



**AMERICAN  
LEGACY  
LAND CO**

**FOR SALE**

**BUILD SITE**

Burwell, NE

**5.02 +/- Acres**

**OFFERED AT:**

**\$115,000**

***ABOUT THIS PROPERTY:***

Welcome to one of the most exclusive build opportunities surrounding Calamus Reservoir. With panoramic lake views, this premium 5.02 +/- acre homesite positioned atop the rolling hills offers expansive views of the lake and unmatched access to Nebraska's natural beauty.

This is a rare opportunity to secure a true legacy property, where elevation, location, and surrounding landscape combine to create a setting that simply cannot be replicated by standard lake-area parcels.



## More About this Property:

Whether you envision a custom home, a refined weekend retreat, or a thoughtfully designed cabin, this property provides the space, flexibility, and setting to bring that vision to life. Protective covenants, conditions, and restrictions (CCRs) are in place to preserve long-term value, aesthetic integrity, and the quality of neighboring improvements—ensuring your investment remains protected.

Positioned directly across from the Calamus Wildlife Management Area, this lot offers immediate proximity to some of Nebraska's most diverse and active recreational ground:

- Premier hunting for deer, turkey, and waterfowl
- Direct access to public wildlife land for year-round use
- Ideal basecamp for both recreational and seasonal pursuits

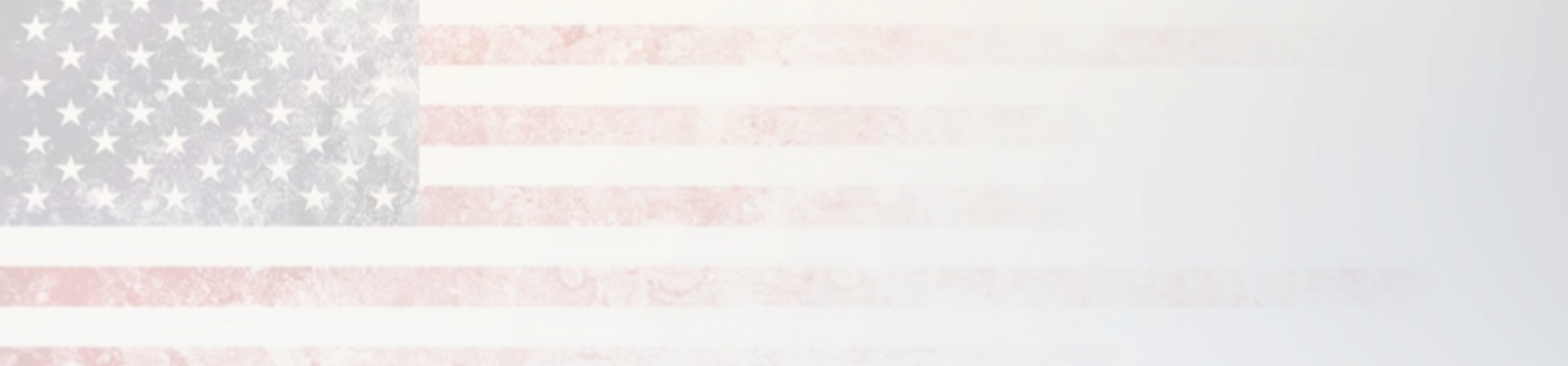
For water access, you are strategically located:

- ½ mile to Buckshot Bay Boat Ramp
- 1.25 miles to Nunda Shoal Ramp (South Lake Road)

Enjoy everything Calamus Reservoir has to offer, boating, fishing, water skiing, wakeboarding, or simply cruising one of Nebraska's most desirable lakes. The surrounding area also provides excellent hiking, birdwatching, and year-round outdoor experiences.

- Private, shared lane access enhances both security and seclusion
- Power available along the road via Custer County Power
- High-speed fiber optic internet available through Hamilton Communications
- Gently rolling topography ideal for walk-out builds and view-oriented design

This is not just a recreational lot, it is a build-ready, infrastructure-supported site designed for long-term enjoyment and usability.



Calamus Reservoir properties—particularly those with elevation, views, and proximity to both water and wildlife areas, are increasingly limited and highly sought after. This parcel stands out as a premium-tier offering due to:

- Elevated positioning with reservoir views
- Immediate adjacency to public land
- Privacy via private lane access
- Balanced proximity to recreation and town amenities

This combination supports not only lifestyle use, but also long-term investment strength and desirability.

- 10 minutes to Burwell, NE for dining, supplies, and local amenities
- Approximately:
  - 1.5 hours to Kearney & Grand Island
  - 2.5 hours to Lincoln
  - 3 hours to Omaha

Close enough for convenience—far enough to truly disconnect.

The private lane is a shared drive, and out of respect for ownership and neighboring properties, all showings are by appointment only.

For more information or to schedule a private tour, contact:  
Bob Osborne, Land Agent / Specialist 402-660-4970



Directions: From Burwell, NE head north / northwest on HWY 96 to Calamus Reservoir. Turn left on S Lake Rd (the road to cross the dam). Then go 4.1 miles on S Lake Road to property entrance, see American Legacy Land Co. sign. The lot is located on the north side of road.

From Bassett head south on HWY 183 to HWY 96 to South Lake Rd. Stay on South Lake Rd for 7.4 miles, see American Legacy Land Co. sign. The lot is located on the north side of road.

Legal Description: 27 22 17 PT NE1/4SE1/4 TRACT 8 SEC. 27-22-17 5.02 ACRES Loup County, NE

Taxes: \$352.84

## FEATURES:

- 5.02 +/- acres with multiple build sites
- Multiple lake views from the property
- Located on a private lane
- 1.5 miles to multiple updated boat ramps
- Private setting
- Newly paved county road to the property's lane

**Aerial Map**



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Boundary Center: 41° 50' 51.56, -99° 15' 48.89

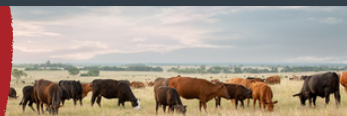
0ft 193ft 385ft



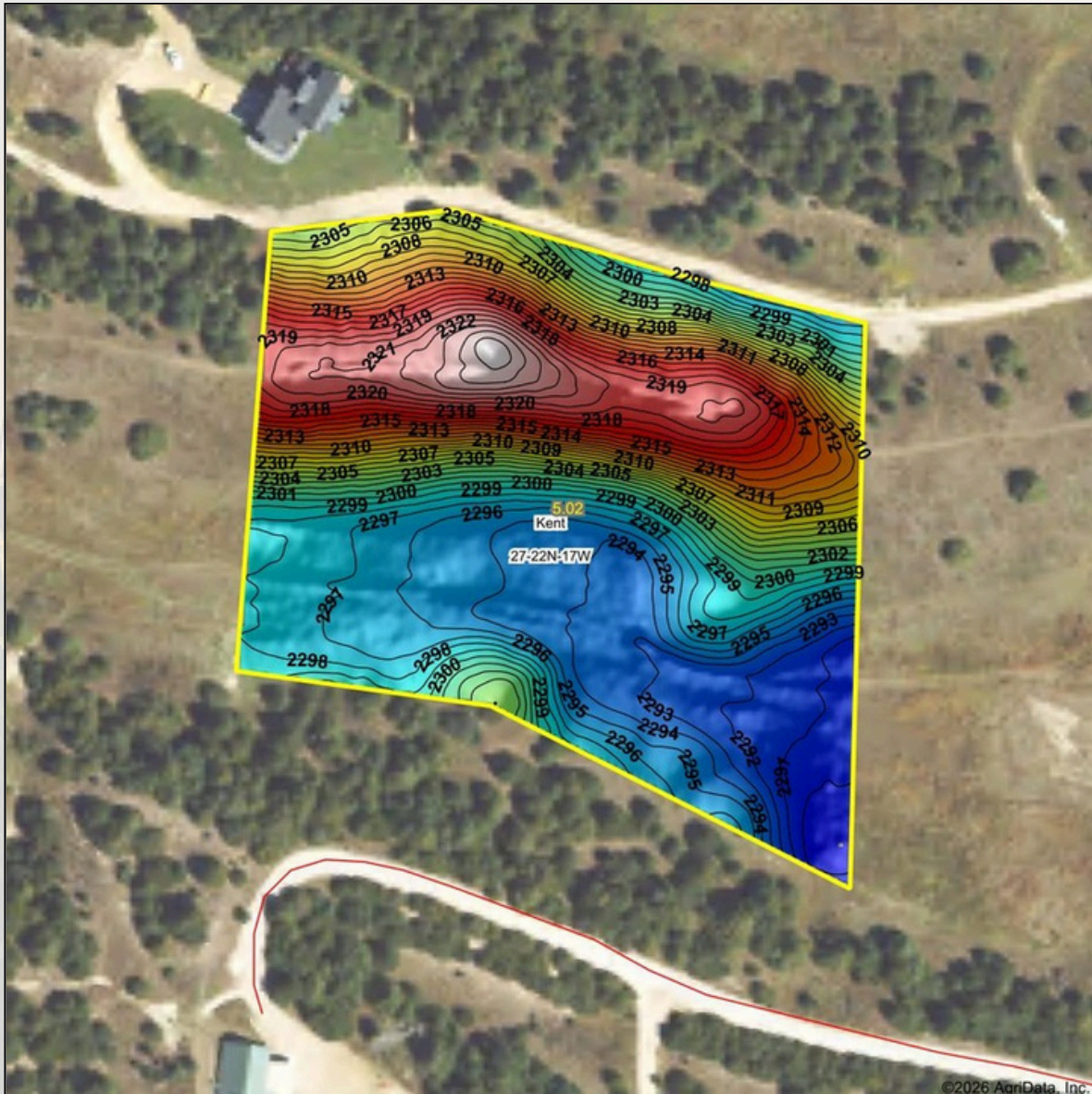
**27-22N-17W  
Loup County  
Nebraska**



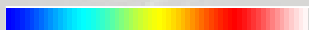
3/25/2026



## Topography Hillshade

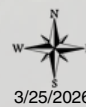
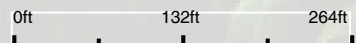


Low Elevation High



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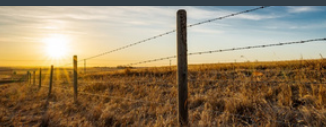
Source: USGS 1 meter dem  
 Interval(ft): 1  
 Min: 2,289.3  
 Max: 2,325.7  
 Range: 36.4  
 Average: 2,303.8  
 Standard Deviation: 9.81 ft



3/25/2026

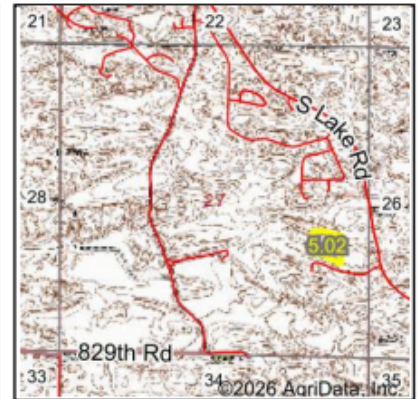
27-22N-17W  
 Loup County  
 Nebraska

Boundary Center: 41° 50' 51.56, -99° 15' 48.89





## Wetlands Map



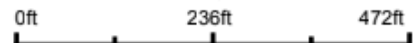
State: **Nebraska**  
 Location: **27-22N-17W**  
 County: **Loup**  
 Township: **Kent**  
 Date: **3/25/2026**



Maps Provided By



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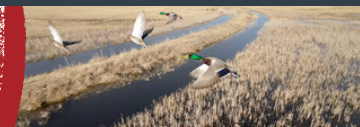


| Classification Code | Type        | Acres |
|---------------------|-------------|-------|
|                     | Total Acres | 0.00  |

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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# AMERICAN LEGACY LAND CO





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

HELPING YOU BUY  
AND SELL LAND



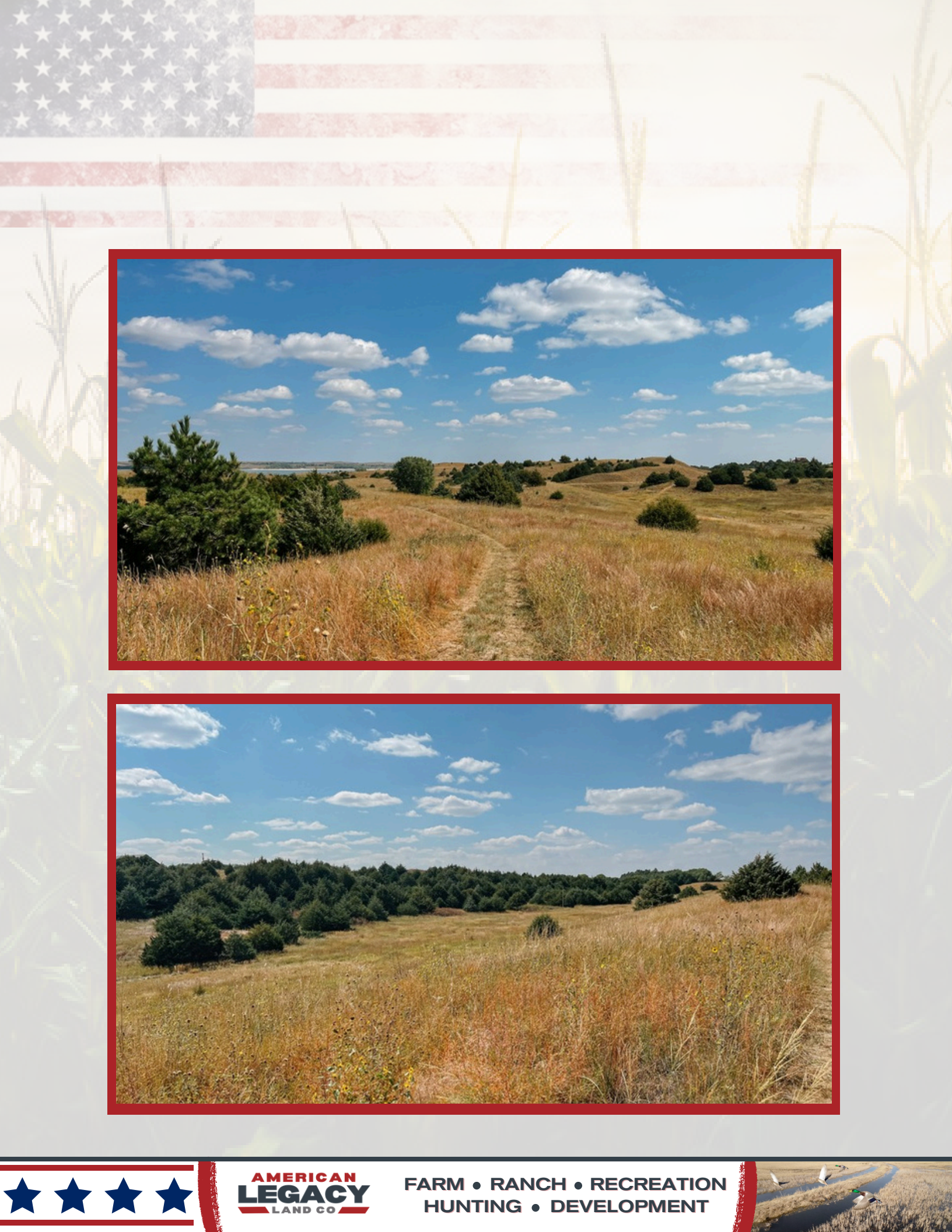
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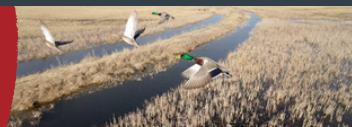
BUYING • SELLING  
AUCTIONS





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

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**



**[bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com)**