



FOR SALE

DRYLAND CROPLAND

Shelby, NE

80 +/- Acres

OFFERED AT:

\$920,000

ABOUT THIS PROPERTY:

Opportunities to acquire quality farmland in this tightly held area of Polk County are increasingly rare, with typically only two or three properties offered for sale each year. For farmers seeking to expand their operation or investors looking to add a productive agricultural asset to their portfolio, this true 80± acre tract deserves serious consideration.

The property offers approximately 77.5 tillable acres of productive dryland cropland, featuring predominantly Hastings's silt loam soils, less than 1% slope, and a strong NCCPI rating of 68.9. Historical average yields are reported at approximately 192 bushels per acre for corn and 84 bushels per acre for soybeans, demonstrating the farm's consistent production potential.



www.AmericanLegacyLandCo.com





More About this Property:

The level topography and tract configuration may also provide an opportunity for future pivot irrigation development, subject to water availability, applicable regulations, permitting, and further investigation by the buyer.

Located just three miles north of Shelby, this farm combines productive soils, a high percentage of tillable acres, and a location where quality farmland seldom becomes available. Whether you are expanding an existing operation, adding to a land investment portfolio, or positioning your family for the future, this is an opportunity worth pursuing.

The current owner will retain all rights to the 2026 crop and associated crop income.

Quality Polk County farmland is rarely offered in this area. Contact Bob Osborne with American Legacy Land Company today for additional property information or to discuss this exceptional agricultural opportunity.

Legal: S1/2 NE1/4 26-15-1 Polk County, NE

Directions:

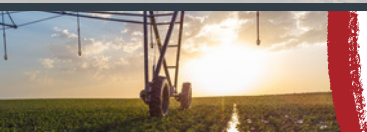
From Shelby, NE: Head north on County Road U for 3 miles. Turn right onto 134th Road, and head east for 2 miles. Then turn left onto County Road W and head north for 1/2 mile. The property is located on the left-hand side - see the American Legacy Land Co sign.

From Columbus, NE: Head south on HWY 81 for 11 miles to 135th Road. Turn right onto 135th Road heading west for 1 mile to County Road W. Turn left and go 1/2 mile to the property located on the west side of the road.

Taxes: \$2723.00 - 2025

FEATURES:

- 80 +/- acres
- NCCPI rating of 68.9
- Hasting's Silt Loam soils
- Level topography
- Quality parcel



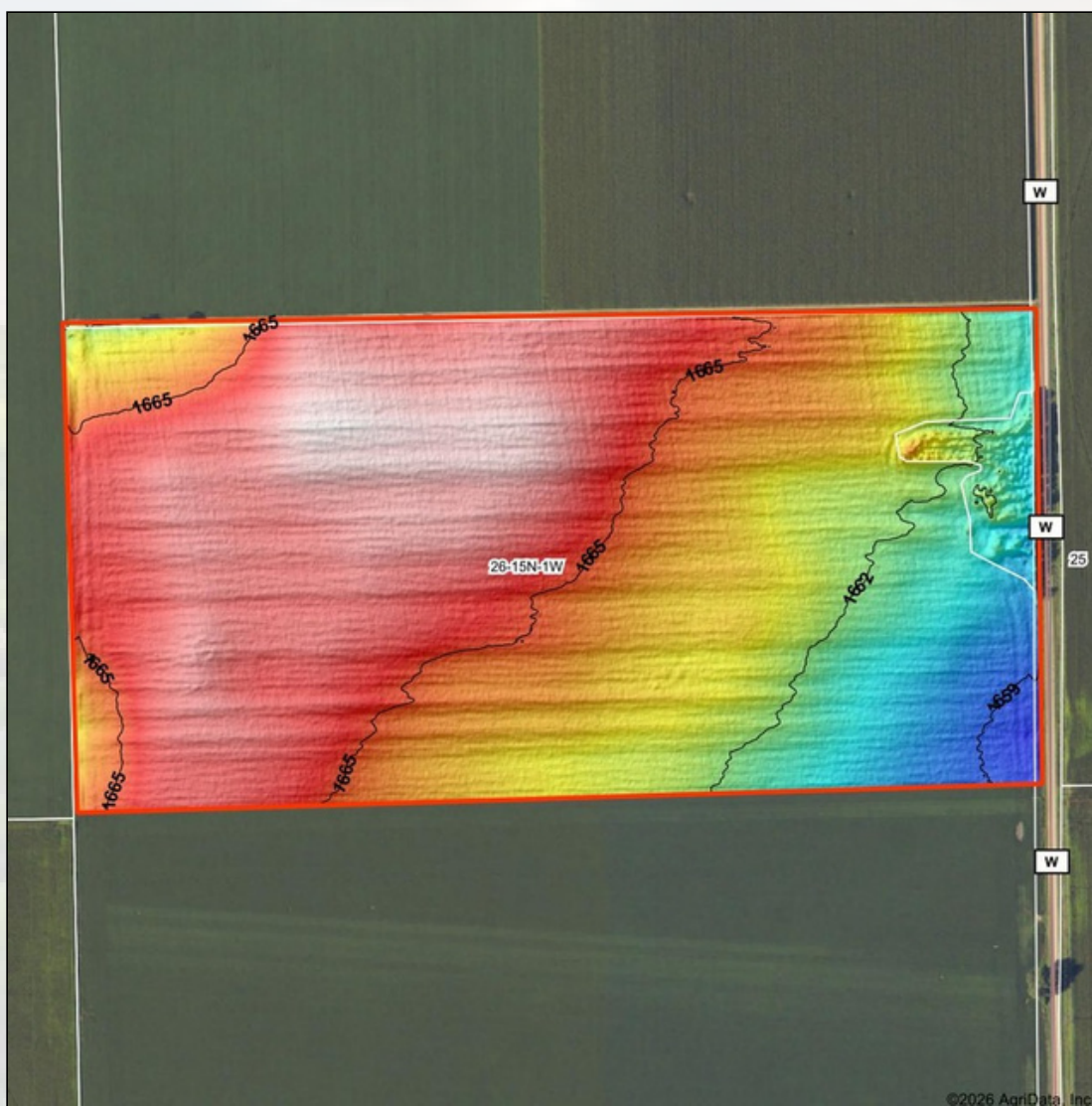
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Aerial Map



Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

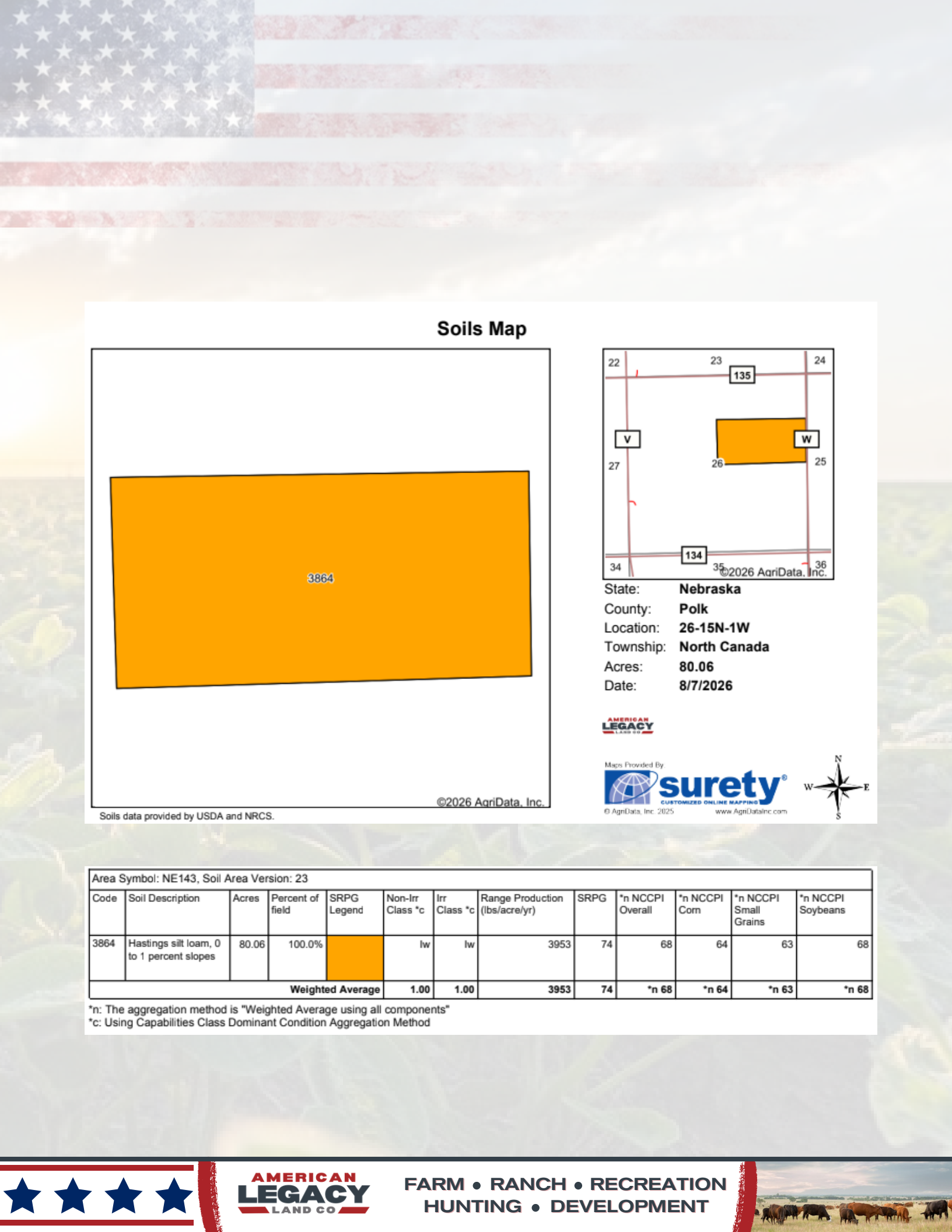
Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,658.4
Max: 1,667.9
Range: 9.5
Average: 1,664.4
Standard Deviation: 2.17 ft

0ft 427ft 854ft

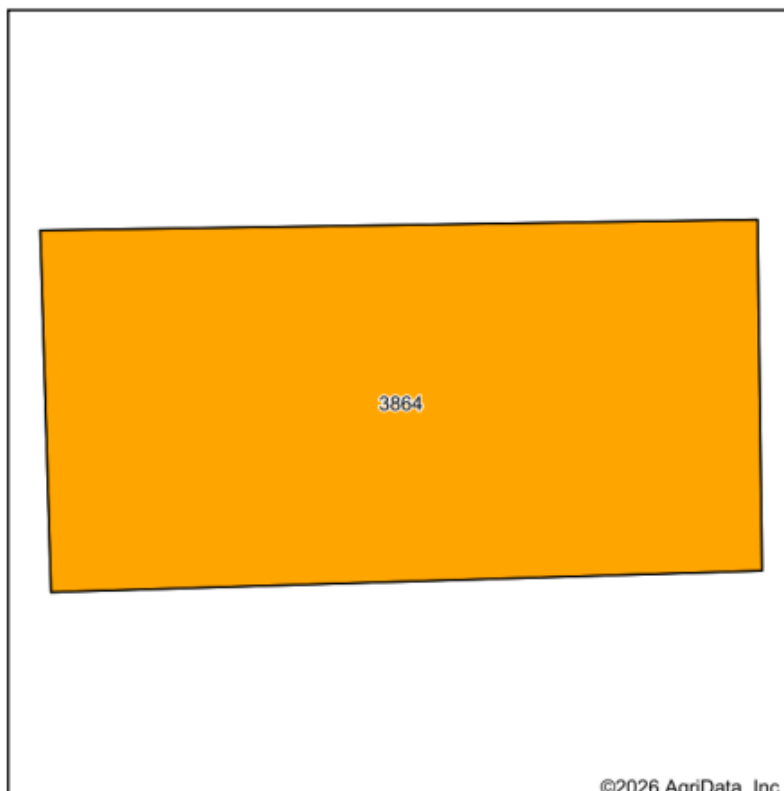


26-15N-1W
Polk County
Nebraska

Boundary Center: 41° 14' 40.64, -97° 23' 32.08



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Polk**
Location: **26-15N-1W**
Township: **North Canada**
Acres: **80.06**
Date: **8/7/2026**

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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
3864	Hastings silt loam, 0 to 1 percent slopes	80.06	100.0%		lw	lw	3953	74	68	64	63	68
Weighted Average					1.00	1.00	3953	74	*n 68	*n 64	*n 63	*n 68

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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Wetlands Map



State: **Nebraska**
 Location: **26-15N-1W**
 County: **Polk**
 Township: **North Canada**
 Date: **8/7/2026**

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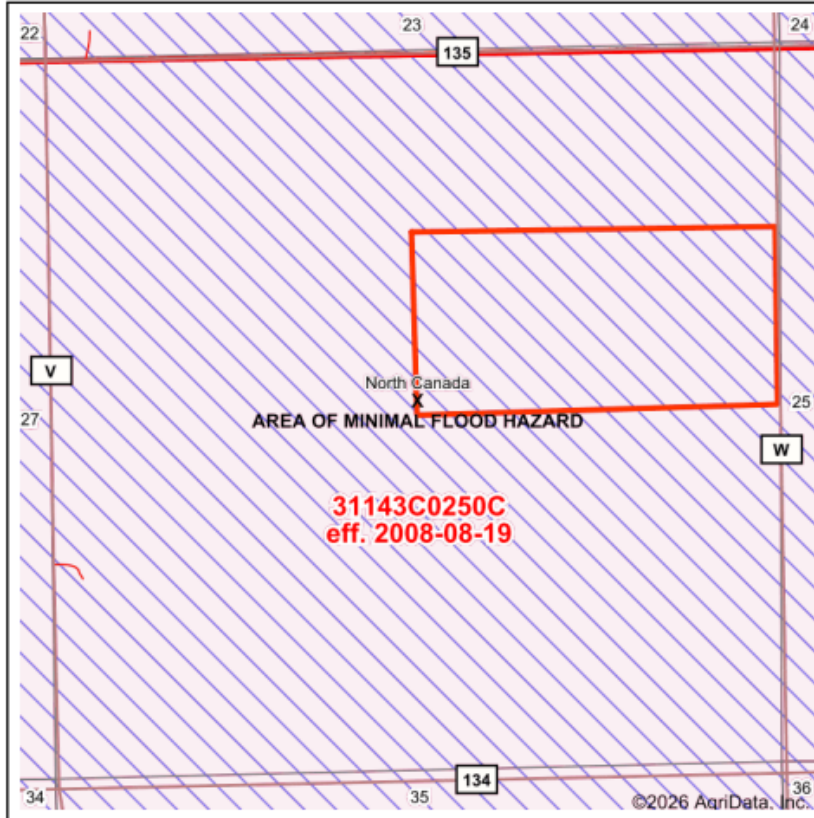


0ft 665ft 1331ft

Classification Code	Type	Acres
	Total Acres	0.00

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

FEMA Report



Map Center: 41° 14' 34.36, -97° 23' 49.19

State: NE Acres: 80.06

County: Polk Date: 8/7/2026

Location: 26-15N-1W

Township: North Canada

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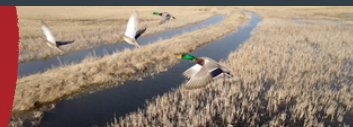


Name		Number	County	NFIP Participation	Acres	Percent
POLK COUNTY		310468	Polk	Regular	80.06	100%
Total					80.06	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	80.06	100%
Total					80.06	100%
Panel			Effective Date		Acres	Percent
31143C0250C			8/19/2008		80.06	100%
Total					80.06	100%

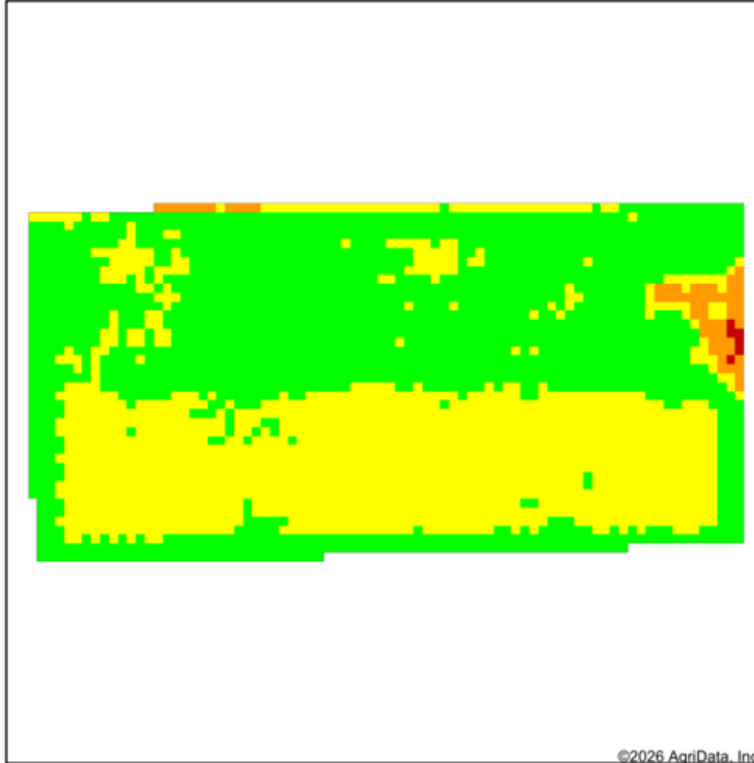


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Maximum Plant Growth(NDVI)2025



Client:

Farm:

Field:

Acres: 80.06

Date: 8/7/2026

Crop:

*USDA CropScape

Soils Weighted Average

NCCPI Overall: 68

Remarks:



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Low Relative Biomass High	Value	Acres	%Field	NCCPI
	86 - 120			
	81 - 85			
	76 - 80	44.9	56.0	68.0
	71 - 75	33.5	41.9	68.0
	66 - 70	1.6	1.9	68.0
	61 - 65	0.1	0.2	68.0
	51 - 60			
	41 - 50			
	21 - 40			
	1 - 20			
	0 - 0			

Std. Dev: **1.8**

Mean: **75.6**

Max: **80**

Min: **62**

Max NDVI Dates:

Start: 3/15

End: 10/28

Map Center: 41° 14' 40.64, -97° 23' 32.08

State: NE

County: Polk

Location: 26-15N-1W

Township: North Canada

Maps Provided By **surety**
CUSTOMIZED ONLINE MAPPING
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Elevation (feet)

Min: 1,658.4

Max: 1,667.9

Range: 9.5

Mean: 1,664.4

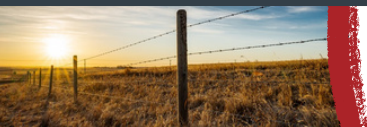
Std. Dev: 2.2



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AND SELL LAND

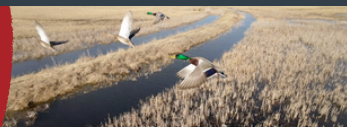






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About the Agent:

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