



**AMERICAN
LEGACY
LAND CO**

FOR SALE

BUILD SITE

Columbus, NE

6.49 +/- Acres

OFFERED AT:

\$105,000

ABOUT THIS PROPERTY:

Located just 5 miles from Columbus, this 6.49± acre tract offers the perfect opportunity for those looking to enjoy country living without sacrificing convenience. Situated only ¼ mile off Highway 81, this property provides quick and easy access while maintaining a quiet and peaceful rural setting.

The land is flat and fully established in grass, making it ideal for a variety of uses including a future homesite, shouse, or hobby farm. A well-established windbreak along the south boundary adds both privacy and protection from the elements.



More About this Property:

A newly installed culvert provides direct access into the property, and electrical service is available at the road. A recent survey has also been completed, giving buyers added confidence and clarity to boundary lines.

Whether you're looking to build your dream home, invest in a small acreage, or secure a manageable piece of land close to town, this property checks all the boxes.

Don't miss this opportunity to own a clean acreage in a highly desirable location.

Directions: From the intersection of Hwy 30 & Hwy 81 south of Columbus, go approximately four miles south on Hwy 81. Then go west on 142nd Rd for 1/4 mile. The property is on the south side of the road.

Address: 2475 142nd Rd Columbus NE, 68601

Legal Description: TAX LOT 7 in the N1/2 of the NE1/4 of the NE1/4 24-16-1 in Polk County, NE

FEATURES:

- **6.49 +/- acres of flat, usable land**
- **Ideal for building, hobby farming, or investment**
- **Located just 5 miles from Columbus**
- **Only ¼ mile of gravel road to Highway 81**
- **Quiet, peaceful setting with easy access**
- **Established grass cover**
- **Windbreak along south boundary**
- **Newly installed culvert entrance**

Aerial Map



Boundary Center: 41° 21' 2.86, -97° 22' 20.19

0ft 358ft 716ft



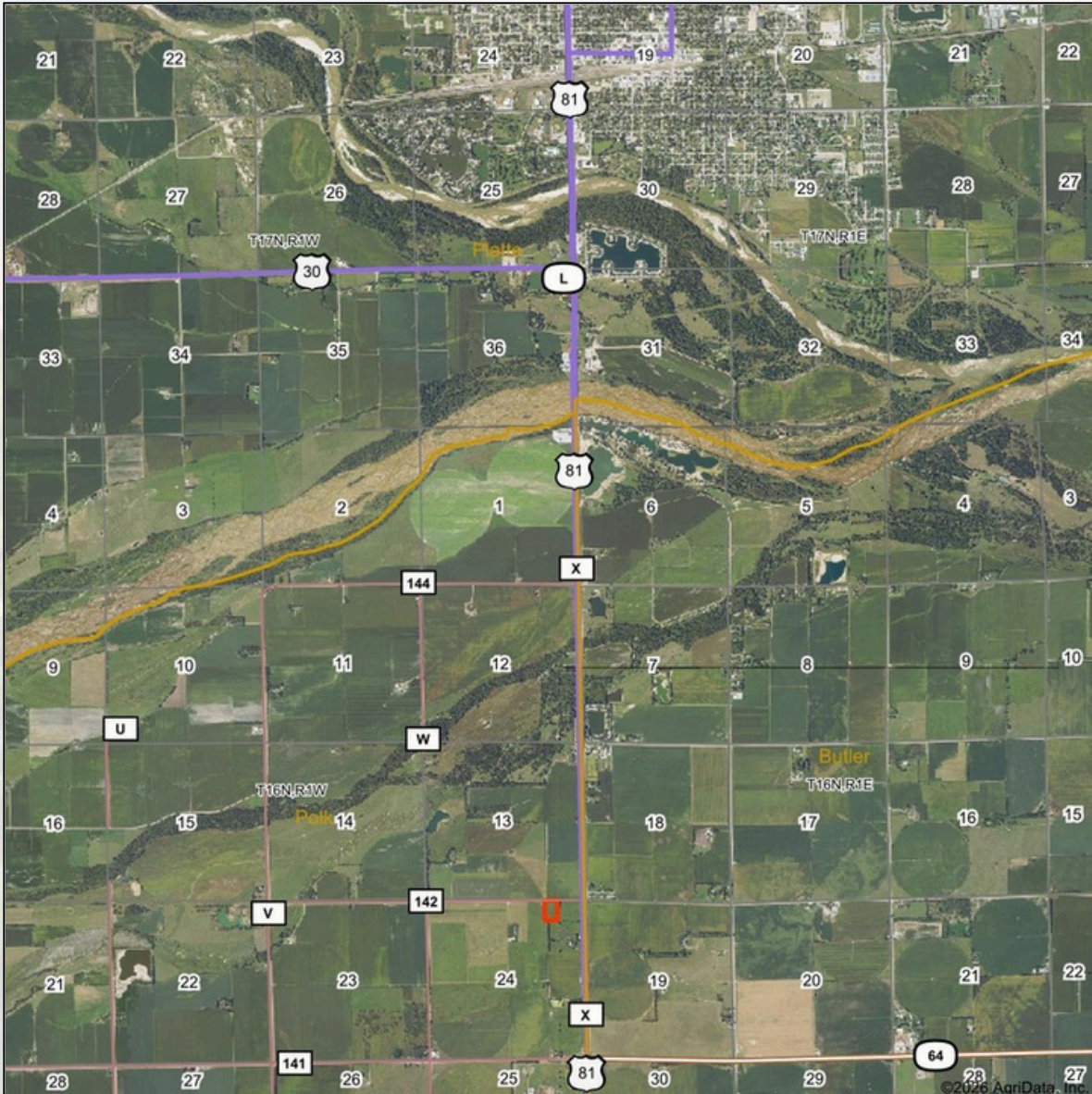
**24-16N-1W
Polk County
Nebraska**



4/23/2026



Aerial Map



Boundary Center: 41° 21' 2.86, -97° 22' 20.19

0ft 5214ft 10428ft



24-16N-1W
Polk County
Nebraska

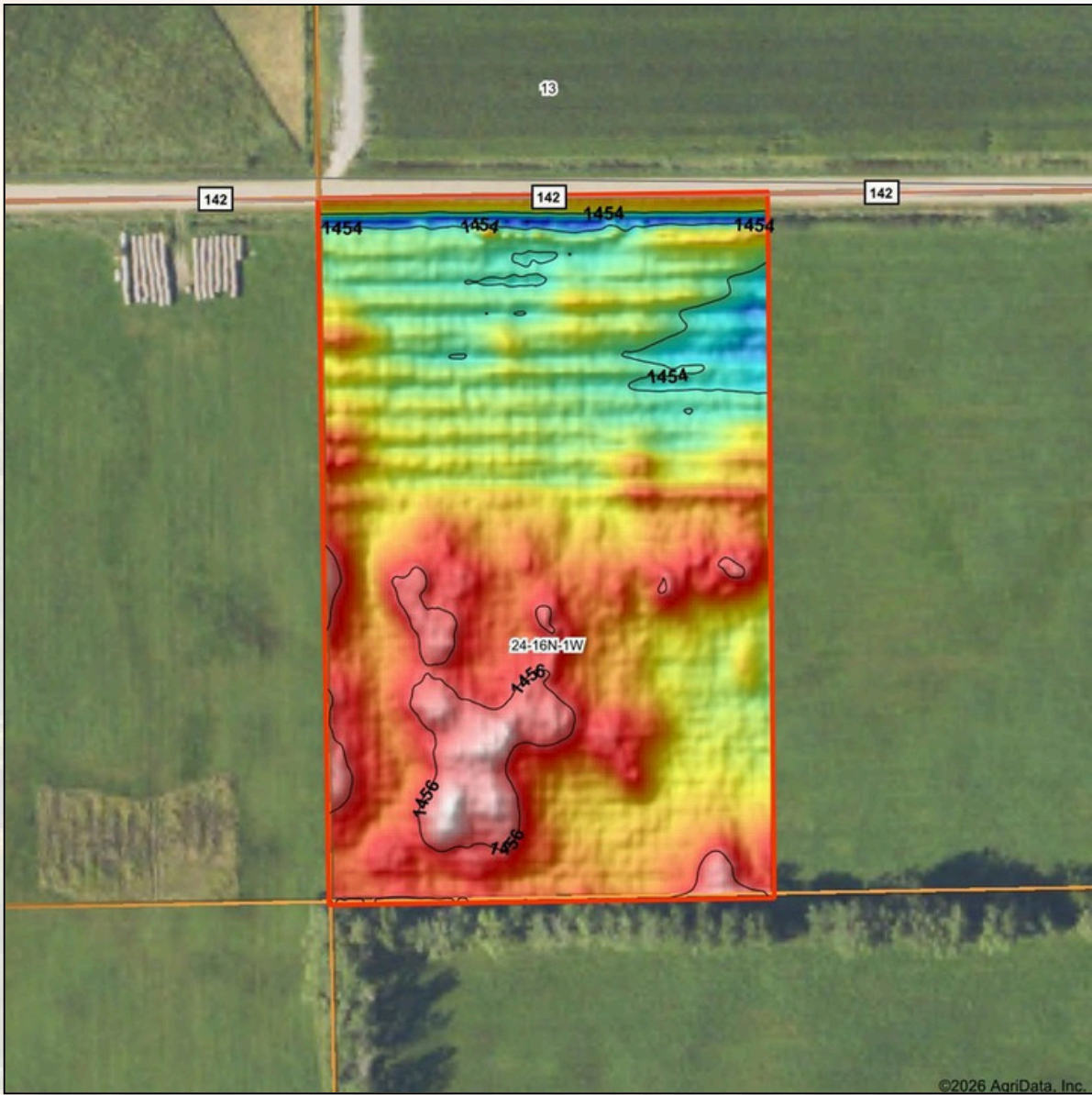


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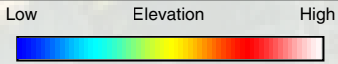




Topography Hillshade



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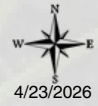
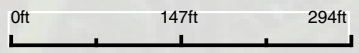
Maps Provided By:

surety[®]

CUSTOMIZED ONLINE MAPPING

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Source:	USGS 1 meter dem
Interval(ft):	2
Min:	1,452.8
Max:	1,456.8
Range:	4.0
Average:	1,455.0
Standard Deviation:	0.69 ft



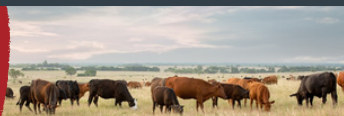
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24-16N-1W
Polk County
Nebraska

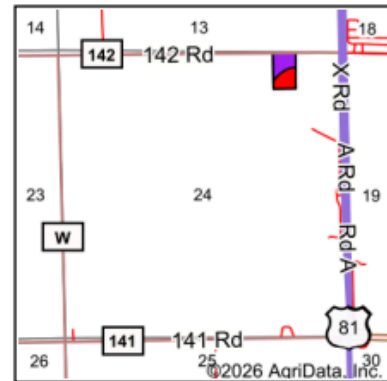
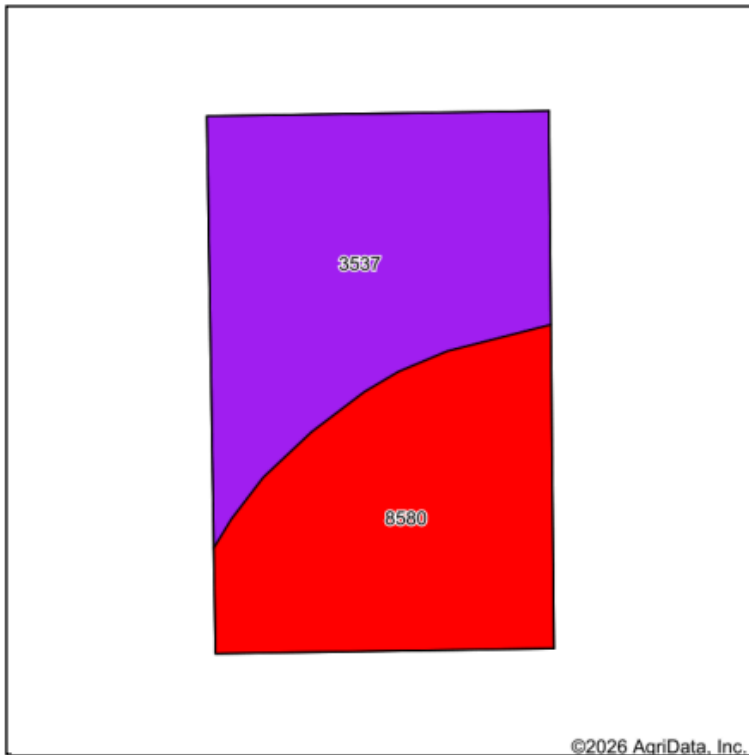
Boundary Center: 41° 21' 2.86, -97° 22' 20.19



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Soils Map



State: **Nebraska**
 County: **Polk**
 Location: **24-16N-1W**
 Township: **Clear Creek-Island**
 Acres: **6.49**
 Date: **4/23/2026**



Maps Provided By:

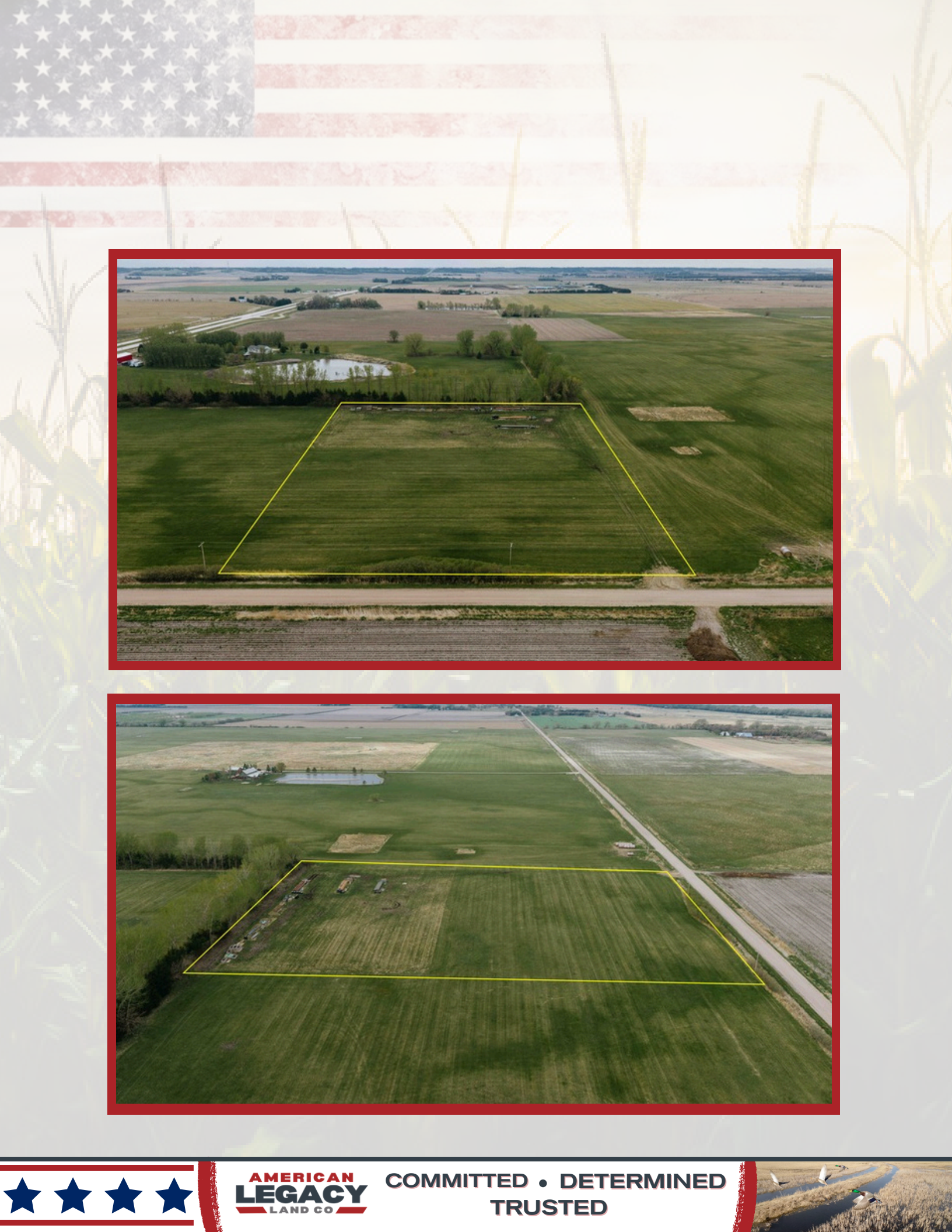


Area Symbol: NE143, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3537	Gibbon silty clay loam, occasionally flooded	3.47	53.5%		Ilw	Ilw	5841	54	74	59	55	74
8580	Wann fine sandy loam, occasionally flooded	3.02	46.5%		Ilw	Ilw	5841	43	45	38	45	45
Weighted Average					2.00	2.00	5841	48.9	*n 60.5	*n 49.2	*n 50.3	*n 60.5

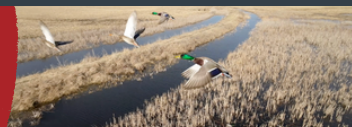
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method





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COMMITTED • DETERMINED
TRUSTED



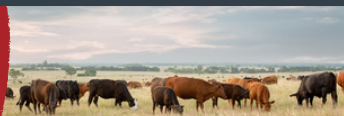
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**AMERICAN
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**HELPING YOU BUY
AND SELL LAND**



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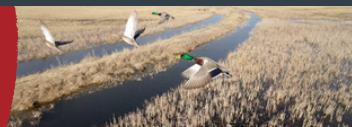
BUYING • SELLING
AUCTIONS





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HUNTING • DEVELOPMENT



About the Agent:

****Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ, LAND AGENT



402-276-6414



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