



# AMERICAN LEGACY LAND CO.

# FOR SALE

## HIGH QUALITY FARM WITH DEVELOPMENT POTENTIAL

Cass County, NE

**197 +/- Acres**

**OFFERED AT:**

**\$2,885,500**

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

Here's your chance to own a high quality farm with great development potential. This property is located in Louisville, NE and consists of 197 +/- acres, of which 176 are tillable acres. The soil on this farm scores an 84 on the NCCPI scale with the predominant soil type being marshall silty clay loam with 6 to 11 percent slopes. Drain tile was installed in 2008 and 2009. The farm has produced steady income and is leased for the 2026 growing season.



## More About this Property:

Situated just 6.5 miles outside of Louisville, NE with two paved access roads, this property has fabulous development potential. This tract sits in the Elmwood-Murdock School District and is 7.5 miles from the I-80 Ashland exit and 9 miles from the I-80 Greenwood exit.

The back 40 located in the northeast corner of the property has a pond surrounded by trees. This little recreational area provides fabulous scenery and a private pond to get away to.

It's hard to find a spot like this only 25 minutes from both the Lincoln and Omaha Metro areas. Schedule your private showing with Tyler Johnson today.

Taxes: \$17,139.68

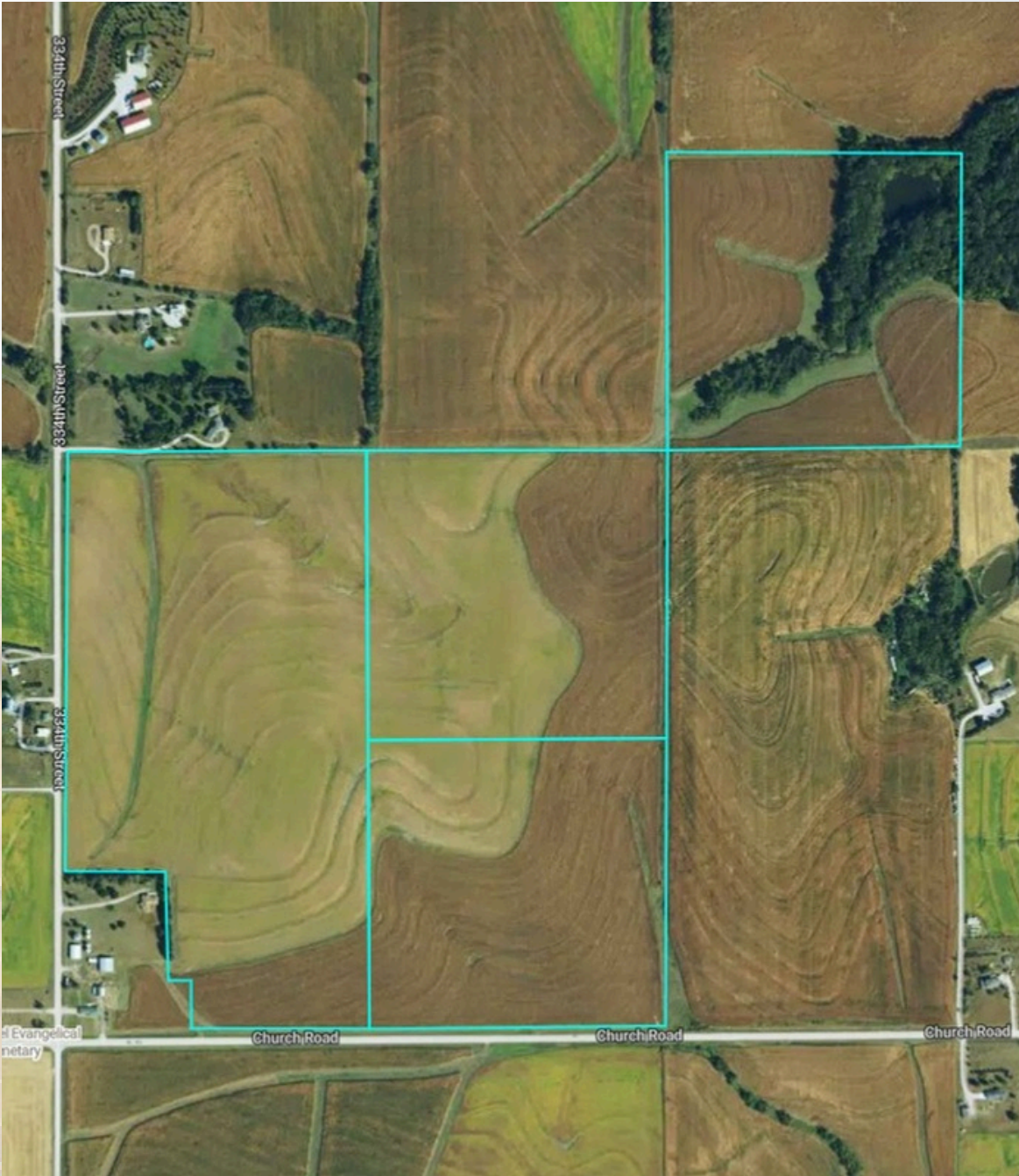
Legal Descriptions: 31-12-11 SW1/4 NE1/4 (40), 31-12-11 NE1/4 SW1/4 (40), 31-12-11 SE1/4 SW1/4 EXC .22A D B142 P309 (39.78), 31-12-11 W1/2 SW1/4 EXC PT D B138 P104 & PT D B142 P309 & TL4 REV & TL11 (79.17) Cass County, NE

Directions: From Louisville, head south on HWY 50. At Church Rd, head west for 3 miles and the property is on the northeast side of the intersection.

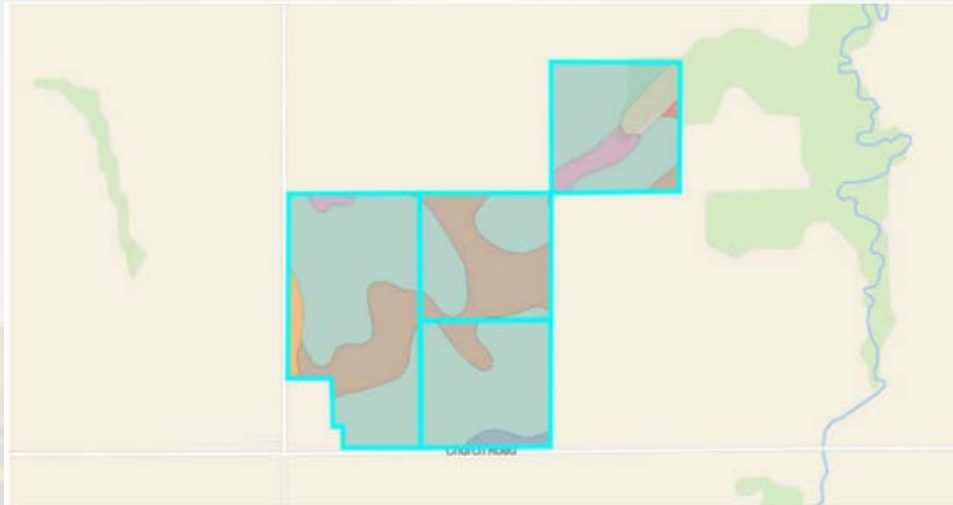
## FEATURES:

- 197 +/- Acres
- Development potential
- 2 paved access roads
- Productive farm ground
- Private pond
- 25 minutes to Lincoln and Omaha

**Aerial Map:**



## Soil Map:

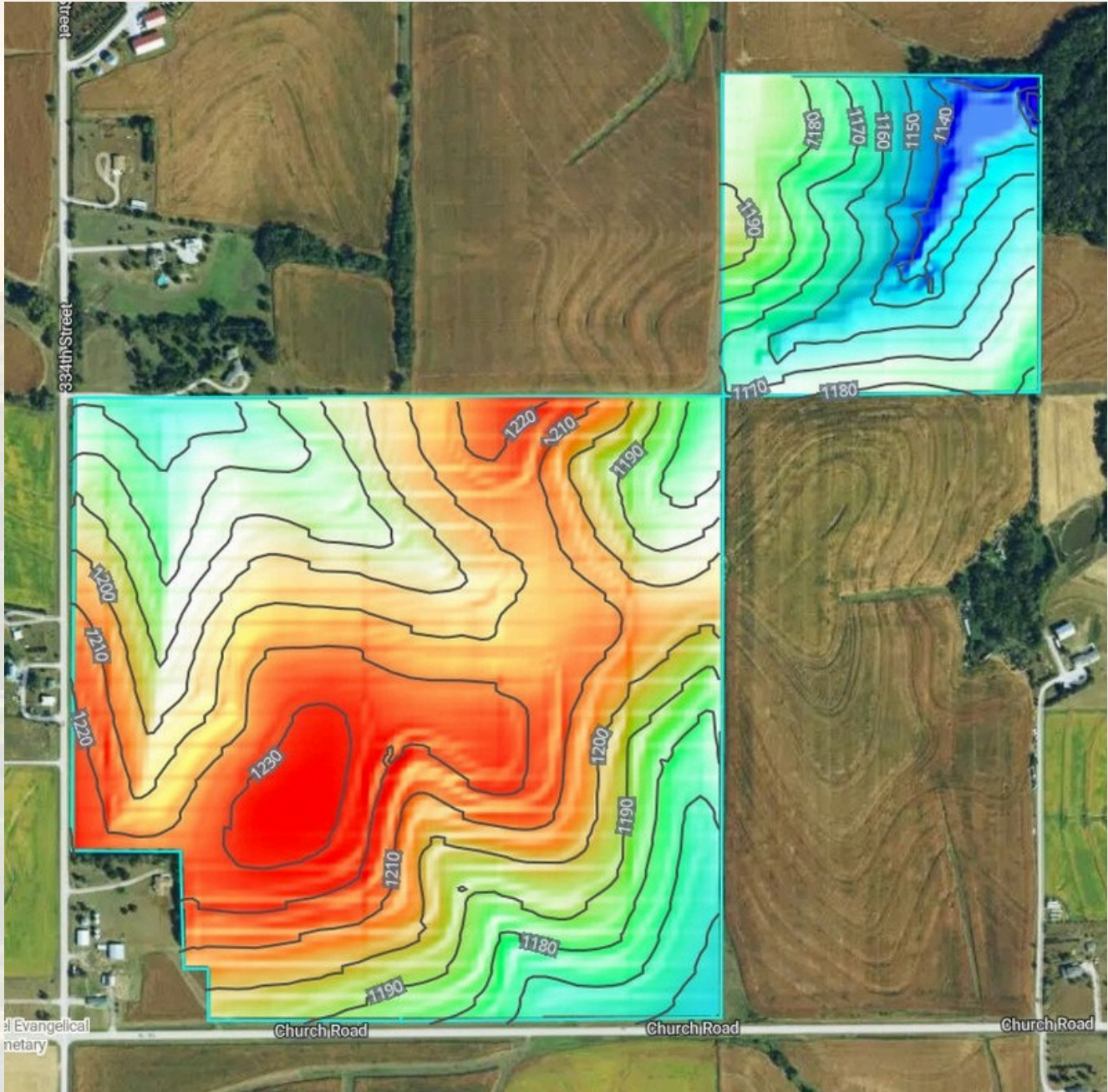


○ 84.5/100 NCCPI

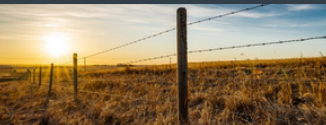
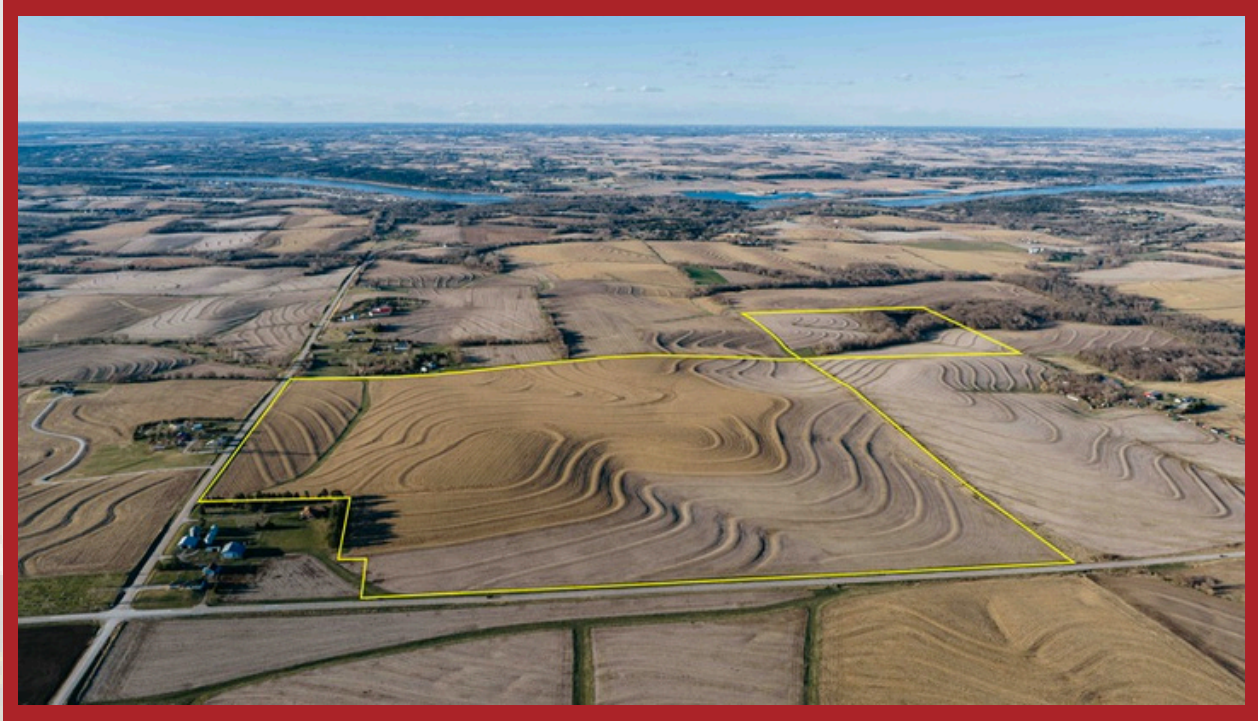
Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
● 8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	69.3%	134.5	3e	4e	85.5
● 8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	21.3%	41.3	2e	3e	91.3
● 7773	Colo-Nodaway complex, frequently flooded	3.5%	6.8	3w	--	62.8
● 7867	Nodaway silt loam, channeled, frequently flooded	2.8%	5.3	6w	--	51.7
● 7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	1.6%	3.1	2e	3e	59.1
● 7231	Judson silt loam, 2 to 6 percent slopes	1.3%	2.6	2e	--	78
● 8024	Marshall silty clay loam, 6 to 11 percent slopes	0.2%	0.5	3e	4e	89.2



## Topography Map:



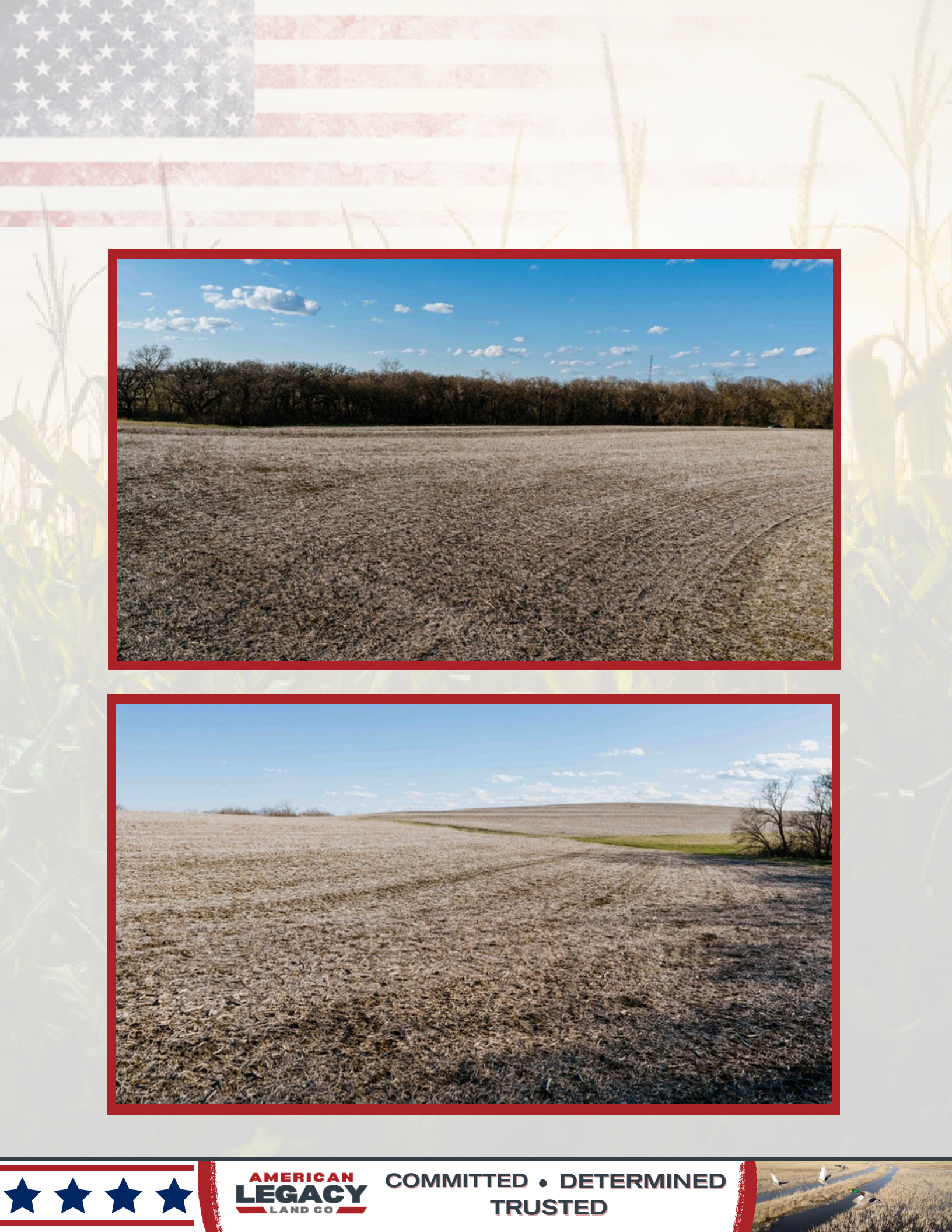
# AMERICAN LEGACY LAND CO



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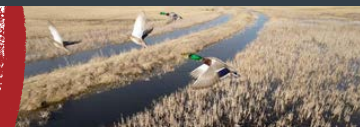
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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

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



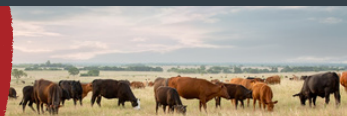
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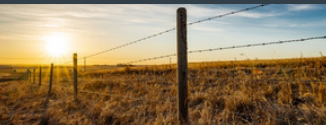


**AMERICAN  
LEGACY**  
LAND CO

**HELPING YOU BUY  
AND SELL LAND**



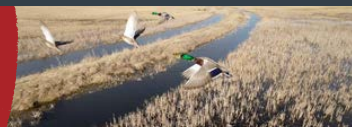
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**AMERICAN**  
**LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT



## About the Agent:

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



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