

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**OTOE COUNTY
RECREATIONAL**

Palmyra, NE

72 +/- Acres

OFFERED AT:

\$576,000

ABOUT THIS PROPERTY:

Just a short drive from Lincoln lies a well-balanced combination of productive dryland cropland, pasture ground, and quality recreational habitat. This land is located within 5 miles of Eagle, NE and consists of a total of 72 +/- acres. The tillable acres mixed in with timber and native grasses along with a live creek meandering throughout the property, make a great place to hunt whitetail and turkey.



More About this Property:

The property contains approximately 34 +/- productive tillable acres with an average NCCPI rating of 70, providing a solid foundation for consistent agricultural production. It's hard to find a spot like this only 15 minutes from the edge of Lincoln with good quality hunting and income. The farm ground is leased for 2026. Schedule your private showing with Tyler Johnson today.

Taxes: 2025 - \$2,160.50

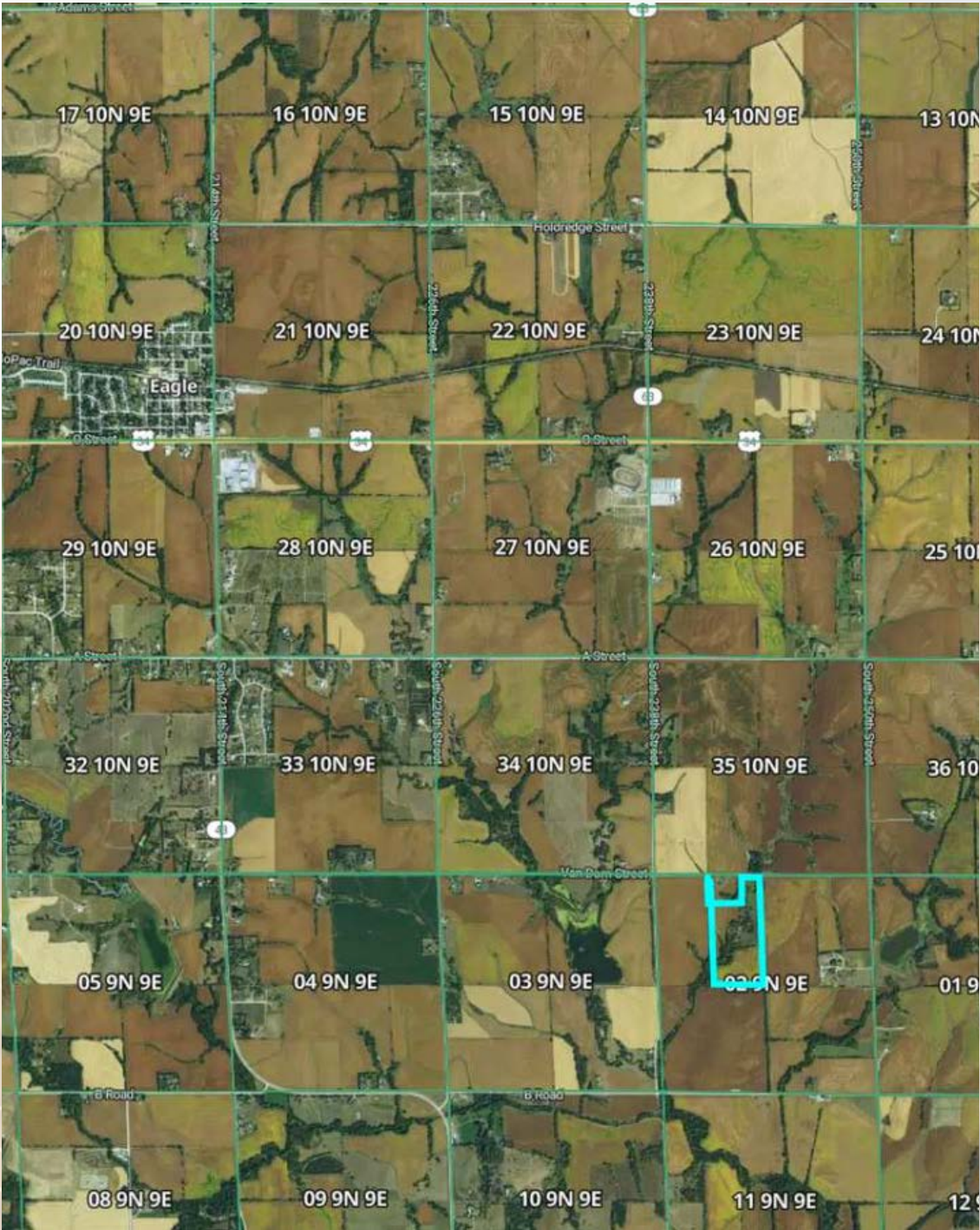
Legal Description: 2-9-9 E1/2 NW1/4 LESS 10.01 AC TRACT 72.26 AC NORTH PALMYRA Otoe County, NE

Directions: From Eagle, head east on HWY 34 to 238th Street. Head south for 2 miles to Van Dorn Street. Turn east for 0.4 miles and property is on the south side.

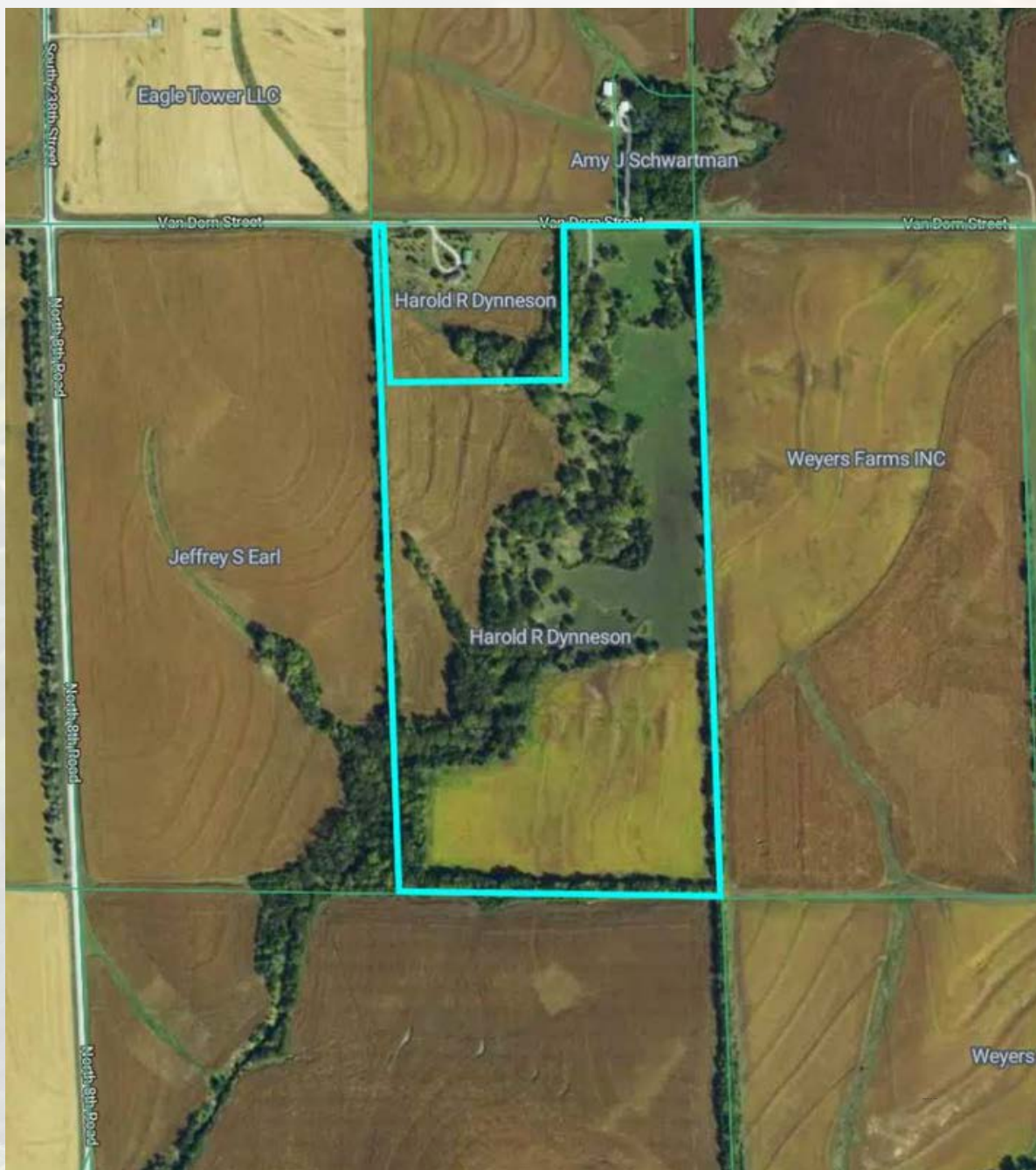
FEATURES:

- 72 +/- acres
- Tremendous whitetail and turkey hunting potential
- Within 15 minutes of Lincoln
- Combination of tillable acres, native grasses, timber, and live creek

Location Map:



Aerial Map:



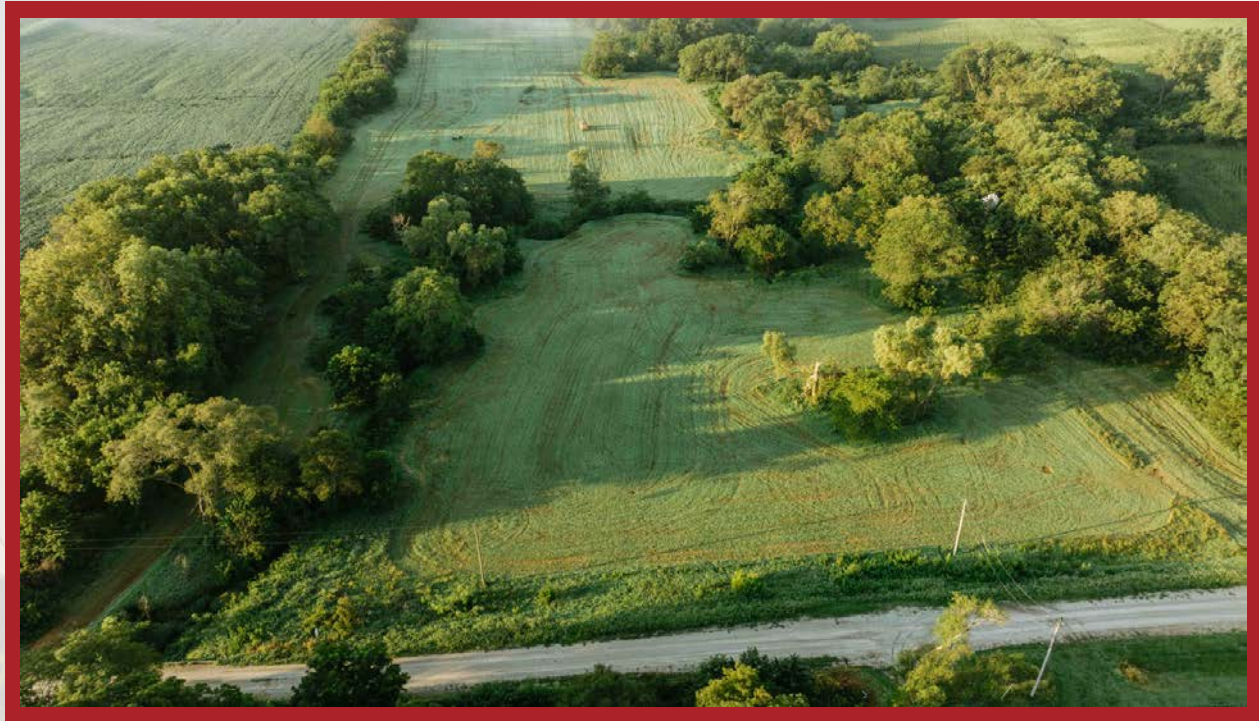


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



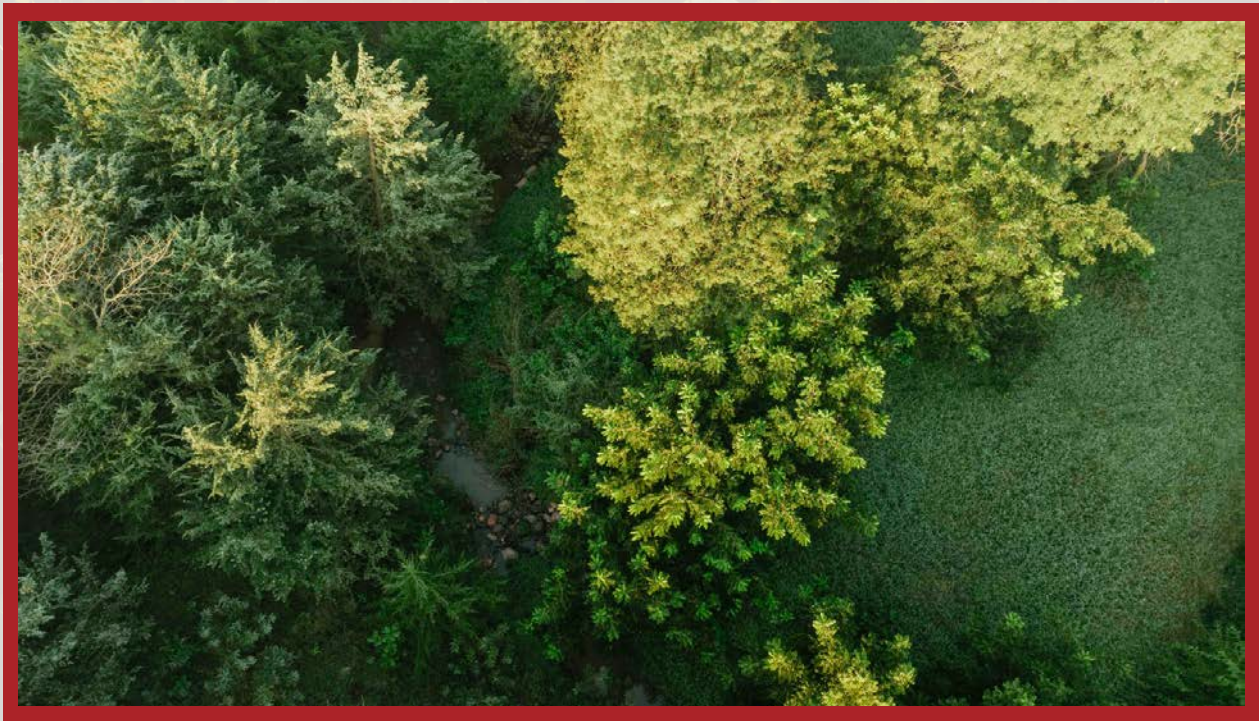
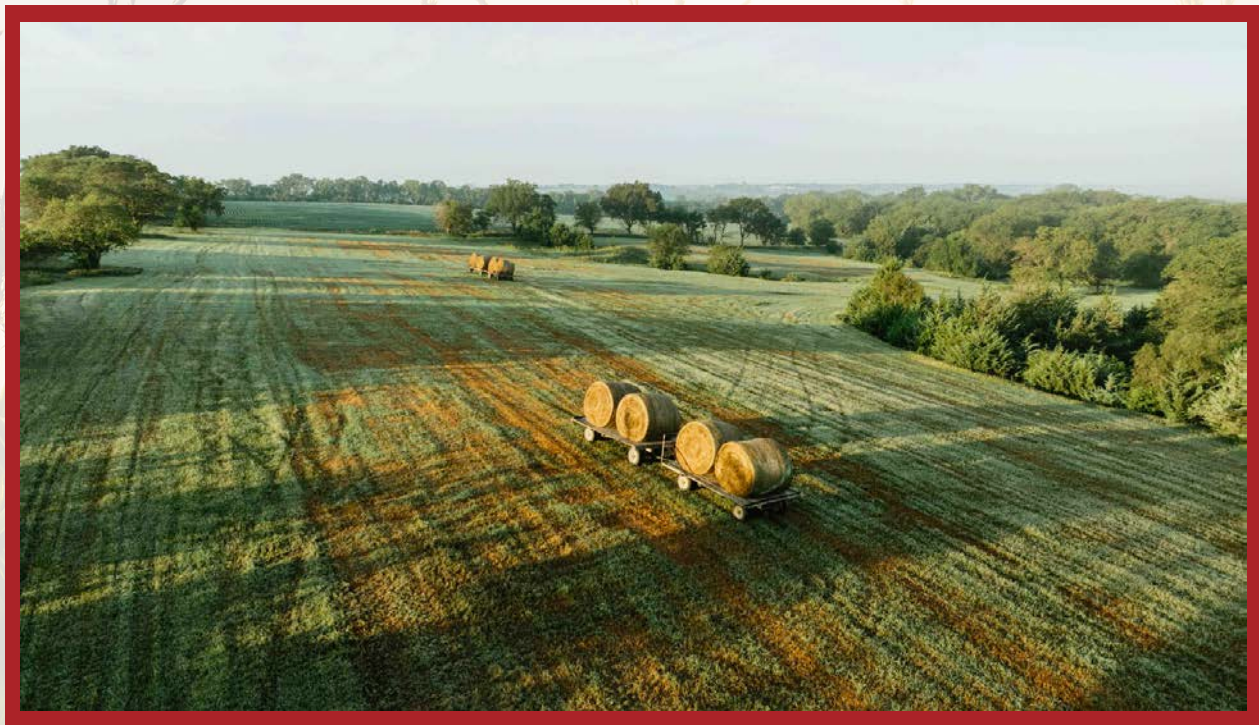
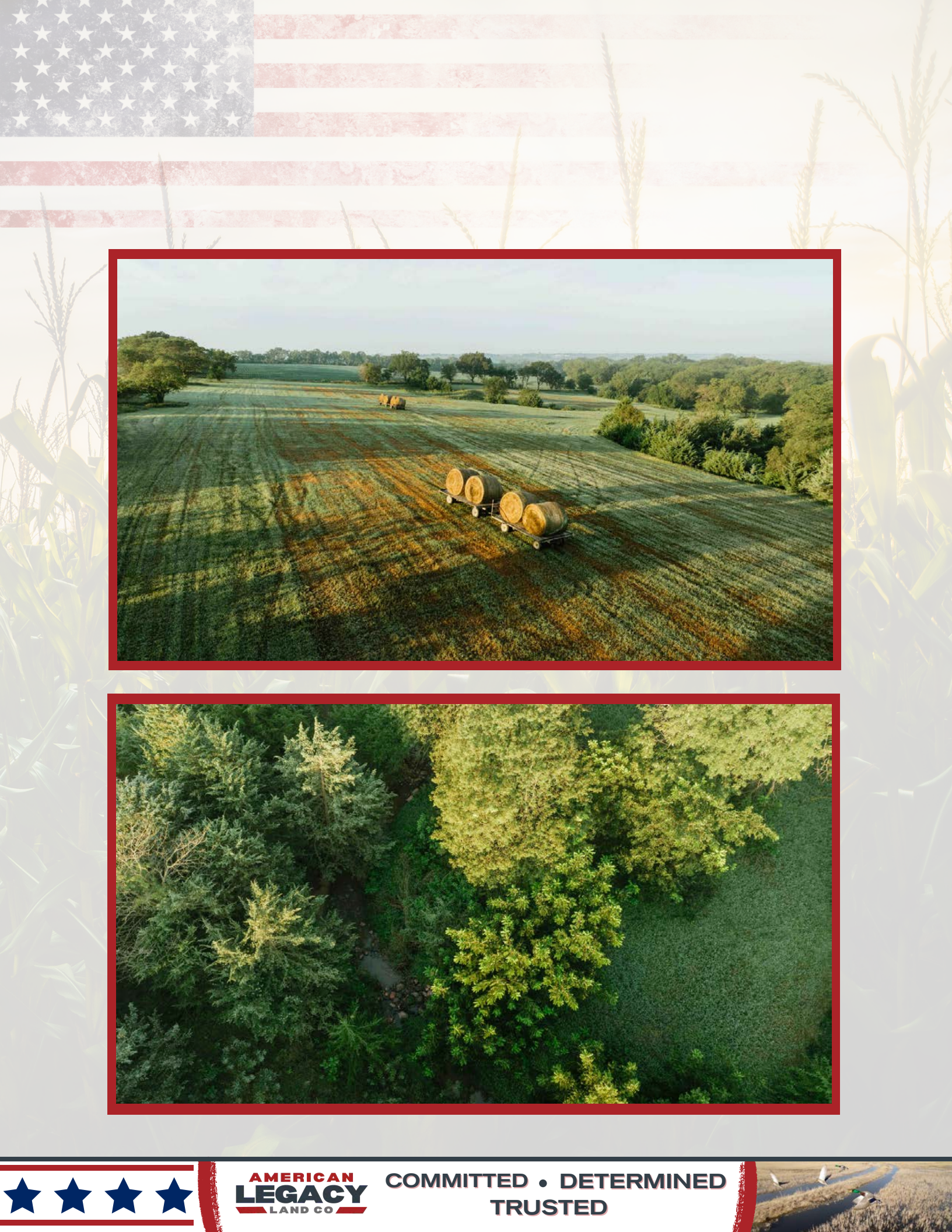
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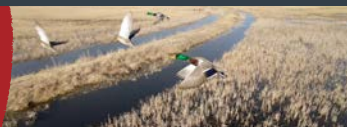
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED

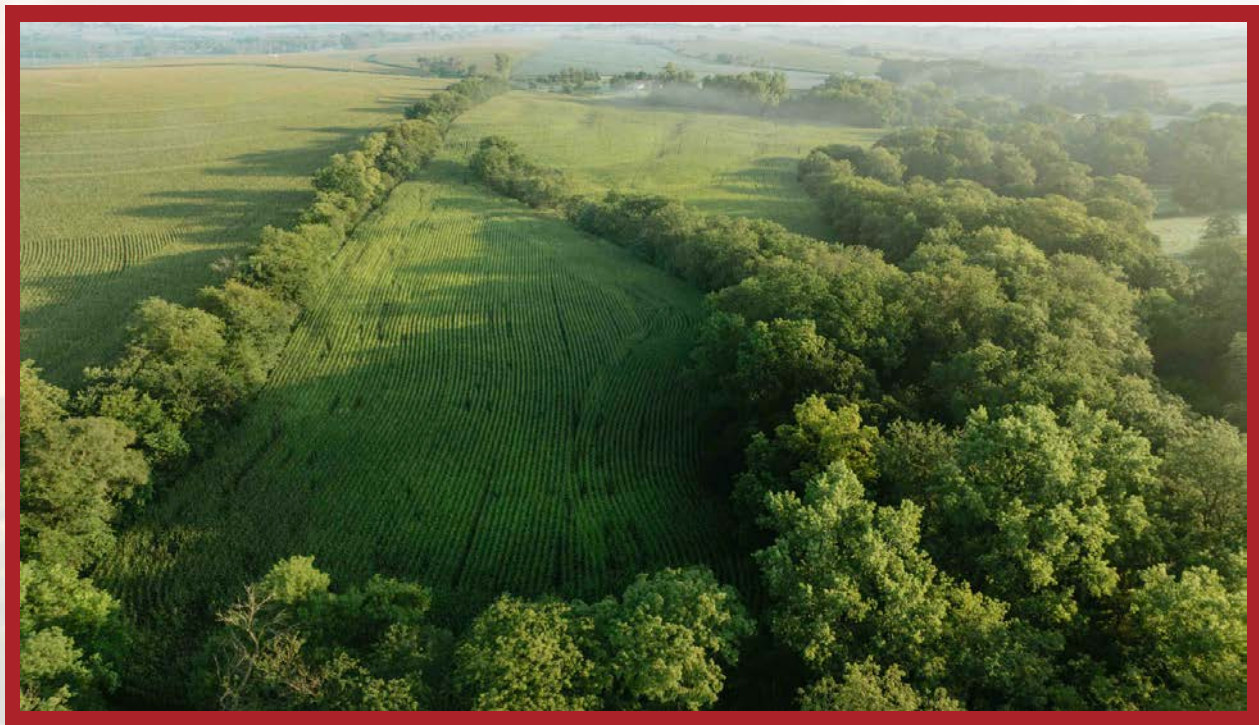




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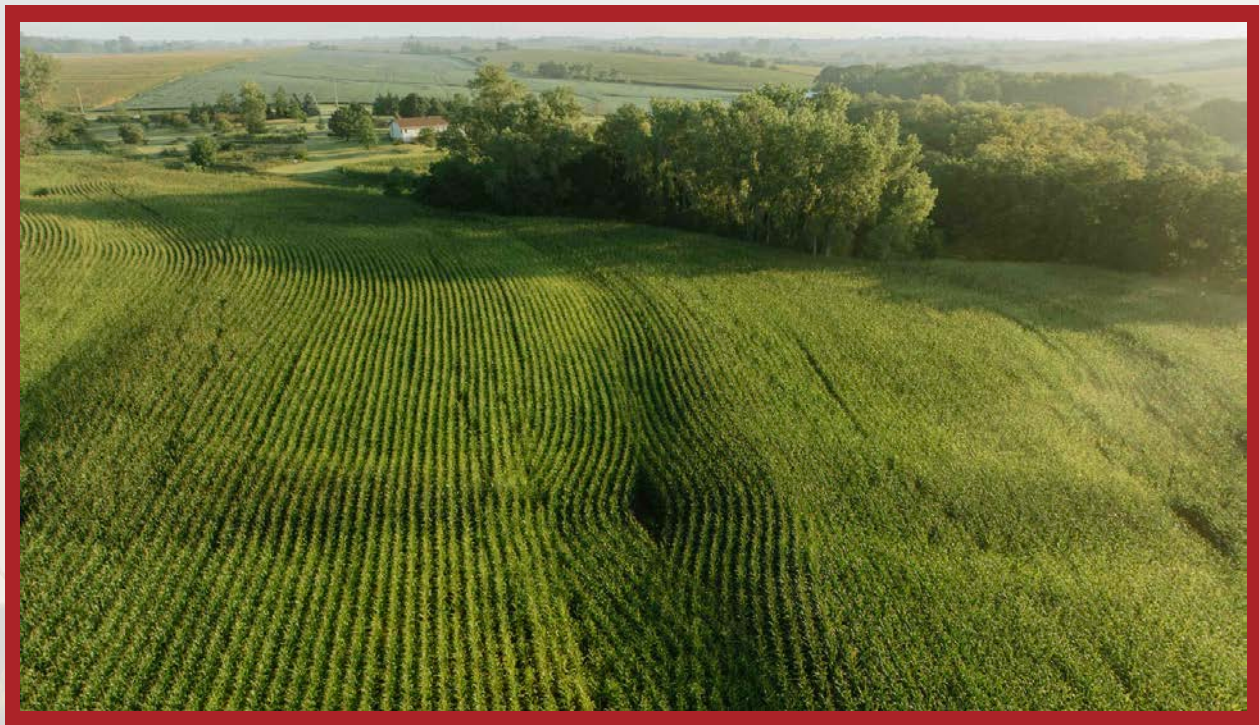
**AMERICAN
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LAND CO.

HELPING **YOU** BUY
AND SELL LAND





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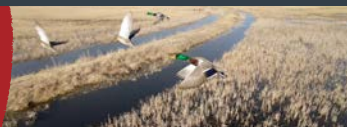
**BUYING • SELLING
AUCTIONS**





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational, and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.



In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 7-year-old son, 3-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.

TYLER JOHNSON , LAND AGENT



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