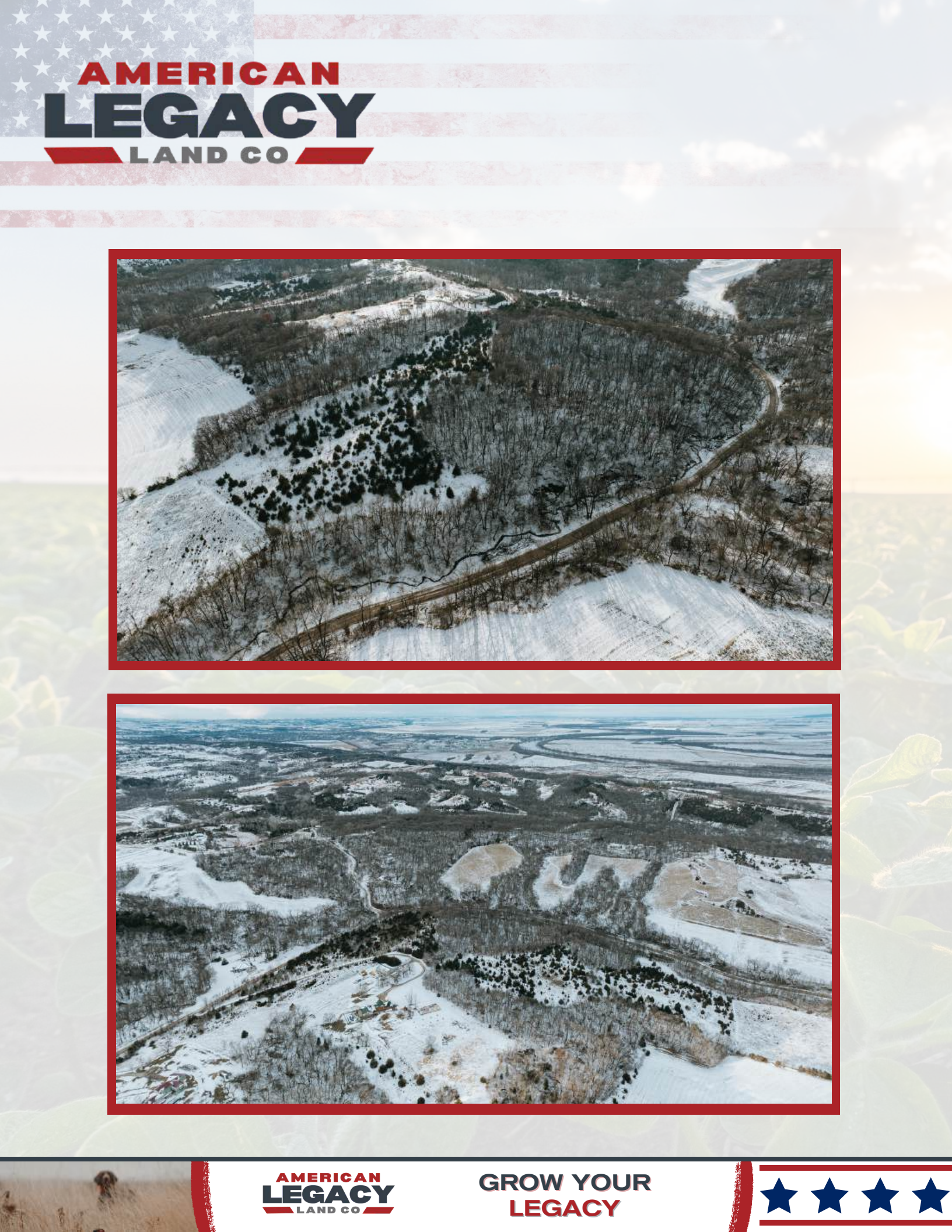


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**COMMITTED • DETERMINED  
TRUSTED**

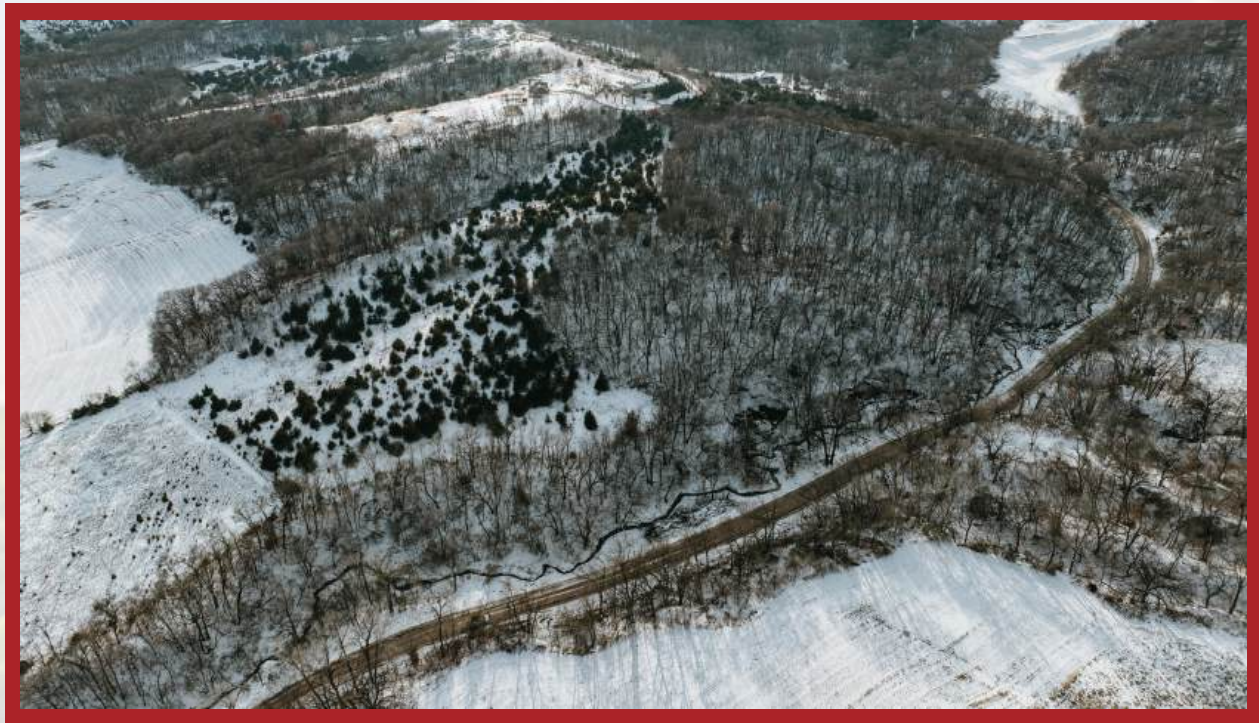




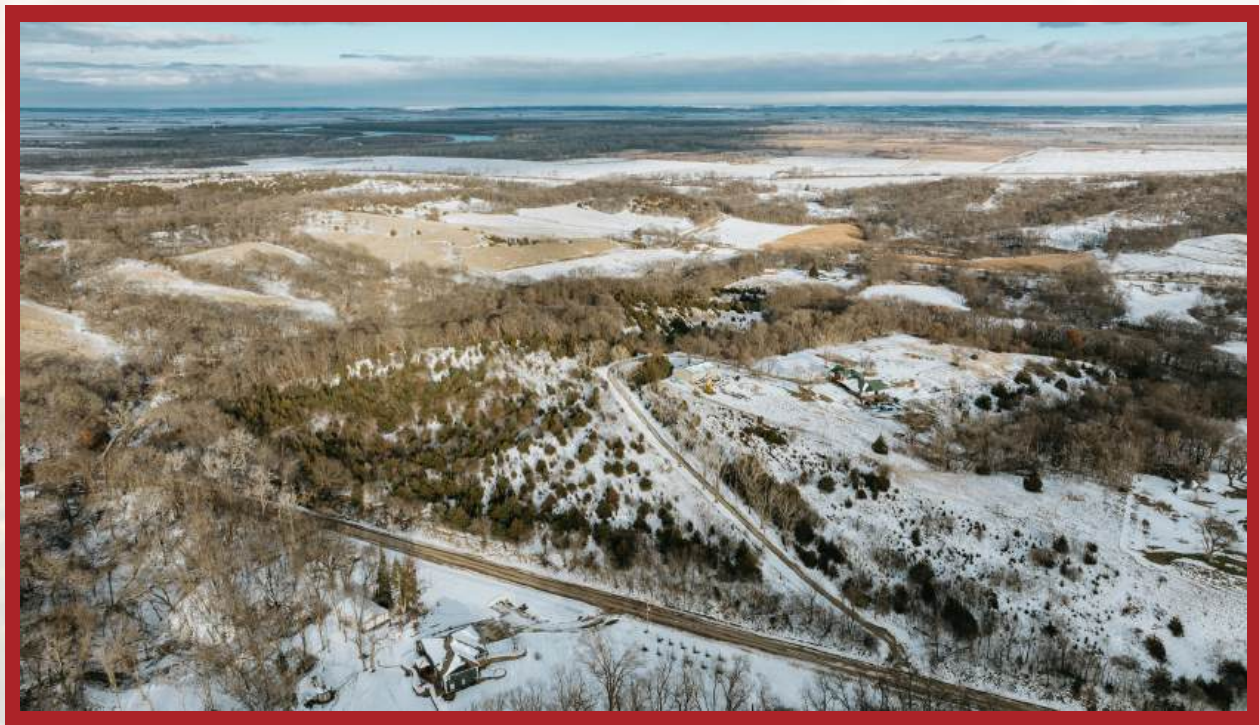


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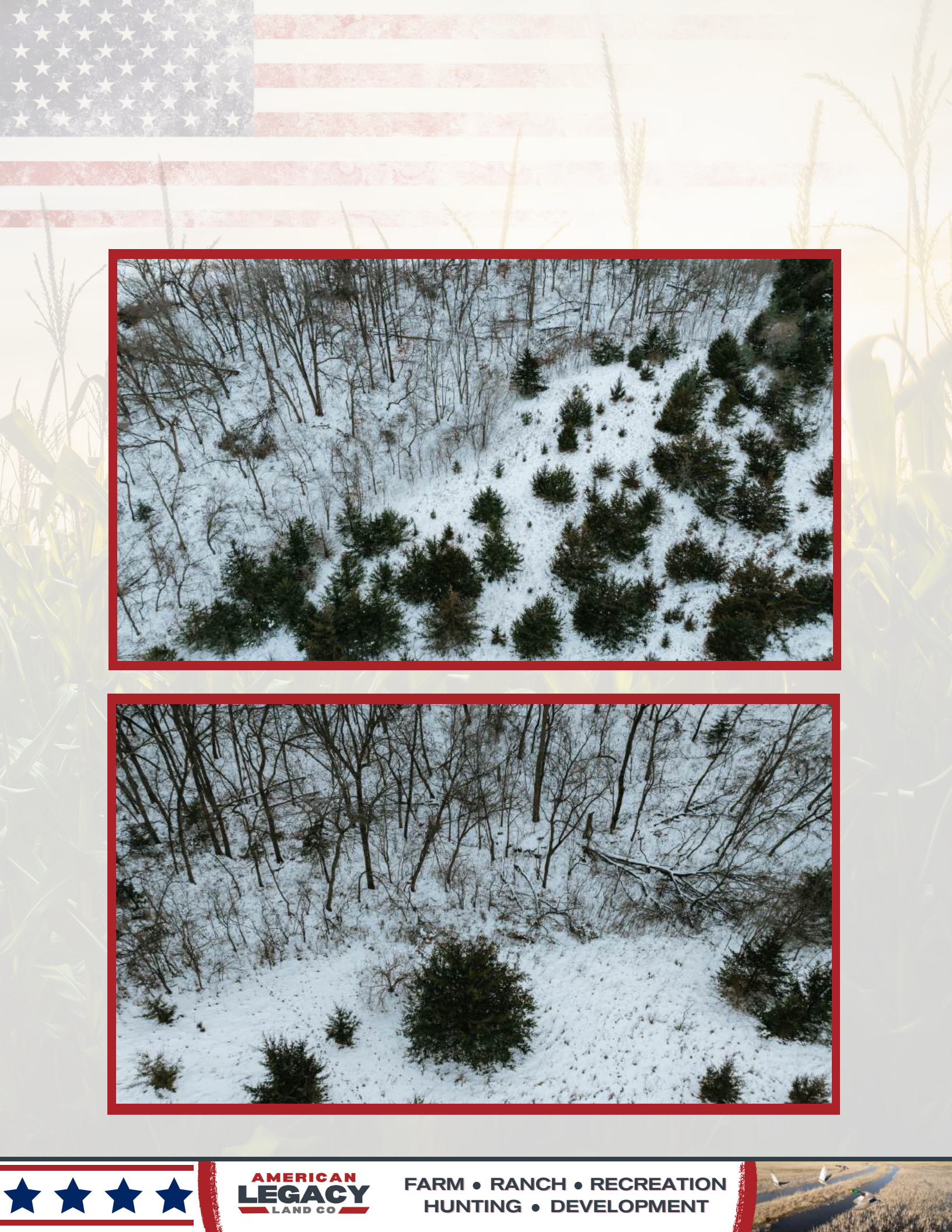
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AND SELL LAND











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## 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)**