

**AMERICAN
LEGACY
LAND CO**

FOR SALE

CALAMUS BUILD SITE

Burwell, NE

5 +/- Acres

OFFERED AT:

\$117,000

ABOUT THIS PROPERTY:

Welcome to one of the most exclusive build opportunities surrounding Calamus Reservoir, a premium 5.02± acre homesite positioned atop the rolling hills, offering expansive views and unmatched access to Nebraska's natural beauty.

This is a rare opportunity to secure a true legacy property, where elevation, location, and surrounding landscape combine to create a setting that simply cannot be replicated by standard lake-area parcels.





More About this Property:

Whether you envision a custom home, a refined weekend retreat, or a thoughtfully designed cabin, this property provides the space, flexibility, and setting to bring that vision to life. Protective Covenants, Conditions & Restrictions (CCRs) are in place to preserve long-term value, aesthetic integrity, and the quality of neighboring improvements—ensuring your investment remains protected.

Positioned directly across from the Calamus Wildlife Management Area, this lot offers immediate proximity to some of Nebraska's most diverse and active recreational ground:

- Premier hunting for deer, turkey, and waterfowl
- Direct access to public wildlife land for year-round use
- Ideal basecamp for both recreational, seasonal pursuits or a permanent residence

For water access, you are strategically located:

- ½ mile to Buckshot Bay Boat Ramp
- 1.25 miles to Nunda Shoal Ramp (South Lake Road)

Enjoy everything Calamus Reservoir has to offer, boating, fishing, water skiing, wakeboarding, or simply cruising one of Nebraska's most desirable lakes. The surrounding area also provides excellent hiking, birdwatching, and year-round outdoor experiences.

- Private, shared lane access enhances both security and seclusion
- Power available along the road via Custer County Power
- High-speed fiber optic internet available through Hamilton Communications
- Gently rolling topography ideal for walk-out builds and view-oriented design

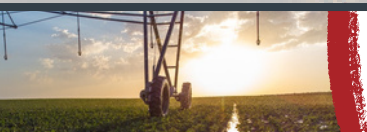
This is not just a recreational lot, it is a build-ready, infrastructure-supported site designed for long-term enjoyment and usability.

Calamus Reservoir properties—particularly those with elevation, views, and proximity to both water and wildlife areas, are increasingly limited and highly sought after. This parcel stands out as a premium-tier offering due to:

- Elevated positioning with reservoir views
- Immediate adjacency to public land
- Privacy via private lane access
- Balanced proximity to recreation and town amenities

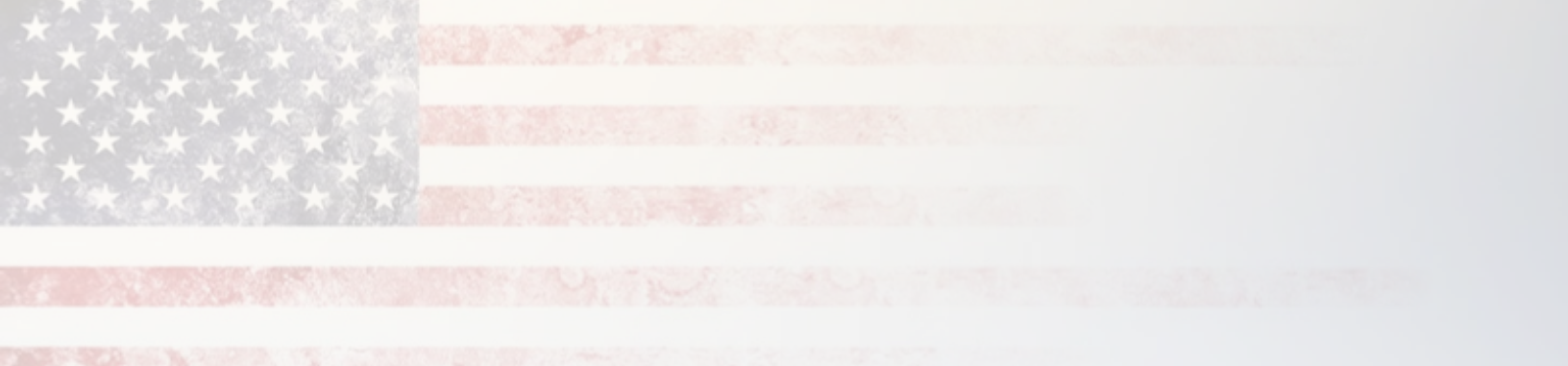
This combination supports not only lifestyle use, but also long-term investment strength and desirability.

- 10 minutes to Burwell, NE for dining, supplies, and local amenities
- Approximately:
 - 1.5 hours to Kearney & Grand Island
 - 2.5 hours to Lincoln
 - 3 hours to Omaha



**GROW YOUR
LEGACY**





Close enough for convenience—far enough to truly disconnect.

The private lane is a shared drive, and out of respect for ownership and neighboring properties, all showings are by appointment only.

For more information or to schedule a private tour, contact:

Bob Osborne, Land Agent / Specialist

402-660-4970

bosborne@AmericanLegacyLandCo.com

Directions: From Burwell, head north / northwest on HWY 96 to Calamus Reservoir. Turn left on S Lake Rd (The road to cross the Dam) go 4.1 miles on S Lake Road to property entrance, see American Legacy Land Co. sign. Lot is located on the north side of road.

From Bassett, head south on HWY 183 to HWY 96 to South Lake Rd. Stay on South Lake Rd for 7.4 miles, see American Legacy Land Co. sign. Lot is located on the north side of road.

Legal Description: SEC 27 TWN 22 RNG 17 PT E1/2NW1/4SE1/4 PT NE1/4 SE1/4 Lot #7 Loup County, NE

2025 Taxes: \$352.84

FEATURES:

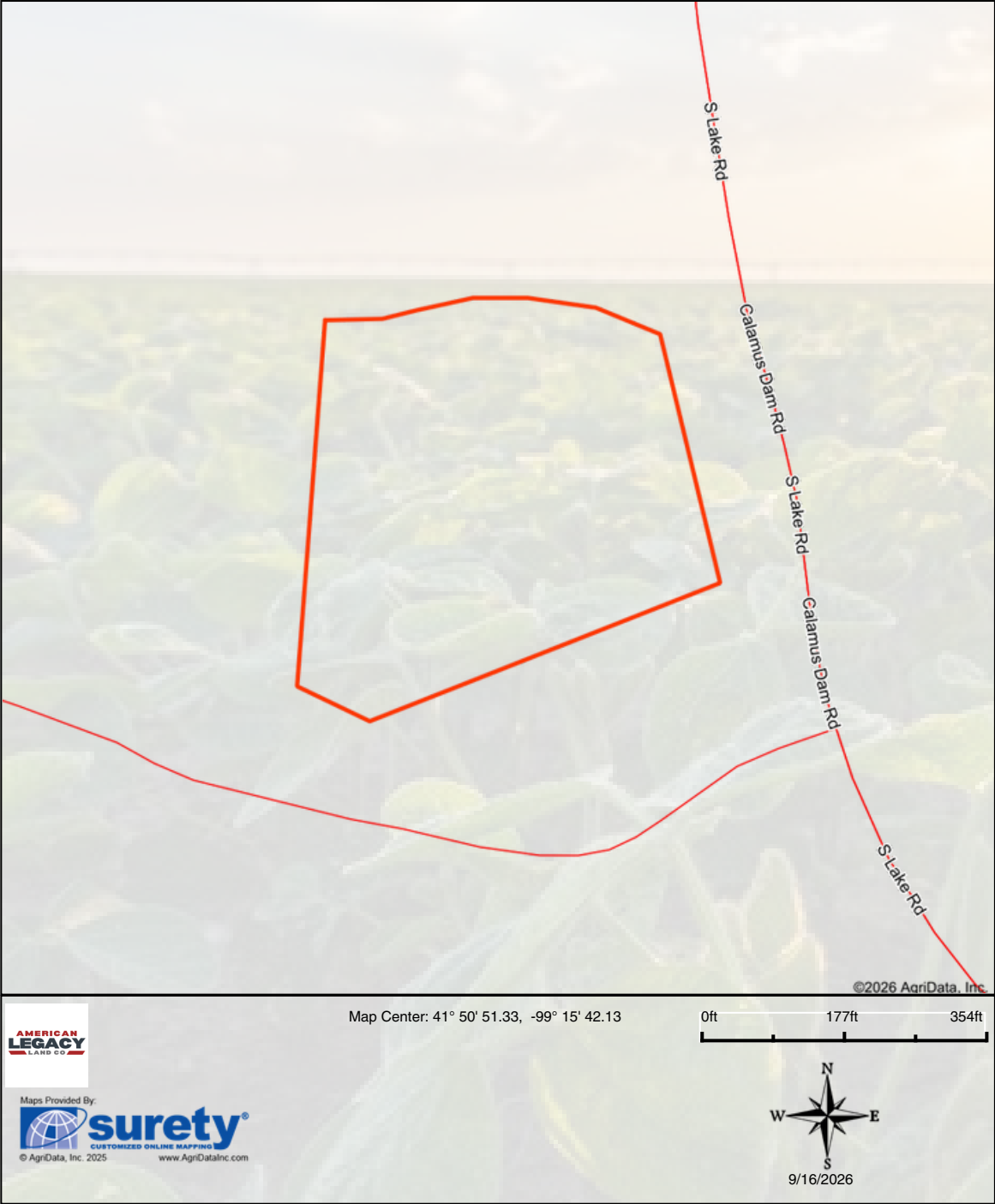
- 5 +/- acres
- Lakeview lot
- Multiple buildable sites
- Private drive
- Utilities at lot line
- Near 2 boat ramps



HELPING YOU BUY
AND SELL LAND

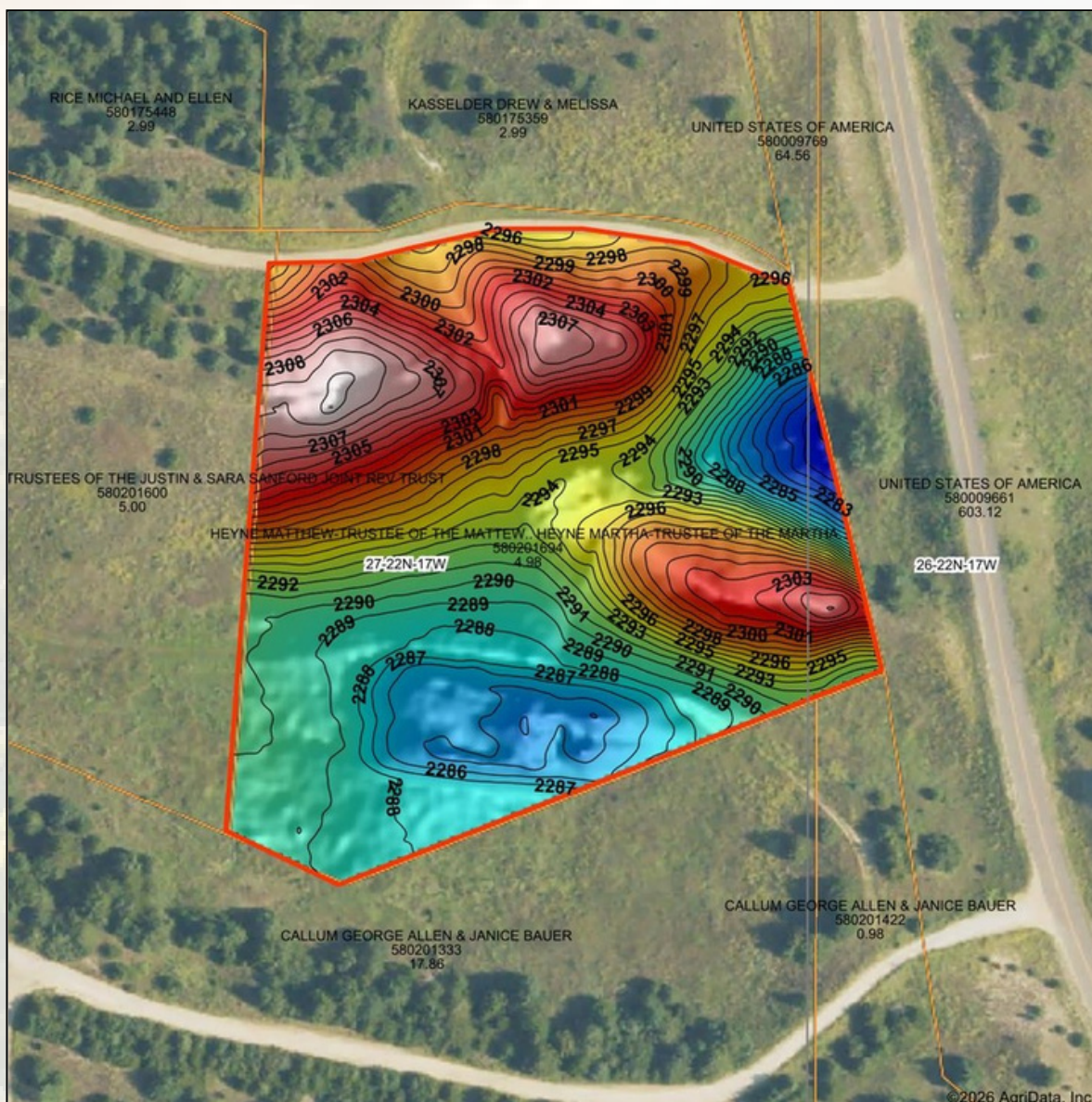


Overview Map





Topography Hillshade



Low Elevation High



Maps Provided By:



Source: USGS 1 meter dem
Interval(ft): 1
Min: 2,279.8
Max: 2,310.5
Range: 30.7
Average: 2,294.8
Standard Deviation: 7.12 ft

0ft 126ft 252ft



9/16/2026

27-22N-17W
Loup County
Nebraska

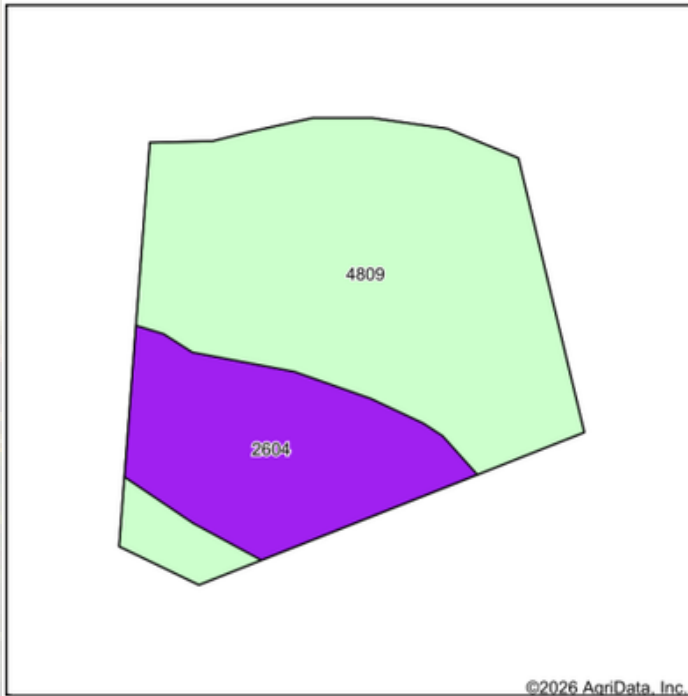
Boundary Center: 41° 50' 51.17, -99° 15' 41.94



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HUNTING • DEVELOPMENT



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Loup**
Location: **27-22N-17W**
Township: **Kent**
Acres: **4.8**
Date: **9/16/2026**



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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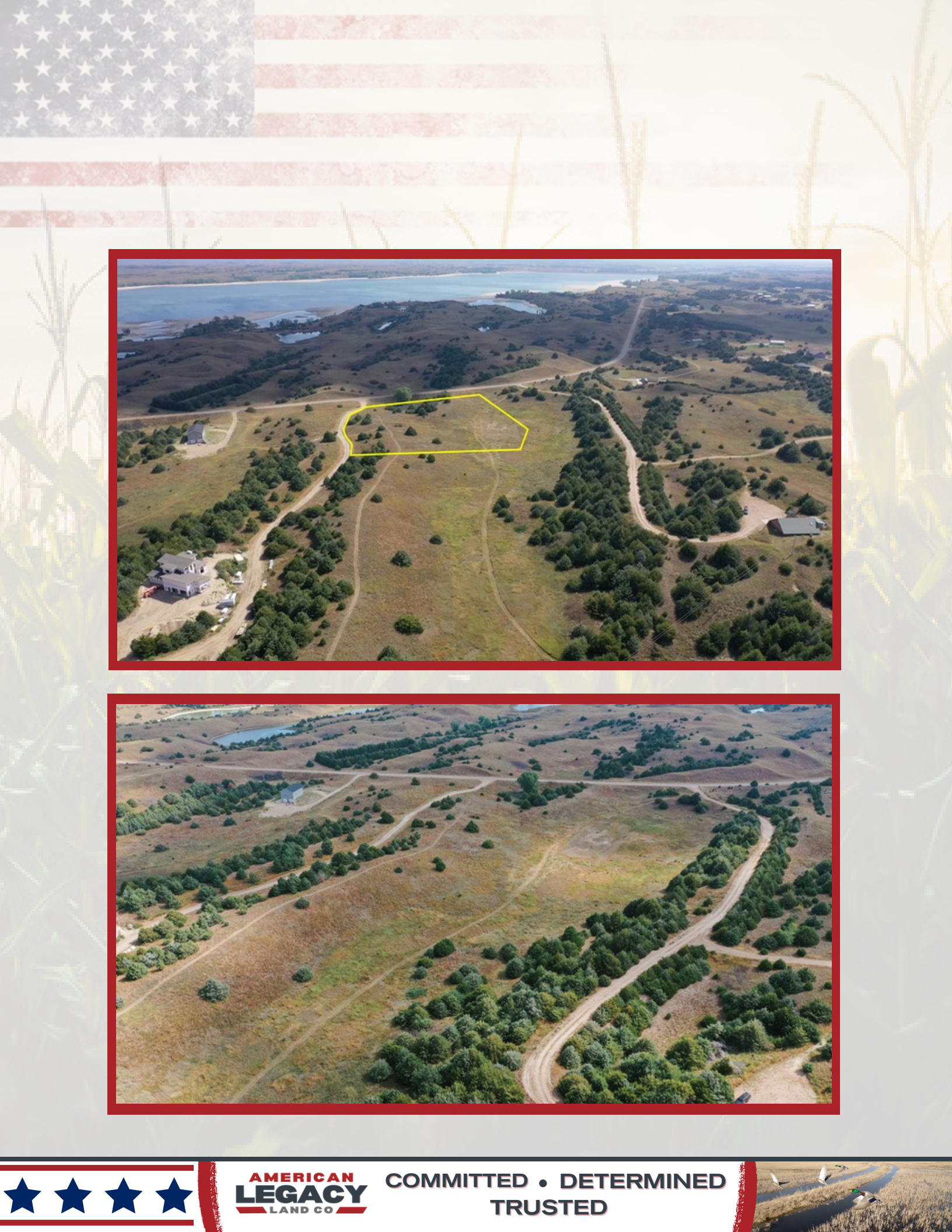
Area Symbol: NE115, Soil Area Version: 24

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
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	3.40	70.8%		Vle		2558		19	17	19	12
2604	Hersh-Gates complex, 0 to 3 percent slopes	1.40	29.2%		Ille	Ile	3244	59	49	41	48	46
Weighted Average					5.13	*-	2758.1	17.2	*n 27.8	*n 24	*n 27.5	*n 21.9

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

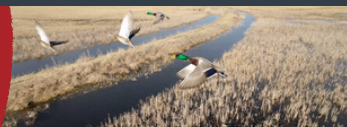
*c: Using Capabilities Class Dominant Condition Aggregation Method

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



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COMMITTED • DETERMINED
TRUSTED



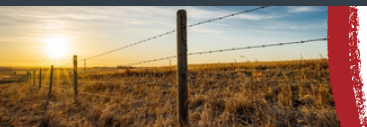


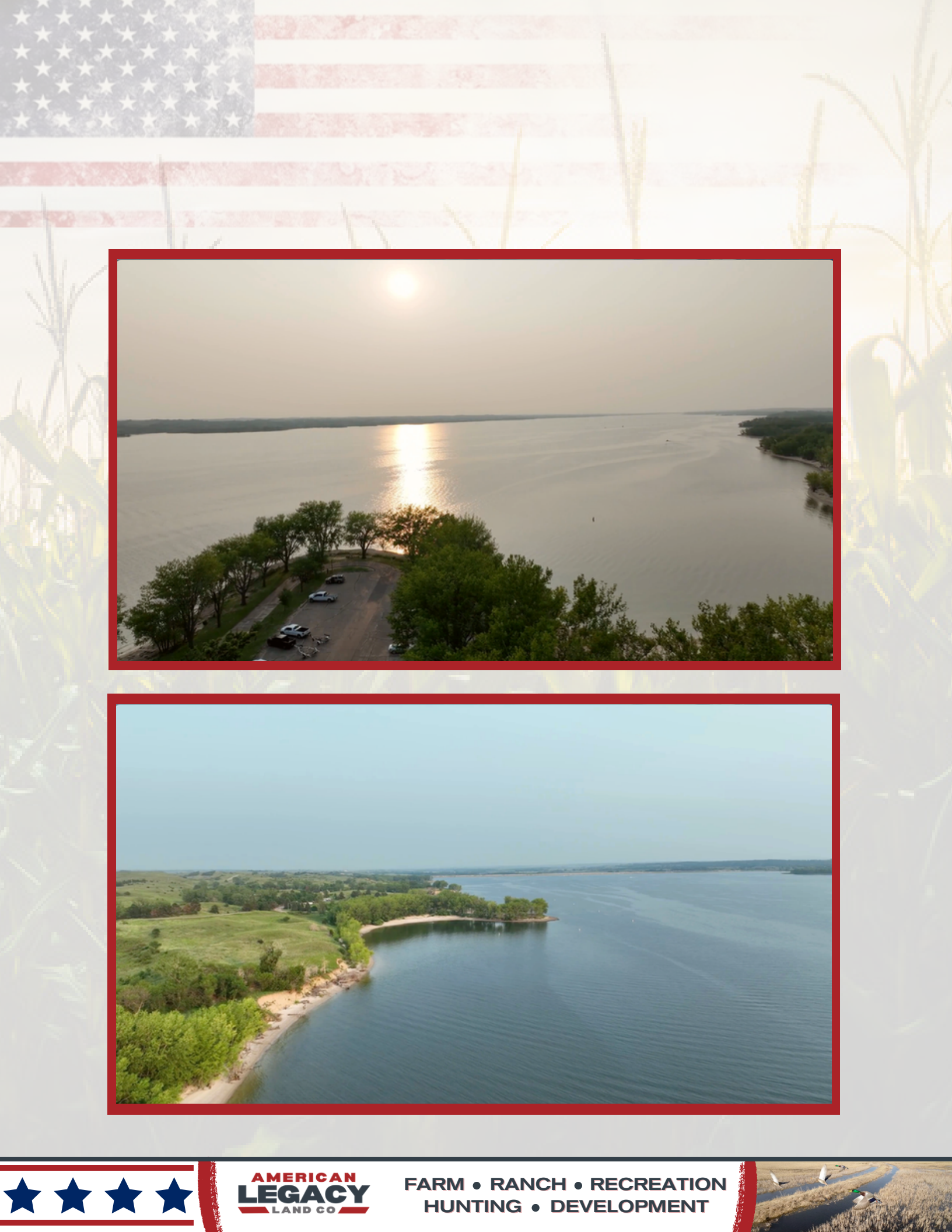


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HELPING **YOU** BUY
AND SELL LAND

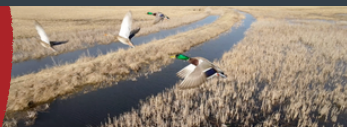






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About the Agent:

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



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