



FOR SALE

RECREATIONAL PROPERTY

Palmyra, NE

134.37 +/- Acres

OFFERED AT:

\$1,475,000

ABOUT THIS PROPERTY:

Discover an exceptional recreational property offering outstanding wildlife habitat, a stocked fishing lake, productive open land, mature timber, and an ideal setting for a future country home—all within convenient reach of Lincoln.

This diverse 134.37± acre property has been thoughtfully shaped by its combination of grassland, open conservation ground, mature timber, water, and established wildlife cover. Approximately 3.96 acres of pond and water create the centerpiece of the property: a private, stocked fishing lake offering excellent fishing and year-round recreational enjoyment.





More About this Property:

The property's mature timber, creek corridor, open grassland, and surrounding agricultural landscape create tremendous habitat for wildlife. Whitetail deer regularly use the timber and natural travel corridors, providing the potential for quality trophy-deer hunting. Wild turkeys are also found throughout the property, while the mixture of native cover, grassland, shelterbelts, and open areas creates exceptional habitat for pheasants and bobwhite quail.

Mature black walnut trees add beauty, character, and long-term value to the property. An established pine-tree shelterbelt provides additional wildlife cover, privacy, and protection from the elements while creating a picturesque setting for a future residence.

With excellent access from established county roads and a rural water tap already serving the property, much of the initial groundwork has been completed for a future homesite. The combination of mature trees, water, privacy, and convenient access makes this an outstanding location to build a dream home, weekend retreat, or recreational getaway close to Lincoln.

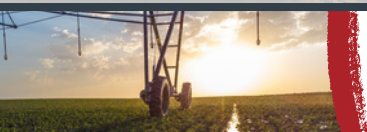
According to the Otoe County assessor's land schedule, the property consists of approximately:

- 49.35 acres of CRP - classified open ground
- 47.22 acres of grassland
- 31.83 acres of timber
- 3.96 acres of pond and water
- 1.00-acre farm site
- 1.01 acres of roads
- 134.37± total acres

The open portions of the property provide wildlife habitat and potential agricultural income, while the timber, creek, shelterbelt, and lake create a recreational landscape that can be enjoyed throughout every season. A 1,248-square-foot pole building provides additional utility for equipment, property maintenance, or storage.

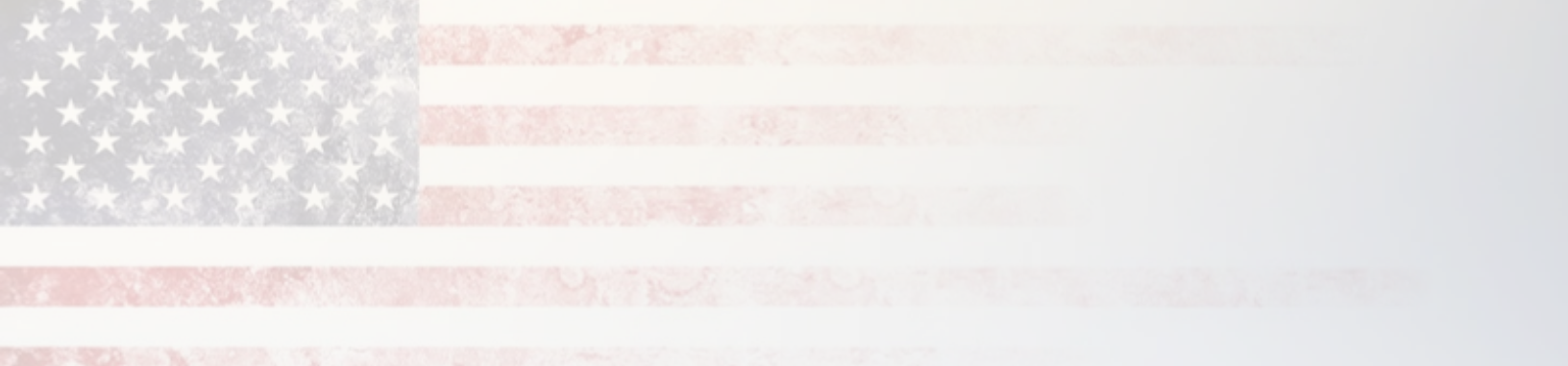
Properties combining quality hunting, private fishing water, mature timber, established access, rural water, and future homesite potential are increasingly difficult to find this close to Lincoln.

Whether you are searching for a private hunting property, fishing retreat, long-term land investment, or the setting for a dream country home, this Otoe County property offers a rare combination of recreation, natural beauty, accessibility, and future potential.



**GROW YOUR
LEGACY**





This is a rare opportunity to own a substantial recreational property where fishing, hunting, wildlife habitat, privacy, and future homesite potential come together in one highly desirable Otoe County offering.

Land classifications and acreages are based on the Otoe County assessor's records. CRP enrollment status, hunting history, lake stocking, rural water service, building suitability, utilities, floodplain boundaries, and permitted uses should be independently verified.

Directions: From Lincoln, take Highway 2 east until you get to 4th Road. Turn south and travel for 6 miles. The property will be on the west side of South 4th Road, at the intersection of 4th and L Road.

Legal Description: 32-8-9 NE1/4 LESS 2 TRACTS 134.37 AC SOUTH PALMYRA Otoe County, NE

Parcel ID: 004615000

2025 Taxes: \$2347.90

FEATURES:

- **134.37 +/- contiguous acres**
- **Stocked private fishing lake**
- **Rural water tap**
- **Trophy whitetail, turkey, and upland bird hunting**
- **Conveniently located within the Lincoln-area market**
- **Excellent access from established county roads**



**HELPING YOU BUY
AND SELL LAND**



Aerial Map:





Location Map:



**AMERICAN
LEGACY**
LAND CO.

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

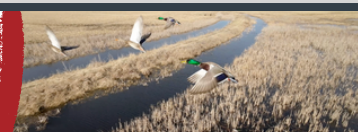


Soil Map:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	53.98	40.6	0	46	3e
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	29.97	22.54	0	57	4e
7750	Nodaway silt loam, occasionally flooded	22.44	16.88	0	94	2w
7231	Judson silt loam, 2 to 6 percent slopes	8.32	6.26	0	78	2e
7669	Mayberry clay loam, 3 to 11 percent slopes	4.88	3.67	0	62	4e
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	4.74	3.56	0	57	3e
7870	Nodaway-Colo complex, occasionally flooded	4.4	3.31	0	89	2w
9999	Water	3.42	2.57	0	-	-
9971	Arents, earthen dam	0.81	0.61	0	-	8
TOTALS		132.9 6(*)	100%	-	59.52	3.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.







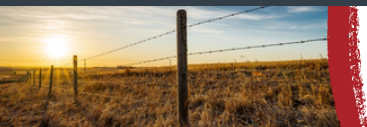
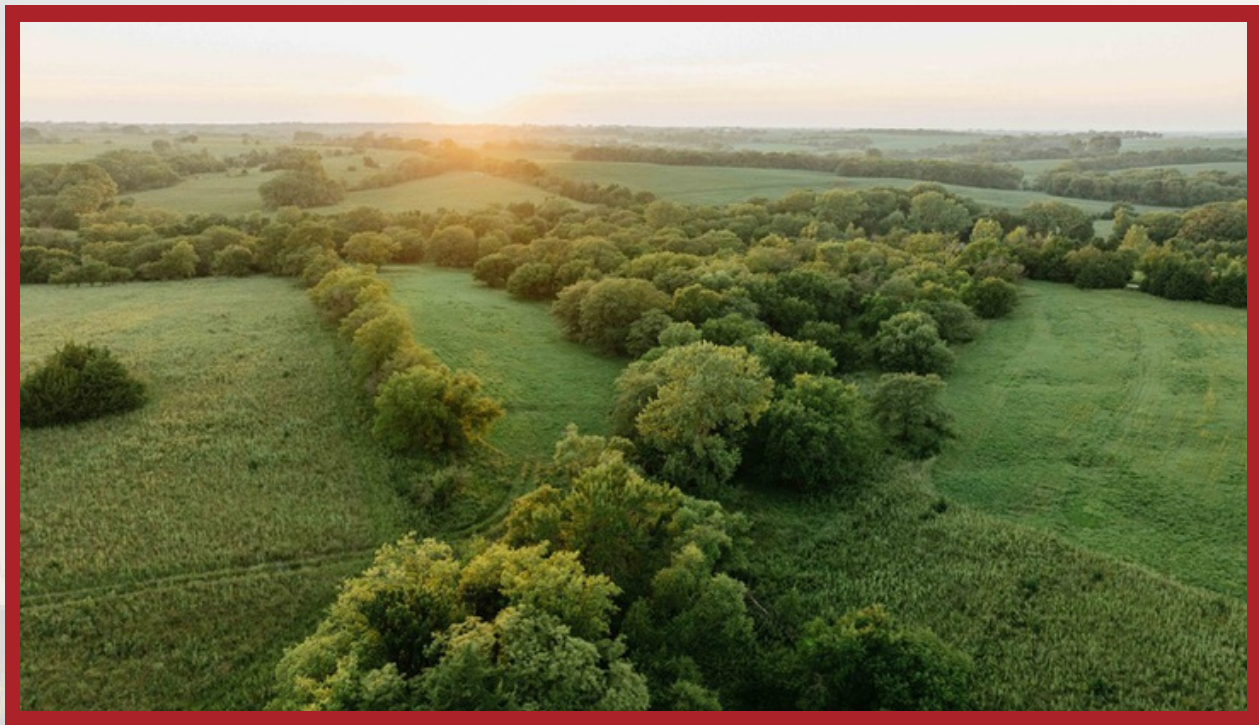
**AMERICAN
LEGACY**
LAND CO.

HELPING **YOU** BUY
AND SELL LAND





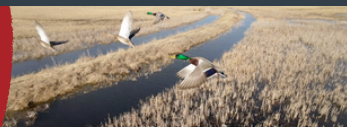
AMERICAN LEGACY LAND CO.

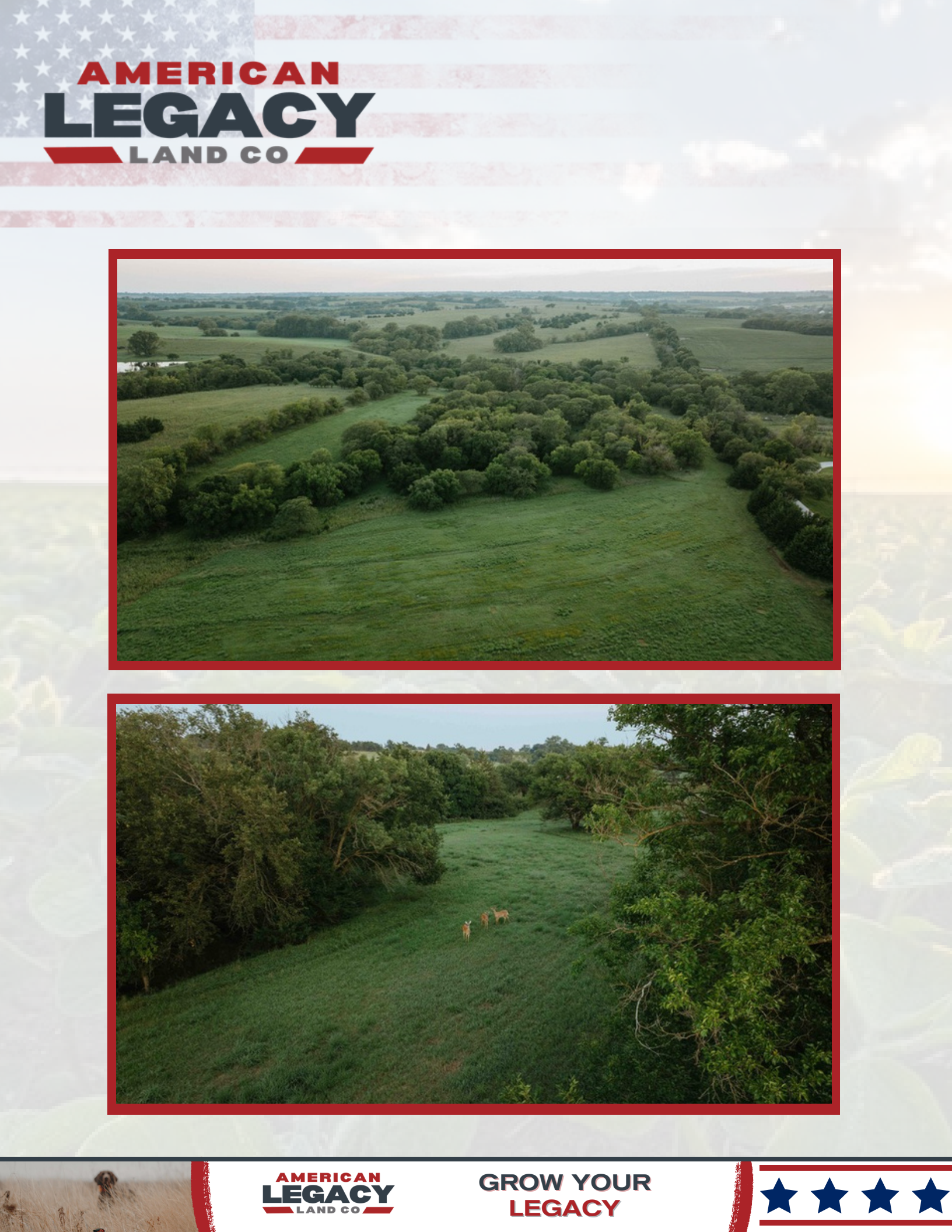




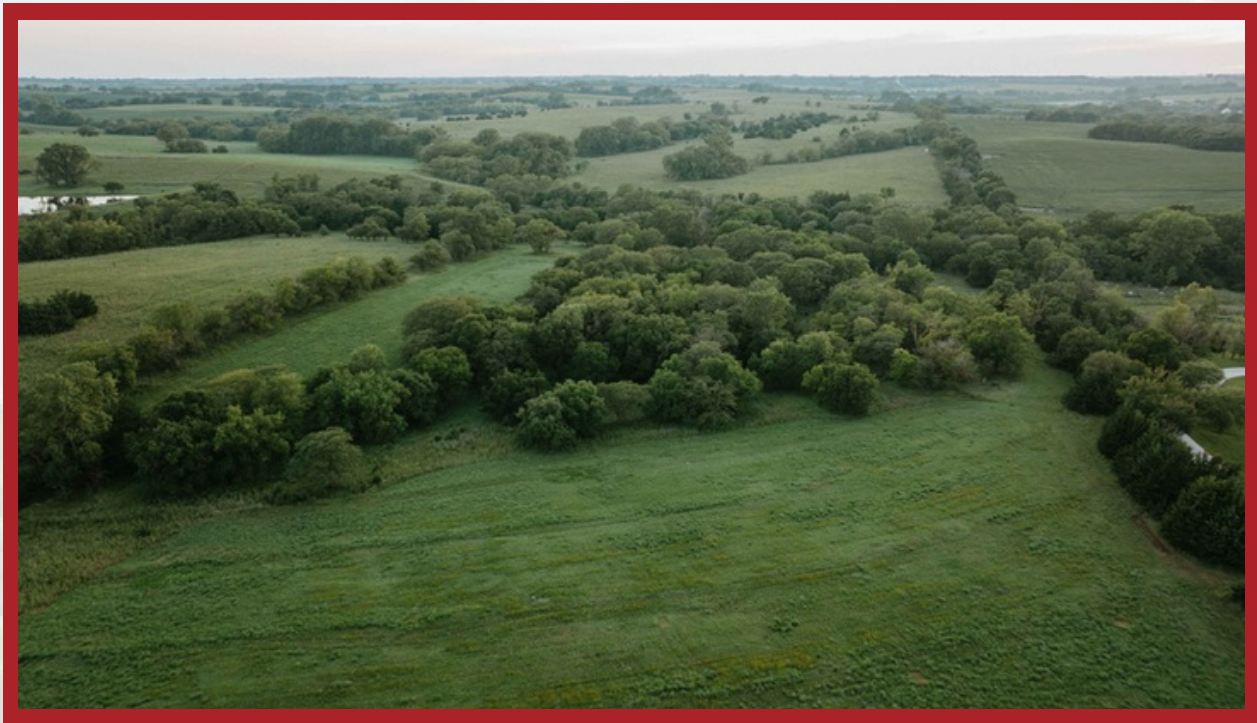
AMERICAN
LEGACY
LAND CO

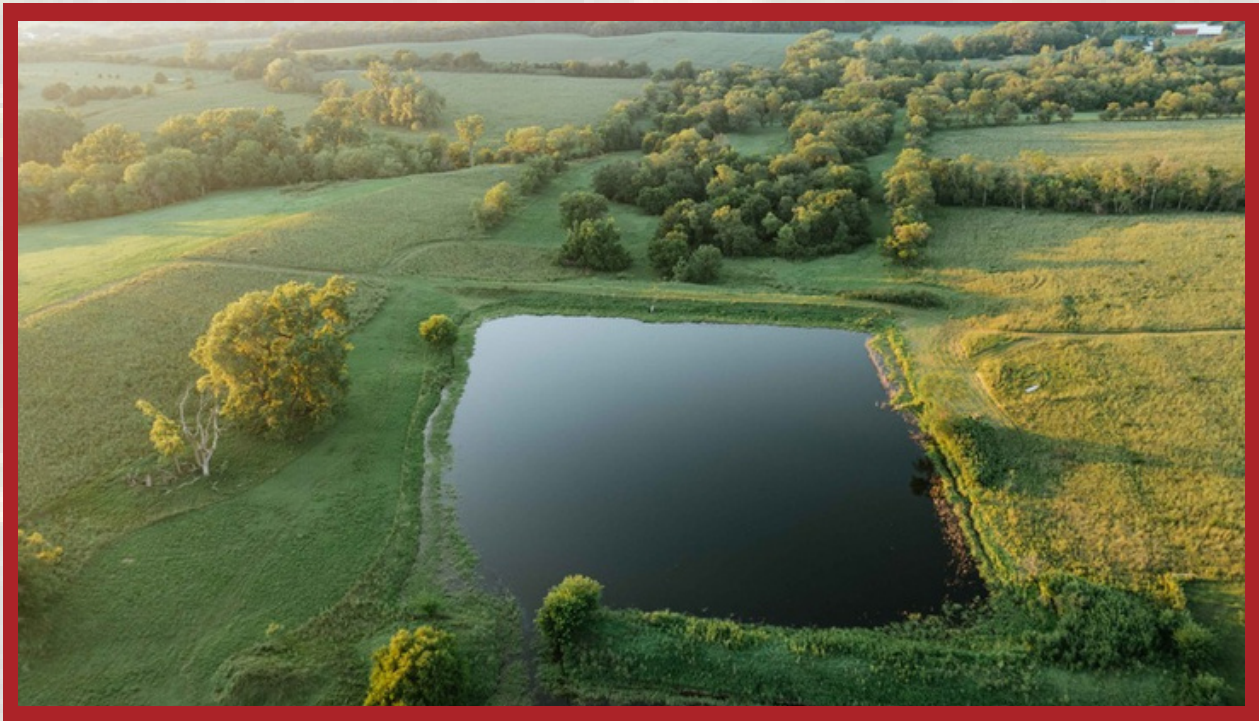
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





AMERICAN LEGACY LAND CO



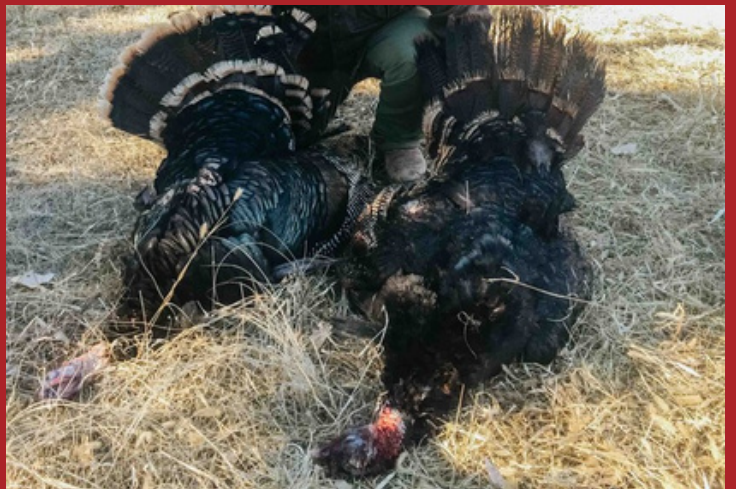


**AMERICAN
LEGACY**
LAND CO.

HELPING **YOU** BUY
AND SELL LAND

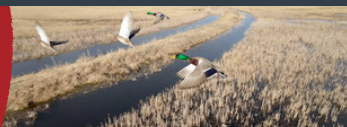






AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Listing Agents:

Chuck is a dedicated and experienced individual with a deep-rooted connection to agriculture and livestock. His background in diversified farming, ranching, and cattle feeding, coupled with his extensive experience in the Animal Health Industry, makes him a valuable resource for his customers. His involvement in community service, such as serving as the President of the Board of Directors for The Cattlemen's Ball of Nebraska, demonstrates his commitment to giving back and supporting his community.

Chuck's passion for outdoor activities like hunting, fishing, golf, and camping likely reflects his appreciation for nature and the rural lifestyle. His family values are evident in his dedication to his wife, Denise, and their four children, as well as their two grandchildren.

Given Chuck's commitment to understanding the needs and goals of his customers, reaching out to him for assistance or advice would likely yield valuable insights and support. His combination of practical experience, industry knowledge, and community involvement makes him a well-rounded and reliable resource in the agricultural community.



Chuck Baum

LAND AGENT
AMERICAN LEGACY LAND CO.
402-643-5002

Chuck.Baum@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

VICE PRESIDENT
AMERICAN LEGACY LAND CO.
308-991-9544

Nick@AmericanLegacyLandCo.com