

AMERICAN LEGACY LAND CO

FOR SALE

CABIN WITH LAKE VIEWS

Burwell, NE

14.19 +/- Acres

OFFERED AT:

\$425,000

ABOUT THIS PROPERTY:

Welcome to one of the most exclusive living areas surrounding Calamus Reservoir, with panoramic lake views, this premium 14 +/- acre site with an updated fully furnished cabin that's positioned atop the rolling hills, offering 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 refined weekend retreat with a thoughtfully designed cabin, this property provides the space, flexibility, and setting to expand on what is in place to bring your vision to life. Protective Covenants, Conditions & Restrictions (CCRs) are in place on all property surrounding this property to protect your investment.

Positioned directly across from the Calamus Wildlife Management Area, this acreage 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:

- 1/2 mile to Buckshot Bay Boat Ramp
- 1.25 miles to Nunda Shoal Ramp (South Lake Road)

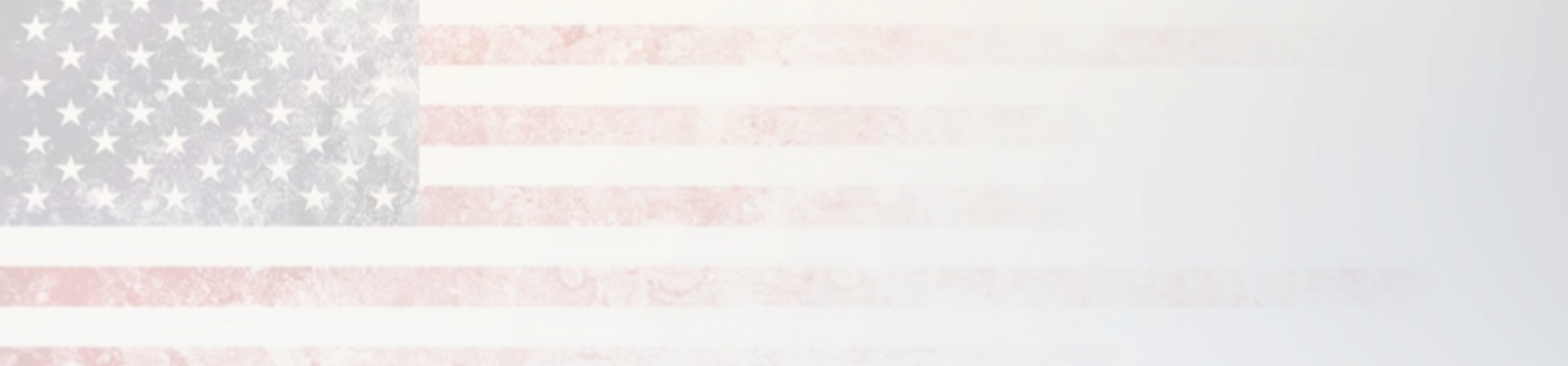
Enjoy everything Calamus Reservoir has to offer, boating, fishing, water skiing, wakeboarding, or simply cruising one of Nebraska's most desirable lakes. The surrounding area also provides excellent hiking, birdwatching, and year-round outdoor experiences.

- Private, shared lane access enhances both security and seclusion
- High-speed fiber optic internet available through Hamilton Communications
- Gently rolling topography with expansive lake views

This is not just a recreational acreage; it is an updated cabin with infrastructure to support your design 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 bosborne@AmericanLegacyLandCo.com

From Burwell, NE head north / northwest on HWY 96 to Calamus Reservoir. Turn left on S Lake Rd (the road to cross the dam) and go 4 miles on S Lake Road to Heather Hill LN, see American Legacy Land Co. sign. The cabin is located on a private lane.

From Bassett, NE head south on HWY 183 to HWY 96 to South Lake Rd. Stay on South Lake Rd for 7.5 miles to Heather Hill LN, see American Legacy Land Co. sign. The cabin is located on a private lane.

Legal Description: 27-22N-17W Loup County, NE

FEATURES:

- **14.19 +/- Acres**
- **Calamus Lake view**
- **Fully furnished cabin**
- **New steel roof**
- **Room to expand**
- **Private drive**



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AND SELL LAND**



Aerial Map



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Boundary Center: 41° 50' 49.06, -99° 15' 47.83

0ft 296ft 593ft



27-22N-17W
Loup County
Nebraska

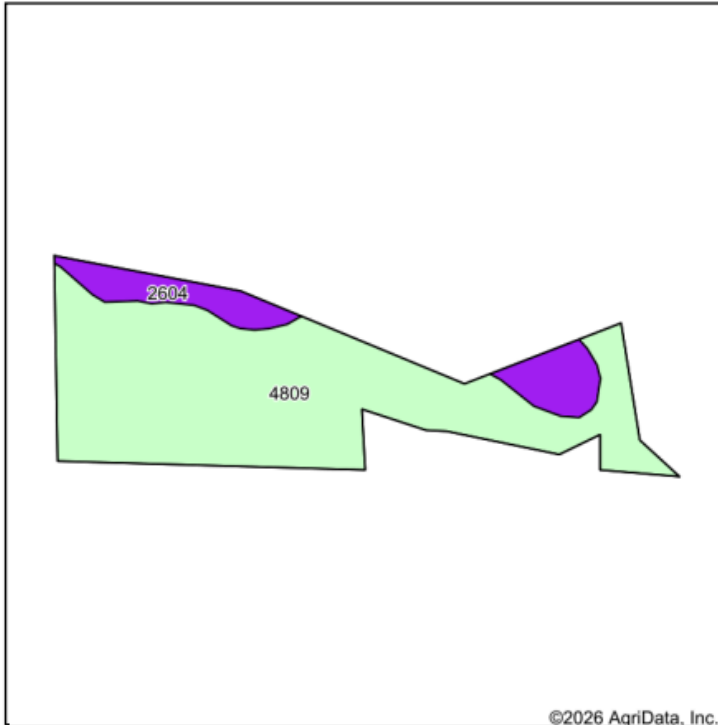


5/1/2026



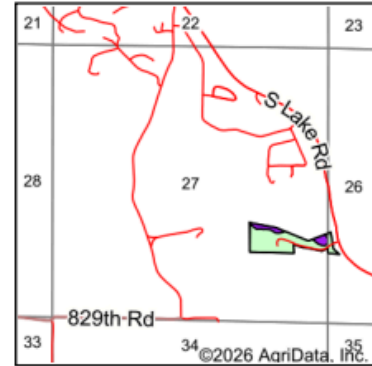


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Loup**
 Location: **27-22N-17W**
 Township: **Kent**
 Acres: **13.6**
 Date: **5/1/2026**

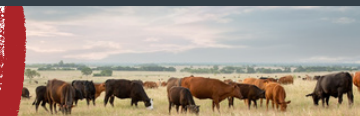


Area Symbol: NE115, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , moist	11.54	84.9%		Vle		2558		19	17	19	12
2604	Hersh-Gates complex, 0 to 3 percent slopes	2.06	15.1%		Ille	Ile	3244	59	49	41	48	46
Weighted Average					5.55	*-	2661.9	8.9	*n 23.5	*n 20.6	*n 23.4	*n 17.1

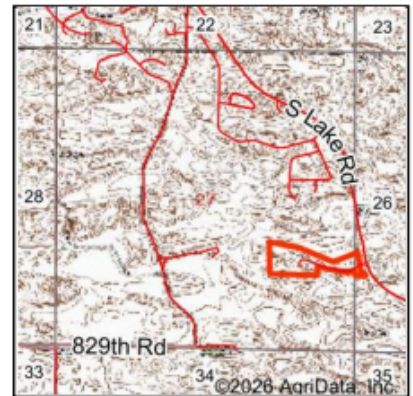
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



**FARM • RANCH • RECREATION
 HUNTING • DEVELOPMENT**



Wetlands Map



State: **Nebraska**
 Location: **27-22N-17W**
 County: **Loup**
 Township: **Kent**
 Date: **5/1/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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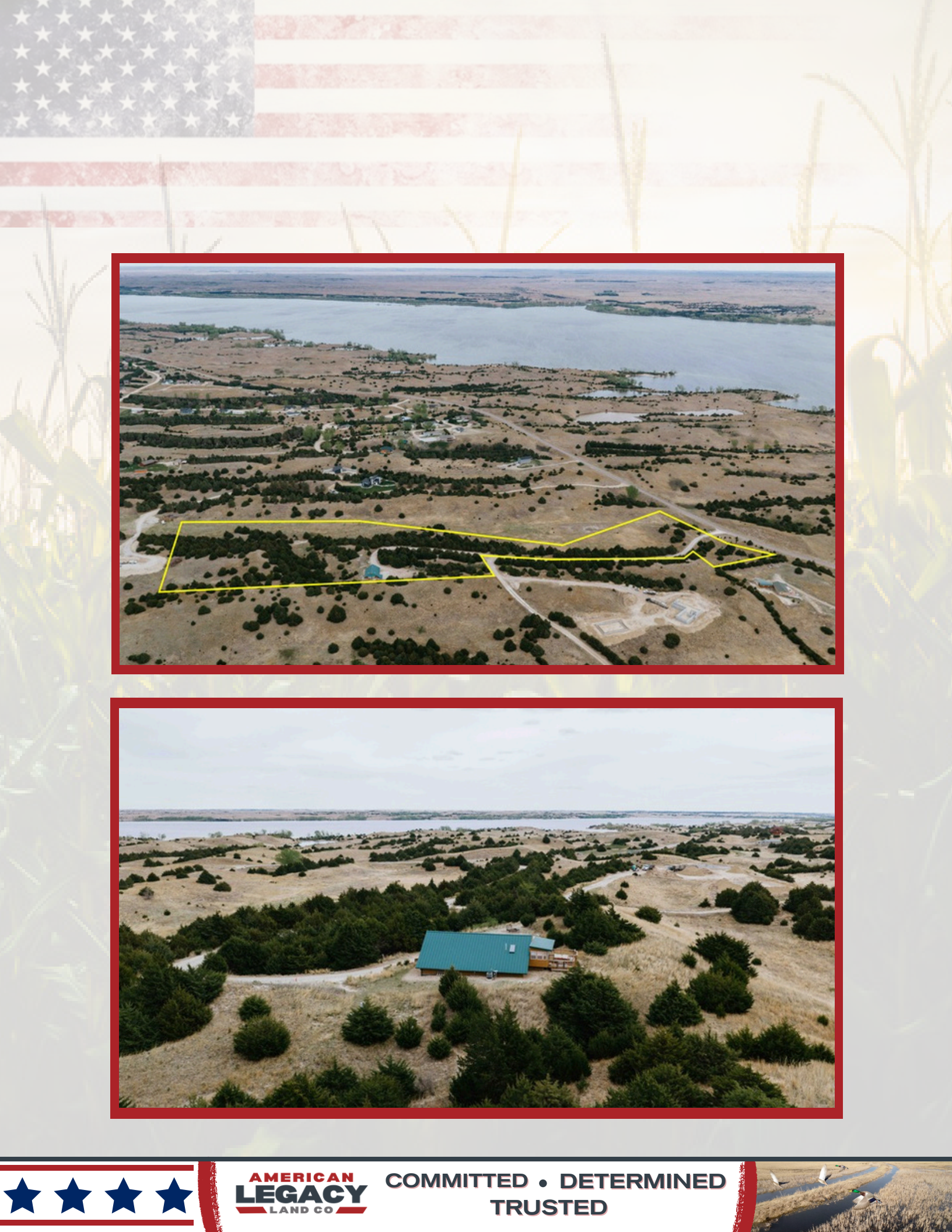


0ft 479ft 957ft

Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	0.00
Total Acres		0.00

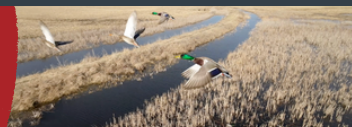
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





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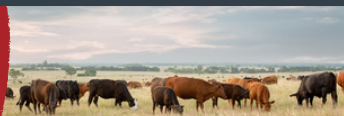
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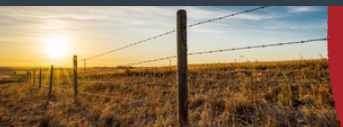


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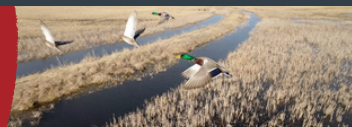
BUYING • SELLING AUCTIONS





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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