

# AMERICAN LEGACY LAND CO

## FOR SALE

### DEVELOPMENT/ RECREATIONAL

La Vista, NE

**80.66 +/- Acres**

**OFFERED AT:**

**\$995,000**

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

Here's a chance to own a piece of raw undeveloped land along the Big Papillion Creek in La Vista, one of the fastest growing areas of Nebraska. This tract consists of 80 +/- acres at the corner of 66th and Harrison in La Vista, NE. The land is currently planted to grass and zoned as transitional agricultural.



### **More About this Property:**

With just over 4 acres of buildable property along 66th street this site will make the perfect spot for an outdoor venue to host weddings and events, or build an indoor recreational facility for a future sporting complex with ample room for baseball, soccer, or football fields. Large undeveloped parcels of land in the middle of the Omaha metro area very rarely become available to the open market. Don't miss your opportunity to expand into the fast growing outdoor venue industry.

Directions: Property is on the corner of 66th and Harrison in La Vista, NE

Legal Description: TAX LOTS 2B1 EXC PT FOR 66TH ST & TAX LOTS 3A 14C & 16 13-14-12 (80.66 AC) Sarpy County, NE

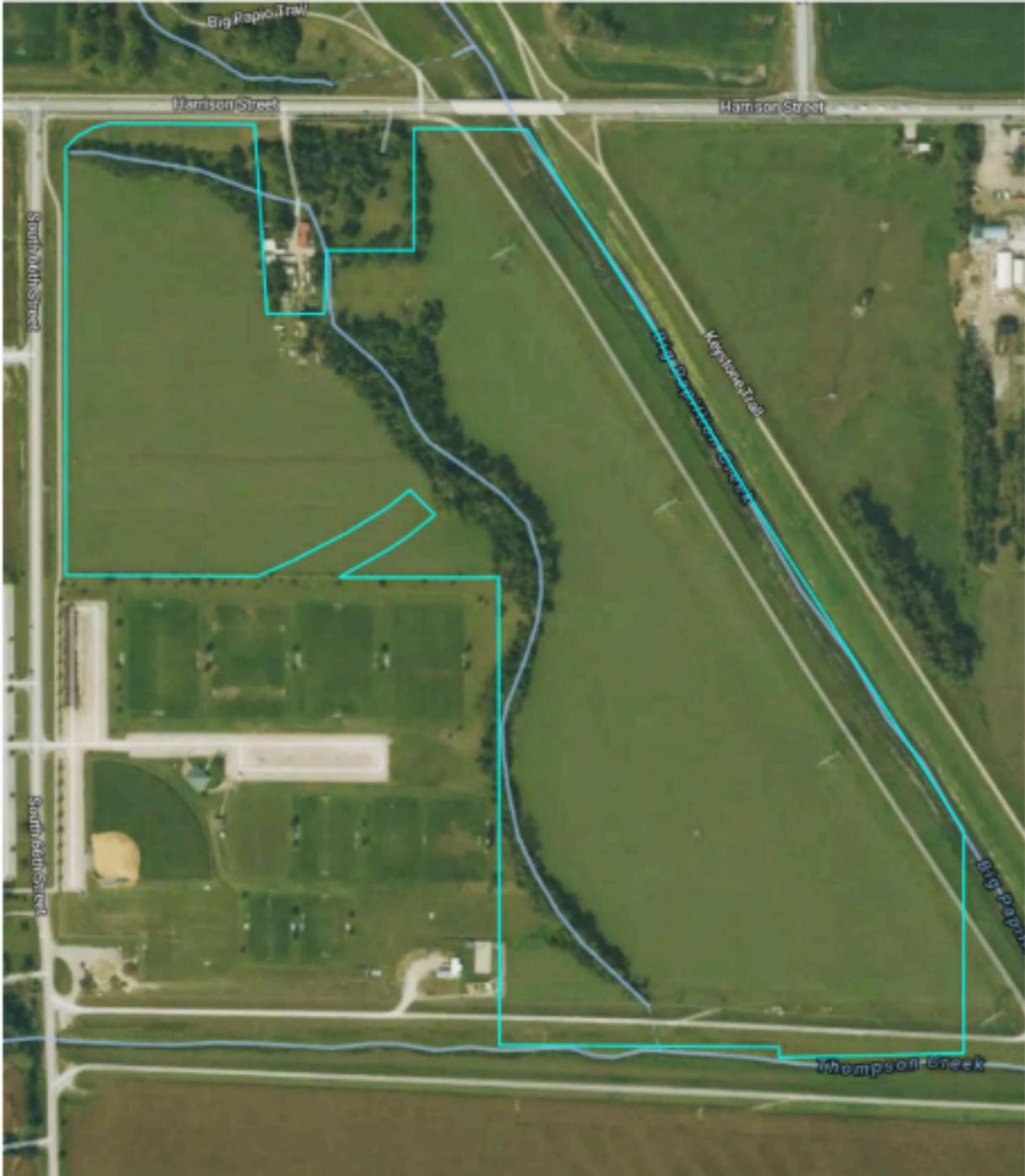
Taxes: \$4,614.51

Income Potential: Potential for fantastic ROI with highly productive crop ground

## **FEATURES:**

- **80.66 +/- acres**
- **Endless opportunities for outdoor recreation**
- **Nice location near one of the City of La Vista's Sports Complexes**
- **Fantastic location along 66th street**

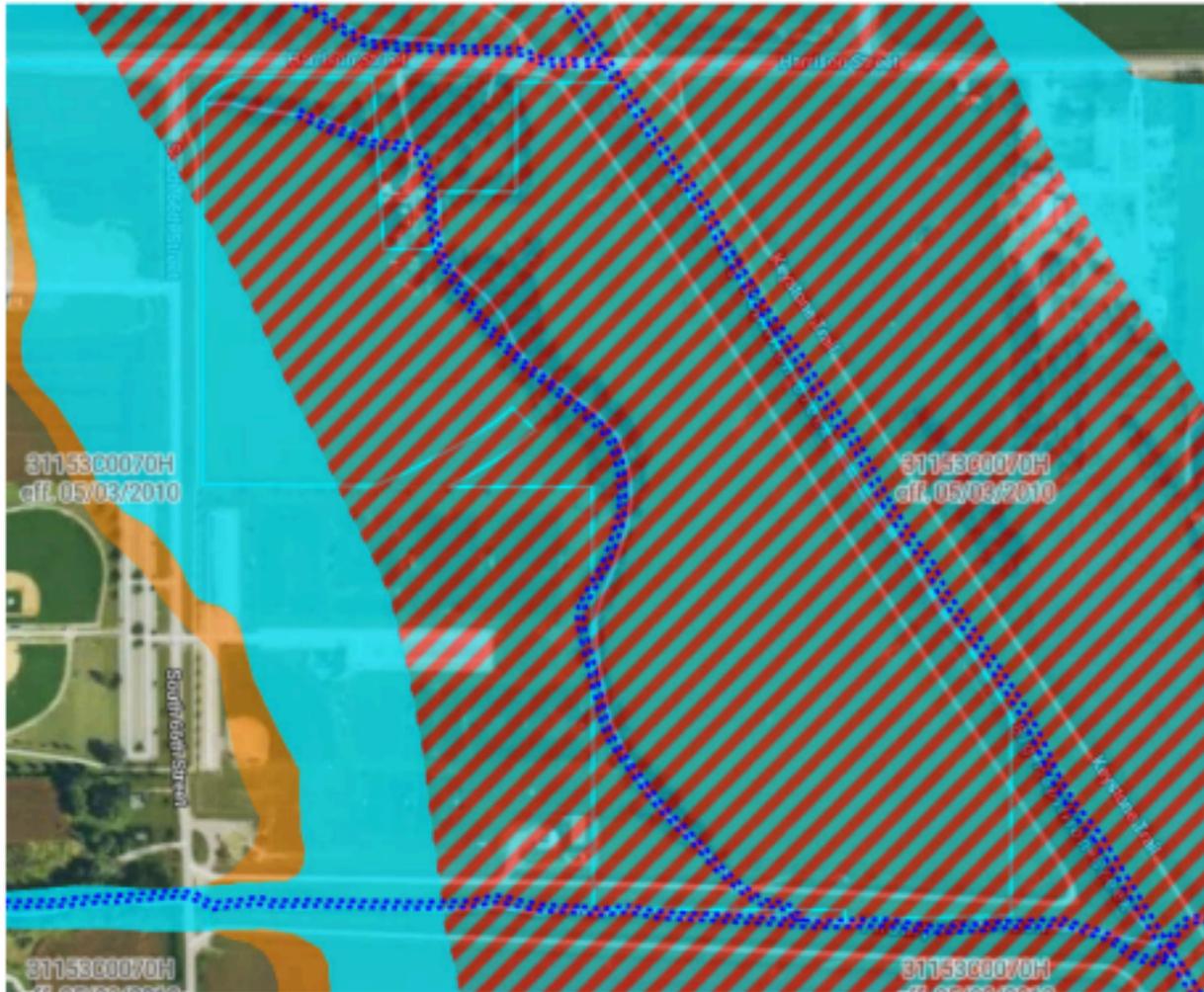
# SARPY COUNTY, NEBRASKA



**AMERICAN  
LEGACY**  
LAND CO

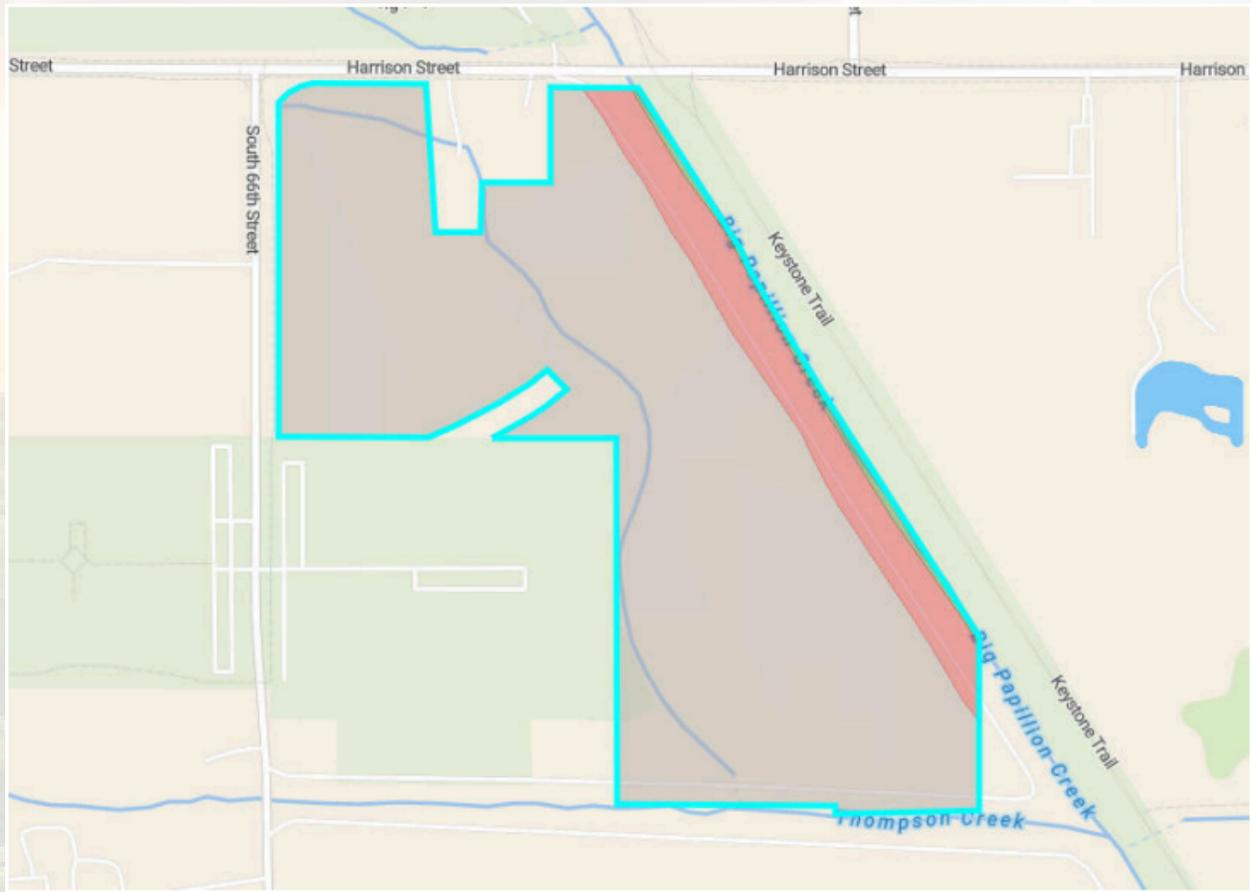
HELPING YOU BUY  
AND SELL LAND





### Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands



## 84.4/100 NCCPI

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
7812	Smithland-Kenridge silty clay loams, occasionally flooded	88.0%	71.1	2w	2w	95.9
9715	Urban land-Udorthents complex, drainageway, 0 to 8 percent slopes,...	10.3%	8.4	--	--	0
9999	Water	1.7%	1.3	--	--	0



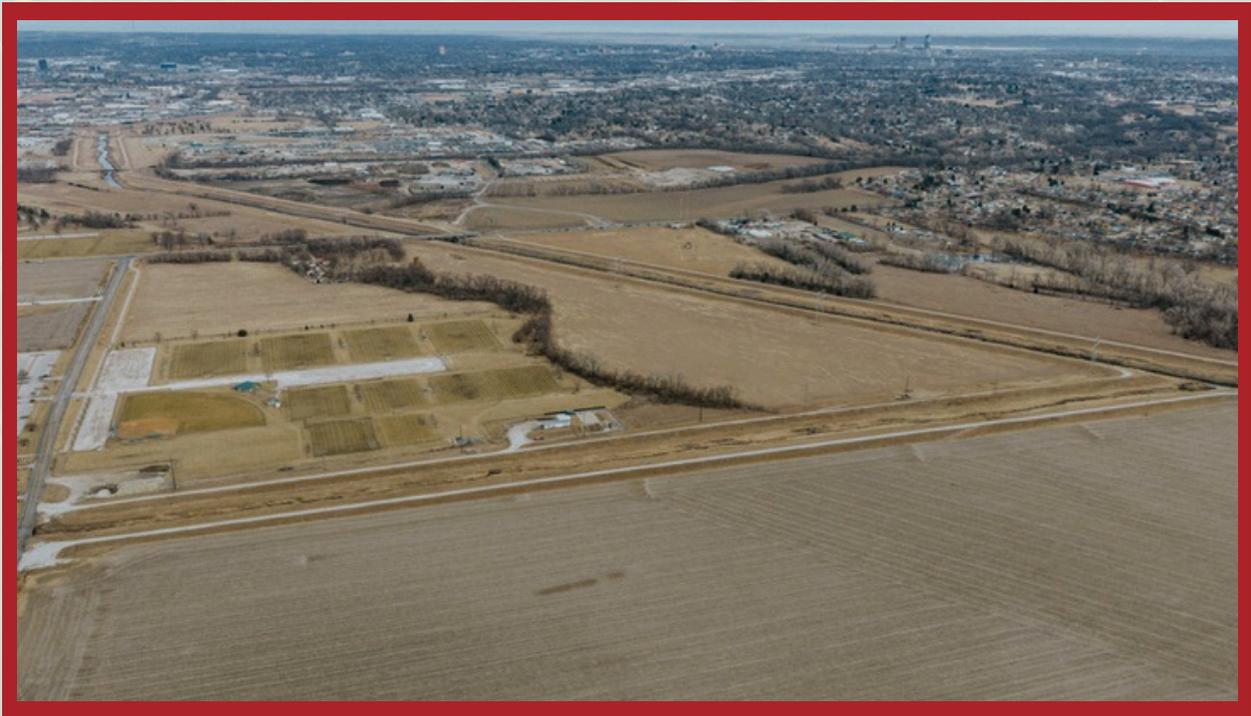
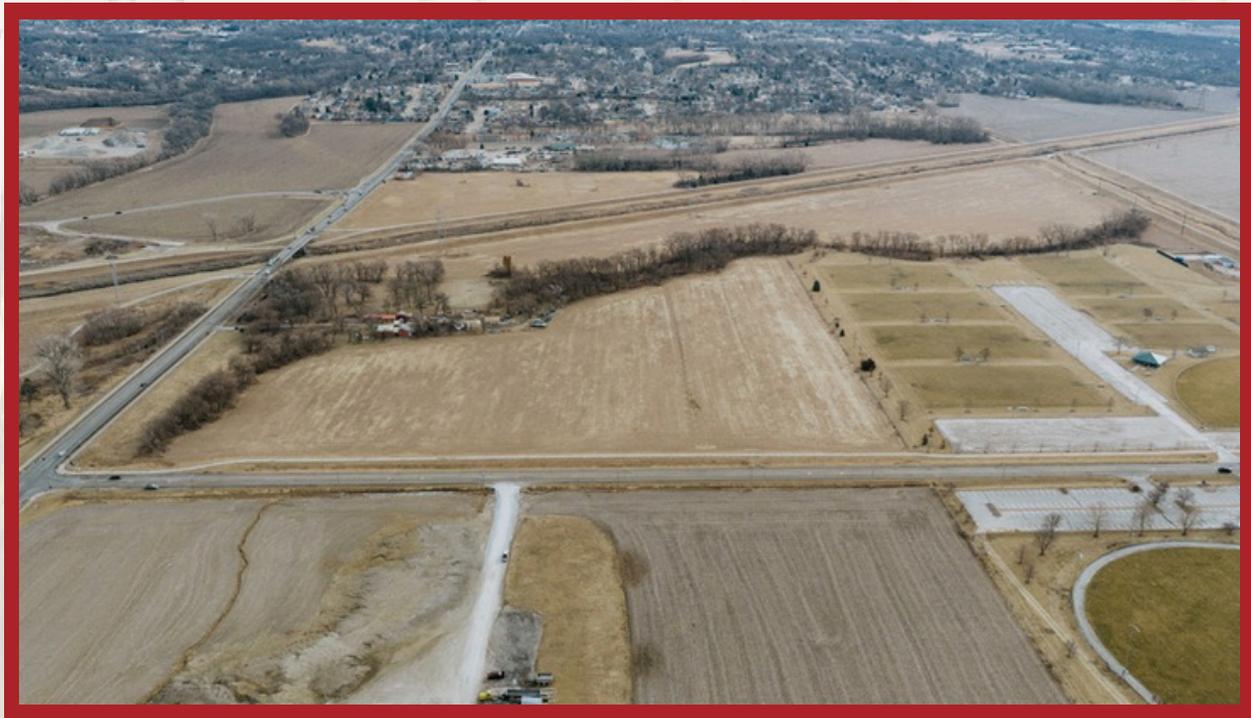
# AMERICAN LEGACY LAND CO



**AMERICAN LEGACY**  
LAND CO

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED**  
**TRUSTED**



# AMERICAN LEGACY LAND CO



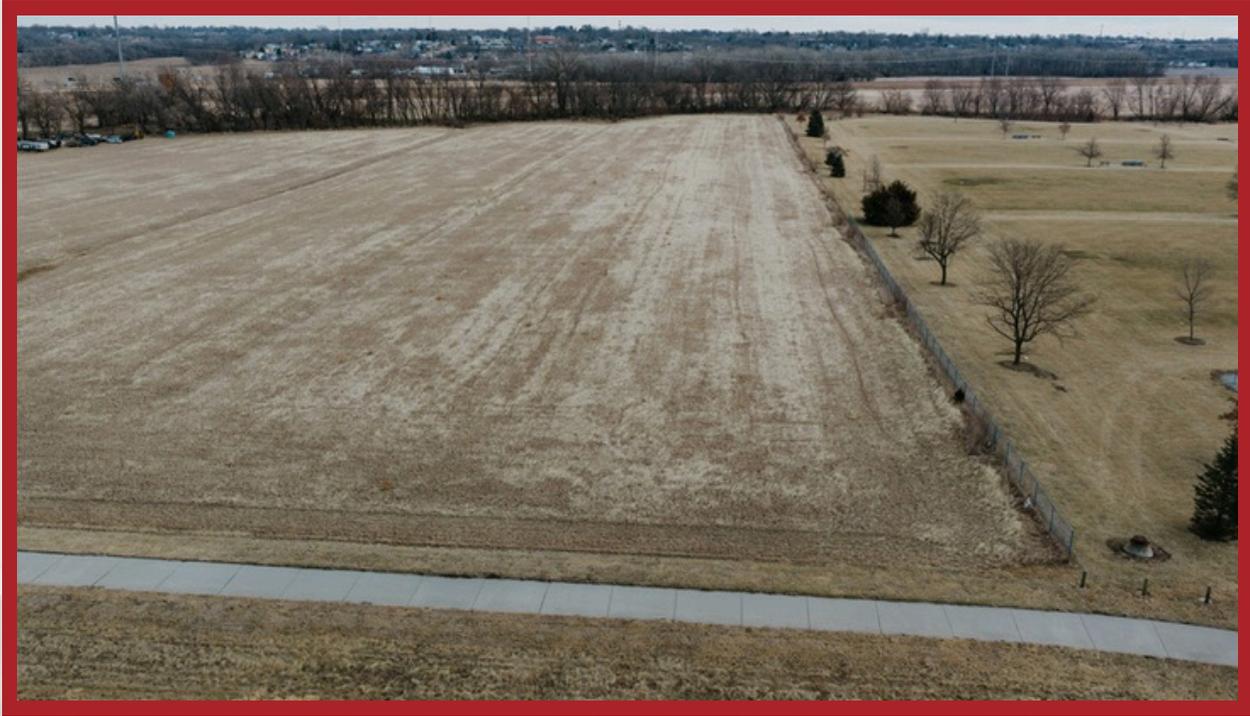


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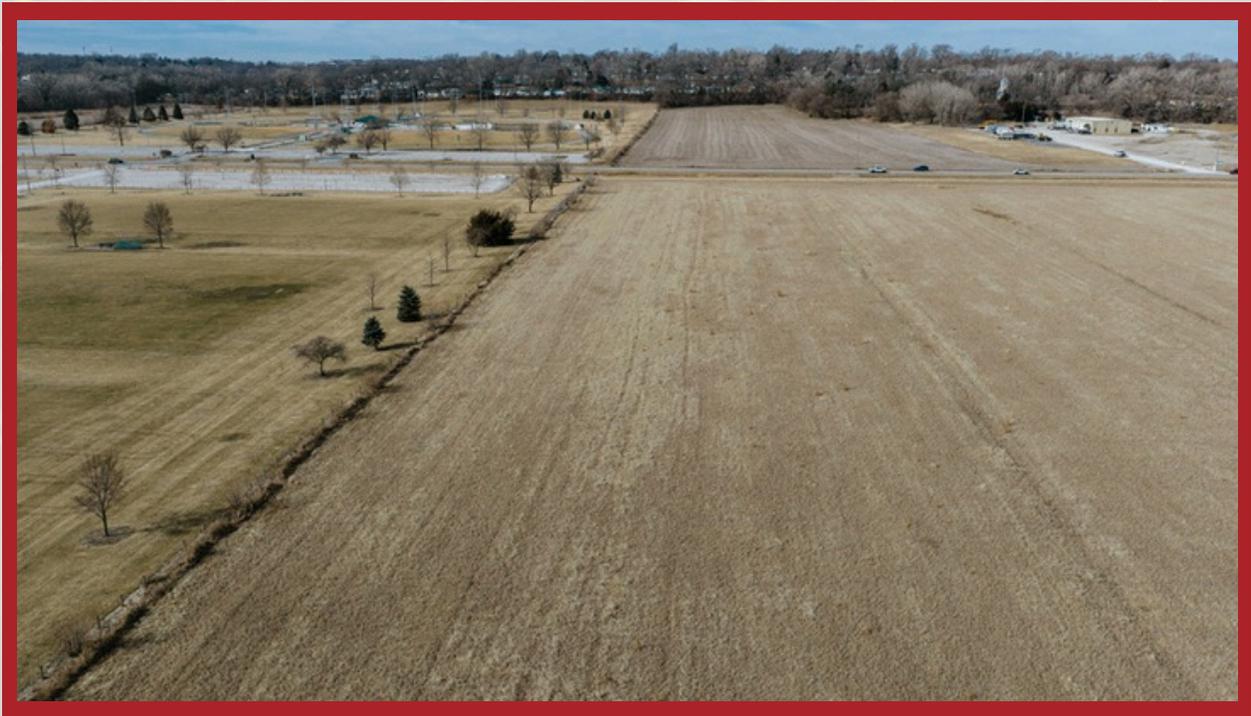
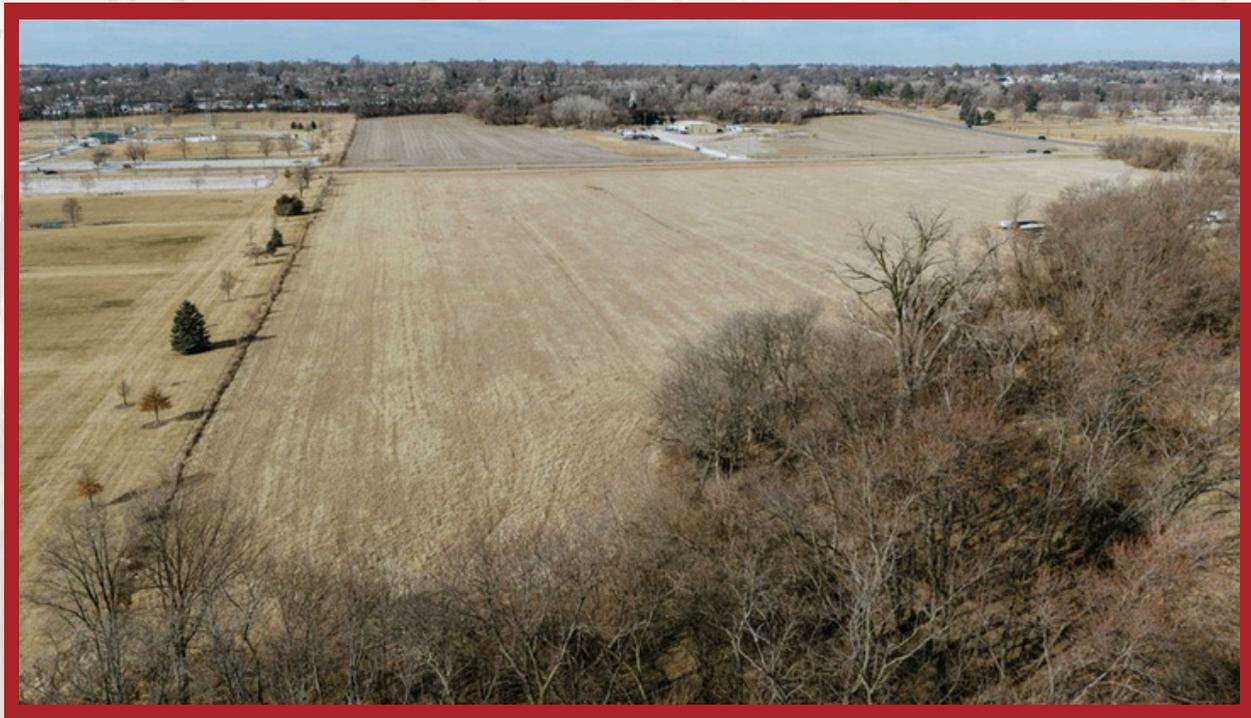
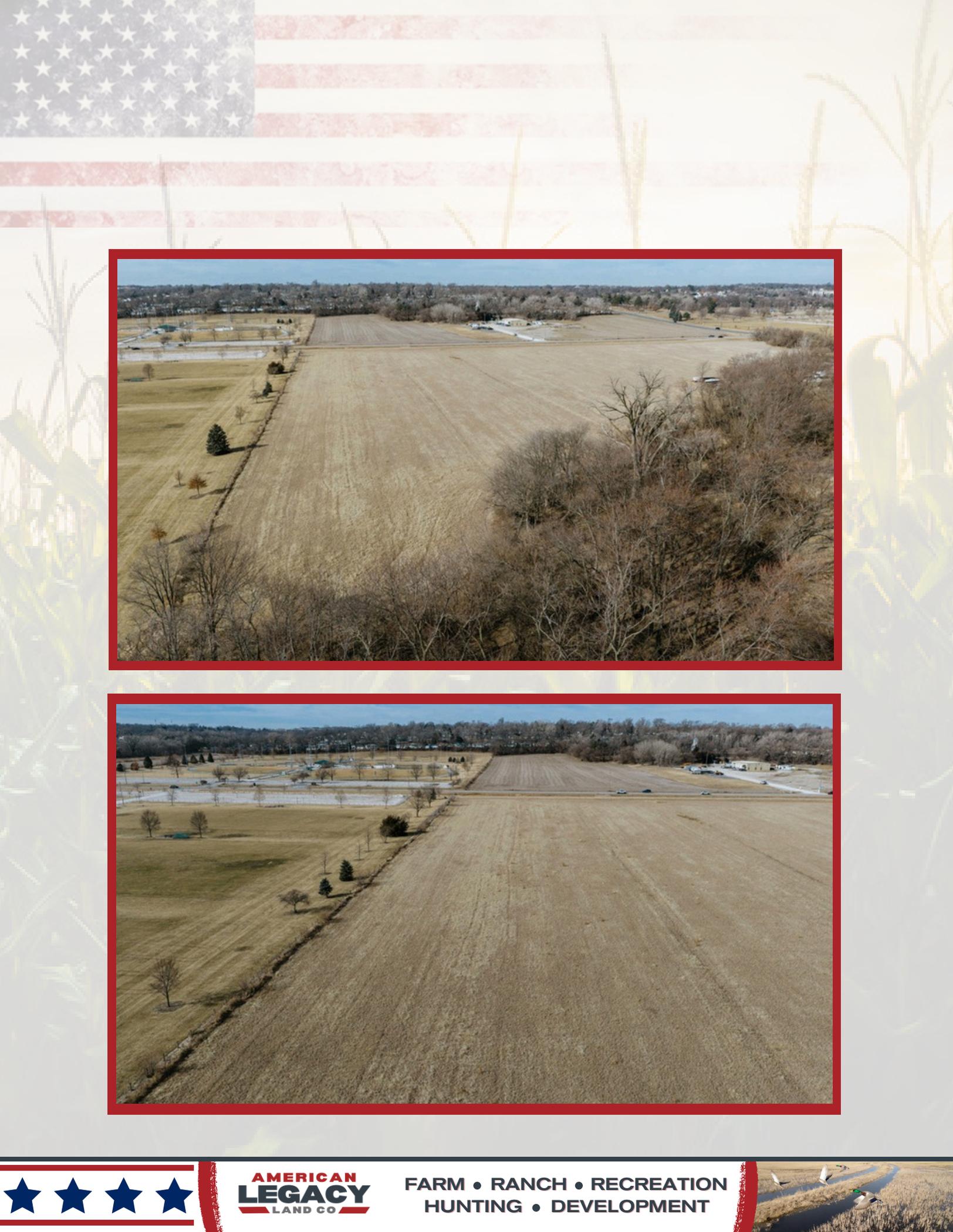
# AMERICAN LEGACY LAND CO



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BUYING • SELLING  
AUCTIONS





**AMERICAN**  
**LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT



## Listing Agents:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.

In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 6-year-old son, 2-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.



### Tyler Johnson

LAND AGENT  
AMERICAN LEGACY LAND CO.  
402-616-5801  
Tyler@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



### Nick Wells

VICE PRESIDENT  
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