



**AMERICAN
LEGACY**
LAND CO.

FOR SALE

QUALITY FARMLAND

Douglas County, NE

78 +/- Acres

OFFERED AT:

\$936,000

ABOUT THIS PROPERTY:

Opportunities to acquire quality farmland in western Douglas County are increasingly rare. Ideally located between Valley and Fremont, just east of Highway 275 with convenient access from Highway 36 and County Road 29, this productive 78+/- acre tract presents an outstanding opportunity for producers looking to expand their operation or investors seeking to add a quality agricultural asset to their portfolio.

The property offers approximately 62.84 FSA cropland acres consisting of predominantly level, highly productive farmland with excellent accessibility by hard-surfaced roads and close proximity to several local grain markets. Its location allows for efficient farming operations while providing the long-term stability and investment potential that quality eastern Nebraska farmland has consistently demonstrated.





More About this Property:

The soils consist primarily of Wann-Caruso-Inglewood Complex and Gibbon-Wann associations, complemented by areas of Gilliam-Eudora silty loam and sandy loam soils. The relatively level topography provides minimal surface runoff, allowing the property to retain valuable growing-season moisture. The farm carries an impressive NCCPI Overall Productivity Rating of 70.5, reflecting the property's strong agricultural capability and long-term productivity. The 2026 crop is currently planted to corn.

Current Farm Lease:

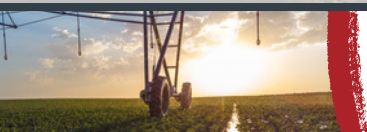
The property is leased for the 2026 crop year and shall remain subject to the existing tenant's farming rights through completion of the 2026 growing season, including the harvest of all crops planted by the tenant. Should the property transfer ownership prior to harvest, the Buyer shall receive the Seller's interest in the existing lease, including any remaining lease payments associated with the 2026 crop year.

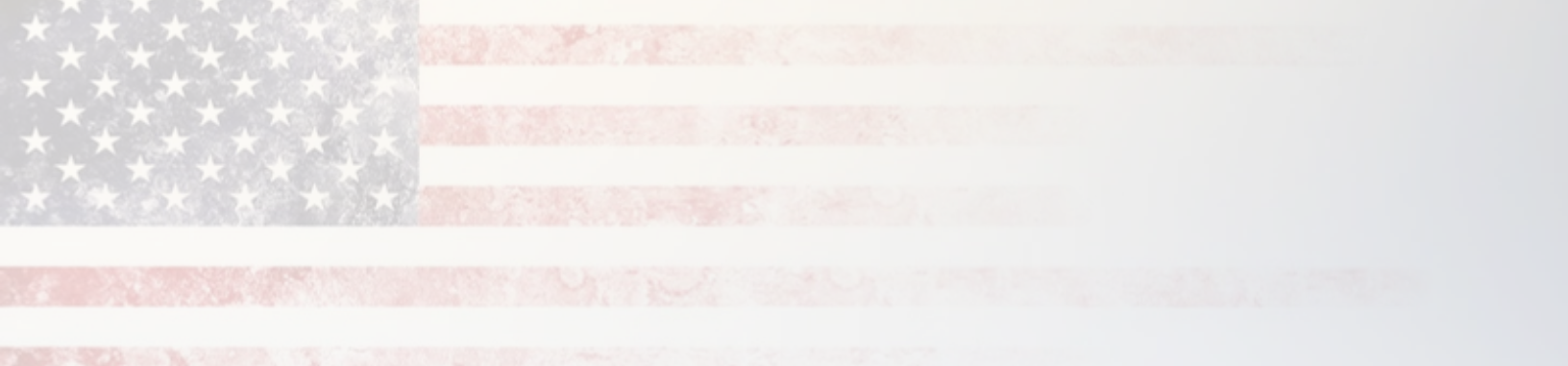
The current tenant has expressed interest in continuing to farm the property beyond the 2026 crop season. Any future lease agreement shall be negotiated directly between the Buyer and the tenant and shall be based upon terms mutually acceptable to both parties. The Seller makes no representations or guarantees regarding any future lease arrangement.

Additional Property Information:

- Wetland Classification: PEM1A – Freshwater Emergent Wetland
- FEMA Flood Hazard Designation: 0.2% Annual Chance Flood Hazard
- Access: Highway 36 and County Road 29 (Hard-Surfaced Roads)

Whether you are expanding an existing farming operation, completing a 1031 Exchange, or investing in productive Nebraska farmland, this property represents an exceptional opportunity to acquire quality agricultural land in an area where offerings of this caliber seldom become available.





Properties of this size and quality, located within one of eastern Nebraska's strongest agricultural regions, rarely become available for purchase. Whether held for long-term appreciation, income production, or expansion of an existing operation, this farm represents an investment in productive Nebraska land that can be appreciated for generations.

For additional information, property reports, or to schedule a private showing, please contact:
Bob Osborne, Land Agent

Directions: From Fremont Nebraska travel south on HWY 275 to the HWY 36 exit. Turn left onto HWY 36 and head east for 2 miles to County Road 29, turn right onto road County Road 29 and the property is located on your left-hand side. From Omaha Nebraska head north on HWY 275 to the HWY 36 exit. Turn right onto HWY 36 and head east for 2 miles to County Road 29 turn, right onto County Road 29 and the property is located on your left-hand side. The property is bordered on the north by HWY 36 and the west by County Road 29.

Legal Description: Parcel #0101500000, LANDS SEC-TWN-RGE 12-16-09 EX STATE H/W- N1/2 NW1/4 77.68 AC Douglas County, NE

Taxes: \$ 5,116.06 tax year 2024

FEATURES:

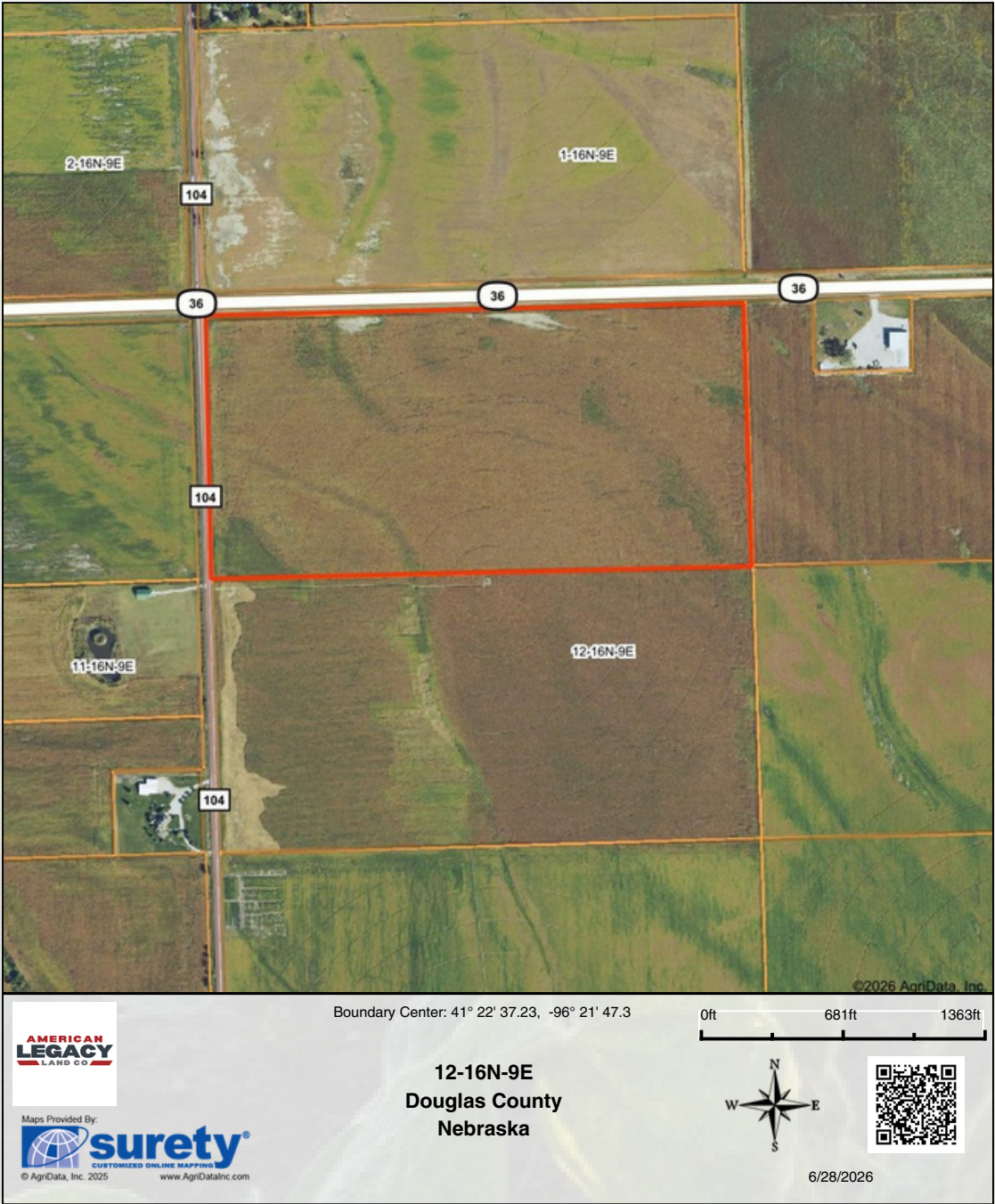
- 78 +/- acres
- Level parcel
- Located on hard top road way
- Close to local grain markets
- Productive soils
- Excellent operational efficiency



HELPING YOU BUY
AND SELL LAND

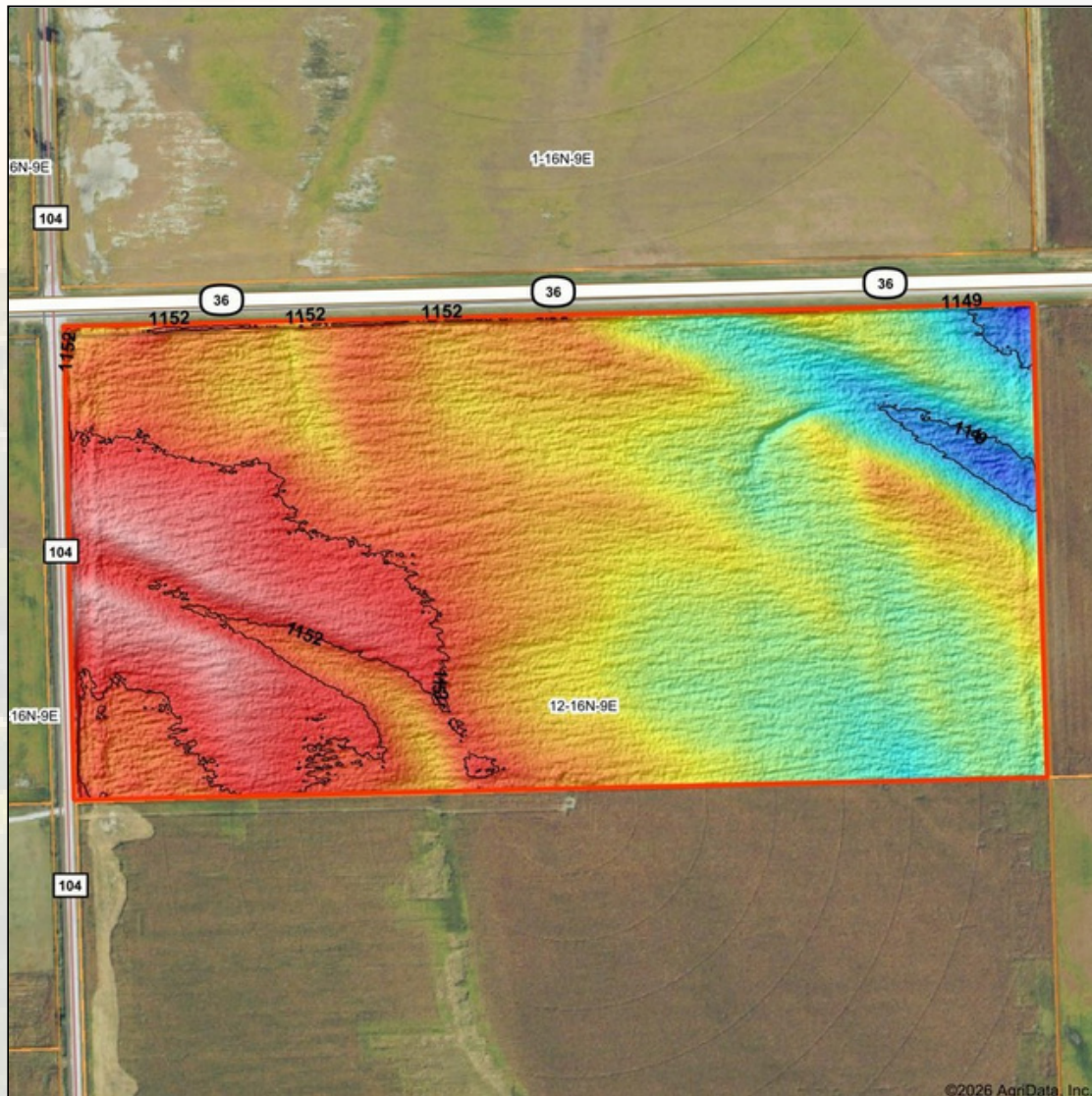


Aerial Map





Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,148.2
Max: 1,153.4
Range: 5.2
Average: 1,151.1
Standard Deviation: 0.92 ft

0ft 417ft 835ft



6/28/2026

12-16N-9E
Douglas County
Nebraska

Boundary Center: 41° 22' 37.23, -96° 21' 47.3

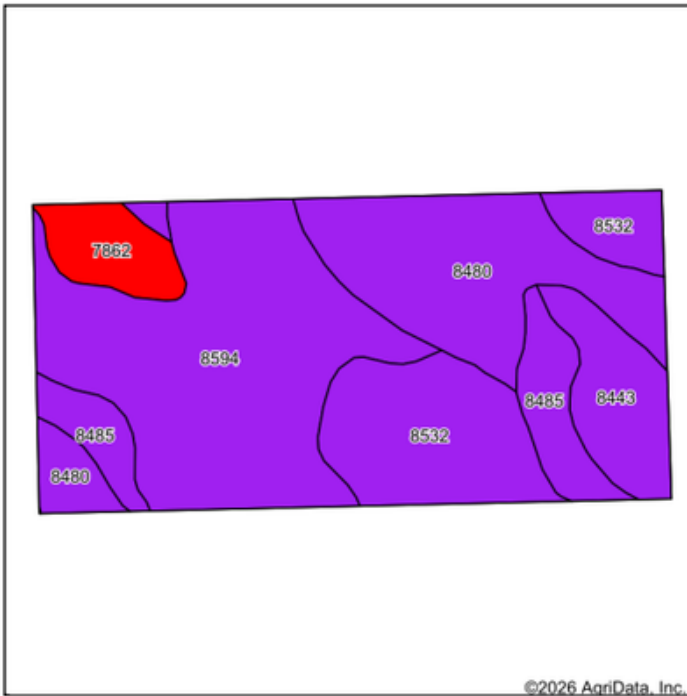


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Soils Map



State: **Nebraska**
 County: **Douglas**
 Location: **12-16N-9E**
 Township: **Platte Valley**
 Acres: **75.62**
 Date: **6/28/2026**



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Area Symbol: NE055, Soil Area Version: 20

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
8594	Wann-Caruso-Ingelwood complex, occasionally flooded	27.80	36.7%		Ilw	Ilw	5227	60	61	58	47	59
8480	Gibbon-Wann complex, occasionally flooded	17.44	23.1%		Ilw	Ilw	5864	55	69	63	50	68
8532	Novina-Gibbon complex, occasionally flooded	13.85	18.3%		Ilw	Ilw	5450	58	70	68	59	67
8485	Gilliam-Eudora silt loams, occasionally flooded	6.47	8.6%		Ilw	Ilw	4064	59	75	70	60	69
8443	Cass-Wann fine sandy loams, occasionally flooded	6.13	8.1%		Ilw	Ilw	4579	51	61	61	50	54
7862	Nishna silty clay loam, occasionally flooded	3.93	5.2%		Illw		0	48	64	41	45	64
Weighted Average					2.05	*-	4991.1	57	*n 65.8	*n 61.4	*n 51.1	*n 63.3

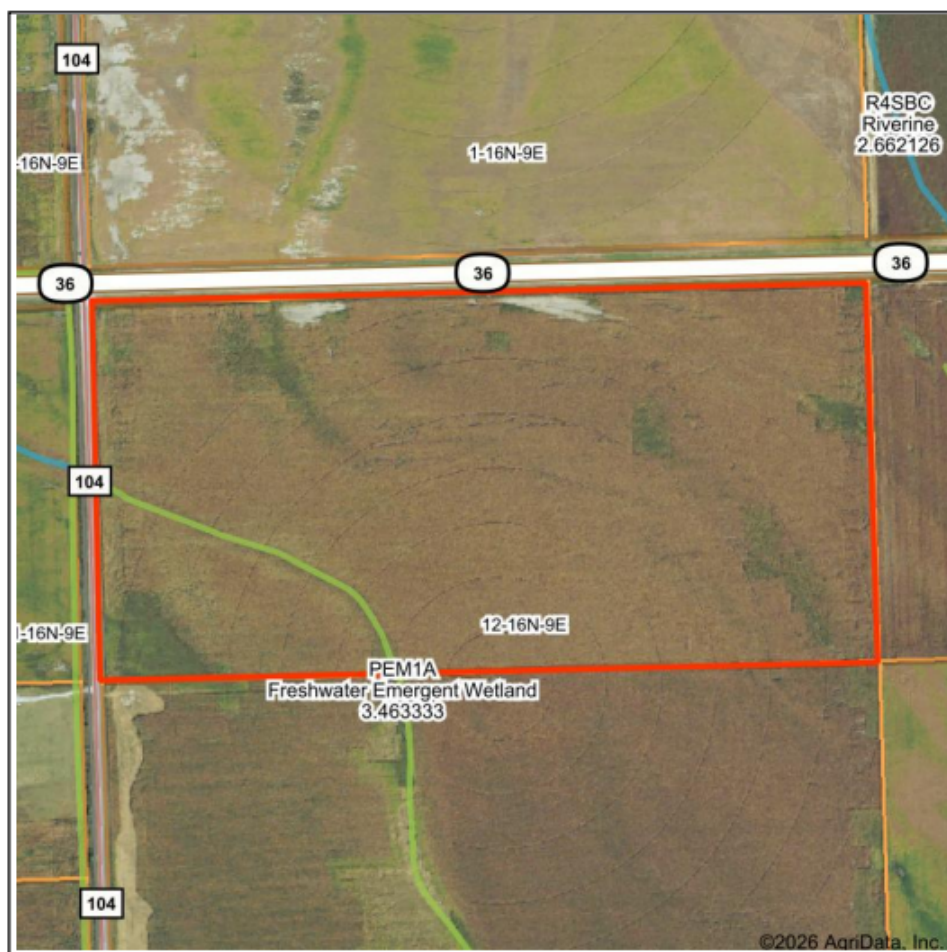
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Wetlands Map



State: **Nebraska**
 Location: **12-16N-9E**
 County: **Douglas**
 Township: **Platte Valley**
 Date: **6/28/2026**

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0ft 651ft 1302ft

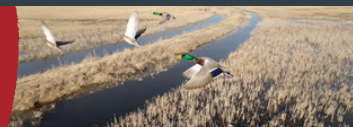
Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.55
Total Acres		0.55

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

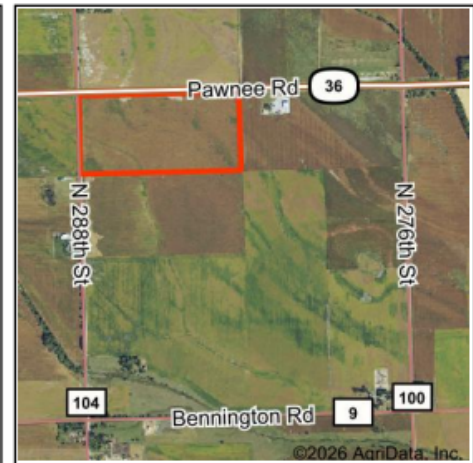
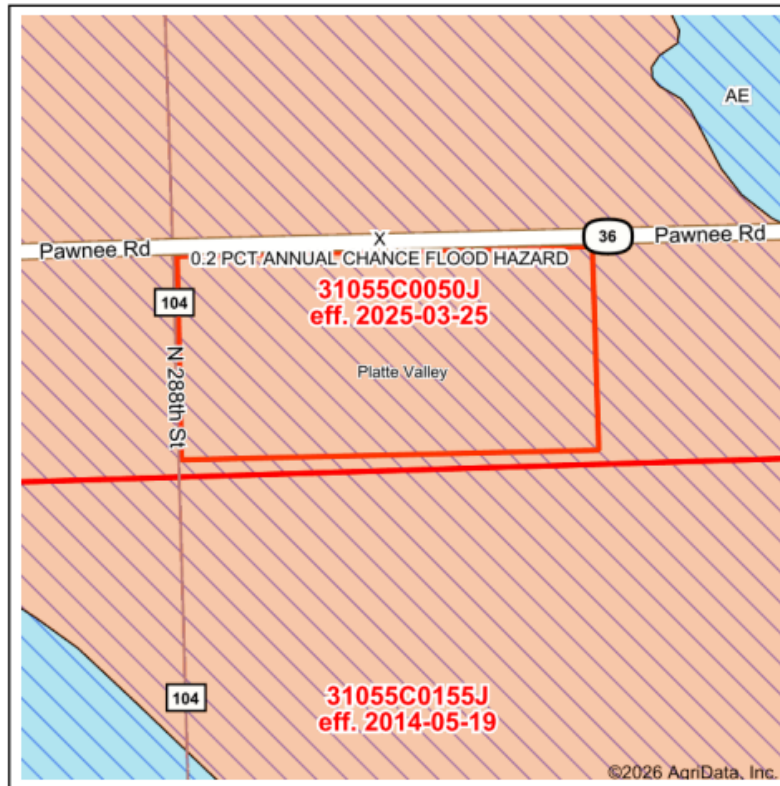


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**COMMITTED • DETERMINED
 TRUSTED**



FEMA Report



Map Center: 41° 22' 34.52, -96° 21' 46.14
 State: NE Acres: 75.62
 County: Douglas Date: 6/28/2026
 Location: 12-16N-9E
 Township: Platte Valley

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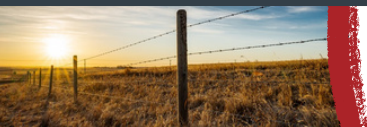
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Name		Number	County	NFIP Participation	Acres	Percent
Douglas County		310073	Douglas	Regular	75.62	100%
Total					75.62	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD			500-year floodplain	75.62	100%
Total					75.62	100%
Panel			Effective Date		Acres	Percent
31055C0050J			3/25/2025		75.62	100%
Total					75.62	100%

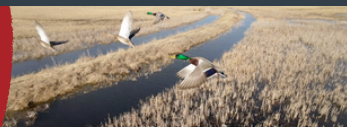






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About the Agent:

Bob Osborne is a Full-Time Land Agent specializing exclusively in farm, ranch, recreational, transitional, development, and investment land throughout Nebraska. While many agents focus on simply listing and selling property, Bob's approach centers on helping landowners make informed decisions that support their family's long-term goals, financial objectives, and legacy.

With a deep understanding of Nebraska land markets, agriculture, development trends, conservation opportunities, and investment strategies, Bob views every property as more than just real estate. He believes land is often a family's largest asset and deserves a level of planning, analysis, and representation that goes far beyond putting a sign in the ground.

Bob works closely with landowners, farm and ranch families, estates, trustees, investors, and business owners to develop a strategy tailored to their unique circumstances. Whether the objective is retirement planning, estate settlement, family succession, a 1031 Exchange, development opportunities, or maximizing transitional land value, he helps clients evaluate all available options before making critical decisions.

What truly sets Bob apart is his commitment to serving as a trusted advisor rather than simply a salesperson. His clients benefit not only from his market knowledge but also from his extensive network of professionals, including estate attorneys, CPAs, financial advisors, 1031 Exchange specialists, Delaware Statutory Trust (DST) professionals, surveyors, appraisers, lenders, developers, and conservation experts. By bringing the right people to the table at the right time, Bob helps families avoid costly mistakes and position themselves for the best possible outcome.

Known for his honest communication, strong work ethic, and family-first approach, Bob believes every client deserves transparency, confidentiality, and a clear understanding of their options. He takes pride in educating landowners, answering difficult questions, and helping clients navigate complex transactions with confidence.



Many of Bob's clients choose to work with him because they recognize that selling land is often about much more than price alone. It is about timing, tax implications, family dynamics, future opportunities, and preserving wealth for the next generation. His ability to understand these broader considerations and coordinate solutions has earned him the trust of landowners across Nebraska.

At the heart of every transaction is a simple philosophy:

"My goal is not simply to help clients sell land. My goal is to help them make informed decisions that create the best possible outcome for themselves, their family, and their future."

BOB OSBORNE , LAND AGENT



402-660-4970



bosborne@AmericanLegacyLandCo.com