



AMERICAN LEGACY LAND CO

FOR SALE

RESIDENTIAL OR COMMERCIAL PROPERTY

Cass County, NE

48 +/- Acres

OFFERED AT:

\$1,440,000

ABOUT THIS PROPERTY:

Located just outside of Louisville in growing Cass County, this 48 +/- acre tract presents a rare opportunity to invest in an area experiencing continued residential and commercial expansion. Louisville has become one of the more progressive and desirable communities in eastern Nebraska, with strong community growth, expanding infrastructure, and increasing housing demand driving long-term development potential.

The local school district continues to invest in the future of the community, with the Louisville High School currently undergoing a needed expansion to support ongoing population growth and future enrollment demands. As housing needs continue to increase in the area, properties with location, access, and future flexibility are becoming increasingly difficult to find.



More About this Property:

The property is currently being utilized as productive farm ground, providing immediate agricultural use and income potential. The current tenant will retain farming rights through the 2026 growing season, offering buyers a structured transition period while evaluating future plans for the property.

An additional advantage to this tract is the neighboring commercially zoned property, which may lend itself to future commercial or mixed-use considerations, subject to county and local approvals. Whether your vision includes long-term land investment, future residential development, commercial potential, or continued agricultural use, this property offers flexibility in a highly sought-after growth corridor near Louisville.

Opportunities to secure acreages of this size and location in Cass County are becoming increasingly limited. This property deserves strong consideration from investors, developers, and landowners looking to position themselves ahead of continued community growth.

From Louisville, head south on Highway 50 to Lefler Lane, located approximately 350 yards south of the Highway 50 and Highway 66 intersection. Turn right onto Lefler Lane and continue past the farm implement dealership. The property entrance will be straight ahead on Lefler Lane and is marked with an American Legacy Land Company sign.

Legal Description: 28-12-11 TL11 NW1/4 & SE1/4 47.98 ACRES Cass County, NE

Taxes: \$3,103.28

FEATURES:

- 48 +/- acres
- Potential residential development ground
- Potential commercial development ground
- City water available
- Private lane
- Louisville growth area

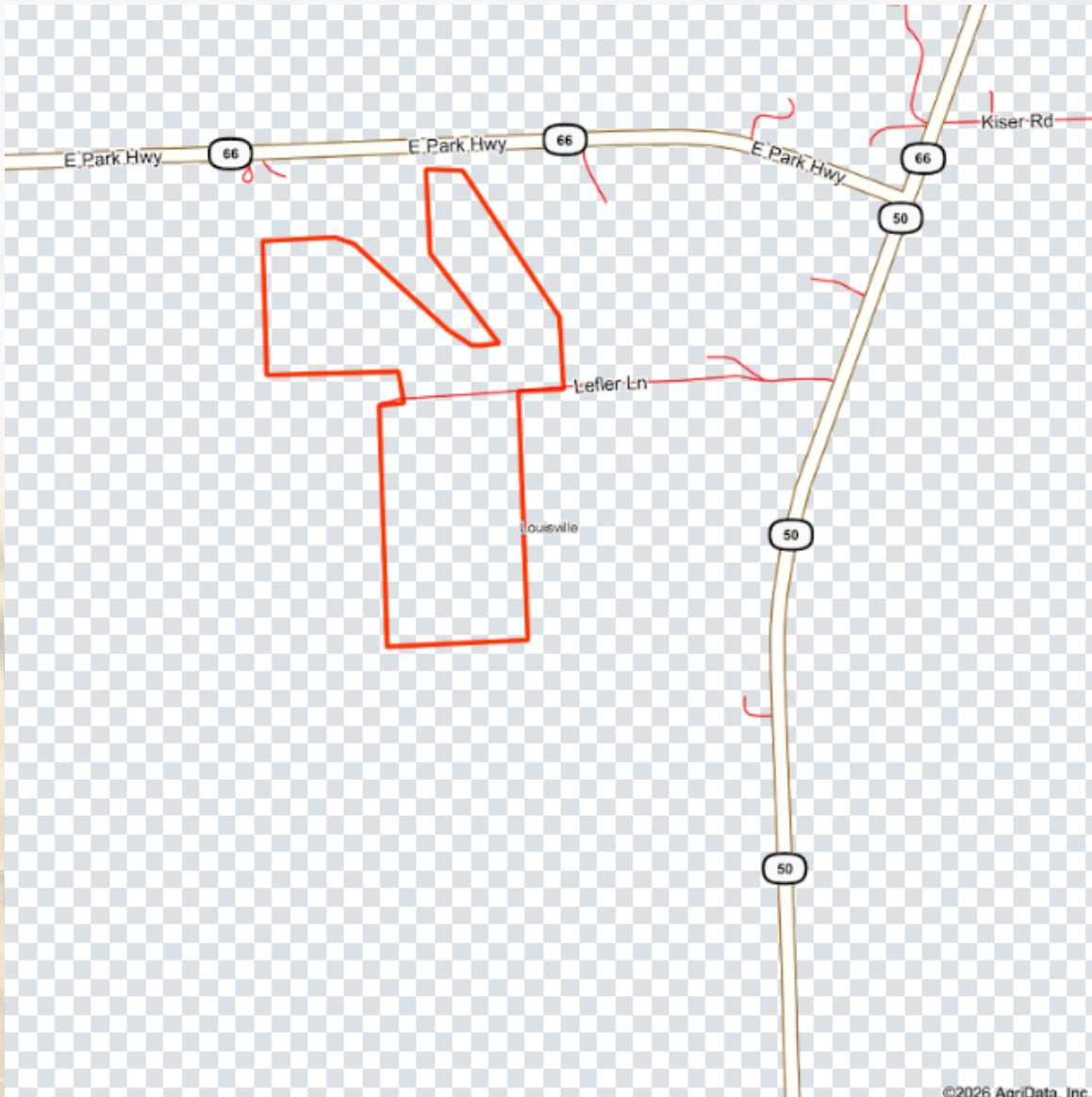


**GROW YOUR
LEGACY**

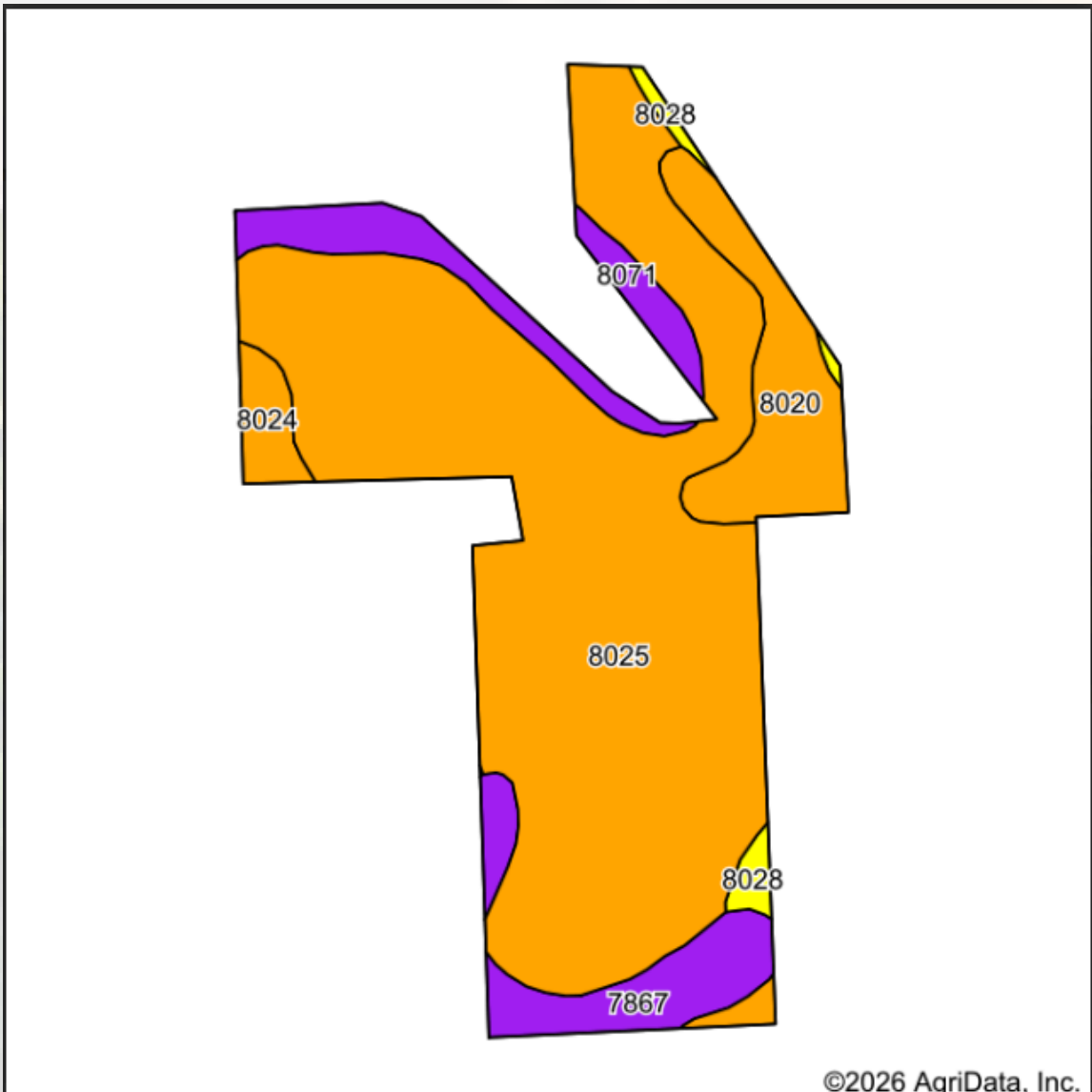


CASS COUNTY, NEBRASKA

Boundary:

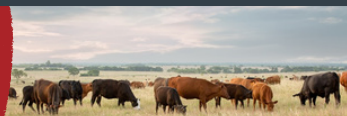
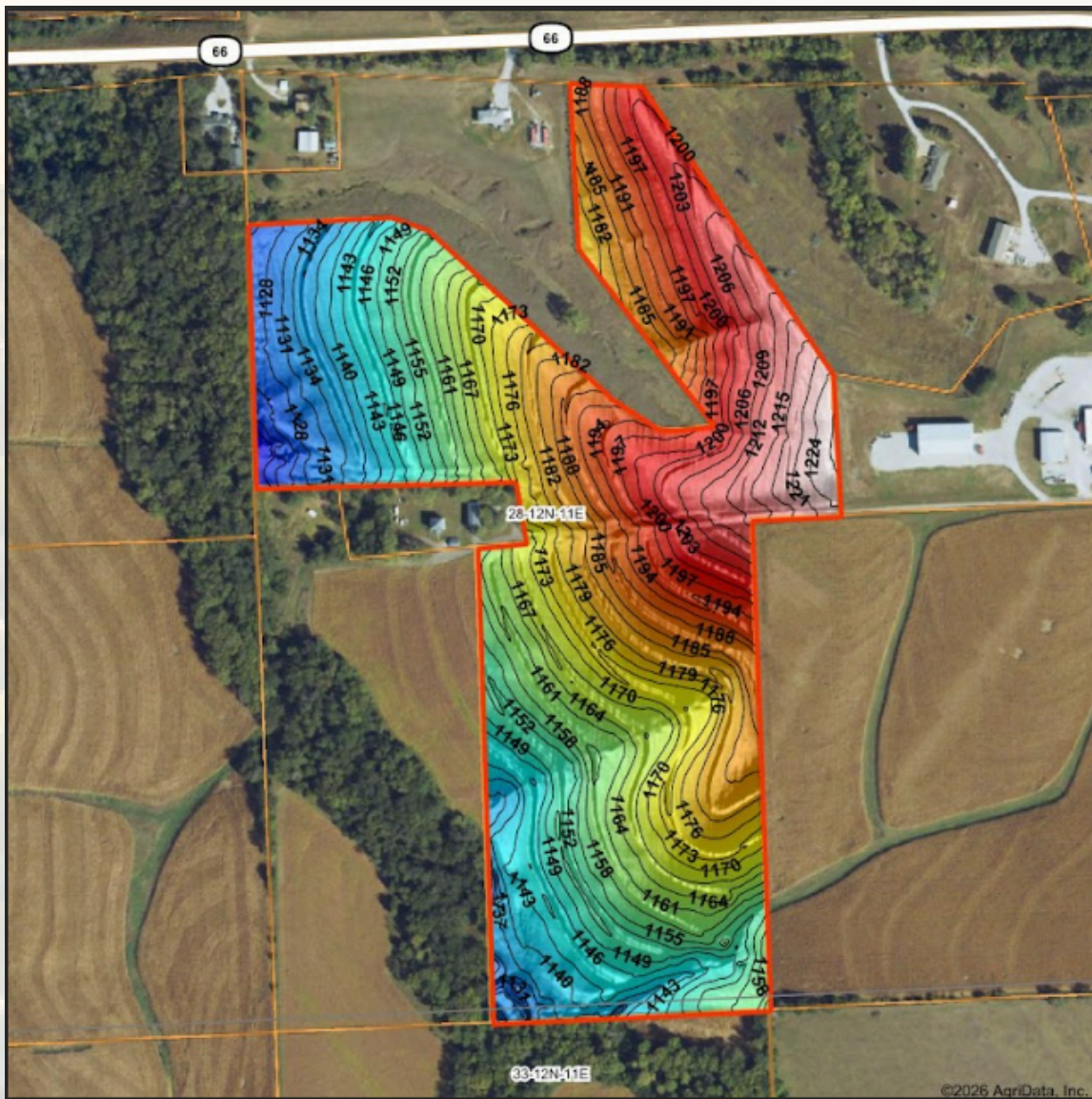


Soil Map:

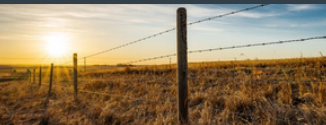




Topography Map:



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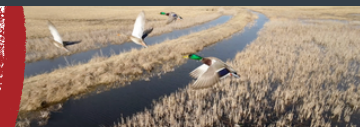
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



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



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