



# **AMERICAN LEGACY** LAND CO

# **FOR SALE**

## **CALAMUS RIVER PROPERTY**

Loup County, NE

## **50.5 +/- Acres**

**OFFERED AT:**

## **\$375,000**

### ***ABOUT THIS PROPERTY:***

Welcome to your exclusive Nebraska Sandhills build site in the heart of Nebraska's natural beauty. Situated just 1 mile north of Calamus Reservoir is 50.5 +/- acres of Nebraska prairie waiting for you to call home. This is a rare opportunity to own a piece of paradise that borders the Calamus River. The panoramic views to the east, west, north and south of the Nebraska Sandhills is an amazing view that many will never experience.

Whether you're an outdoor enthusiast, a nature lover, or simply seeking tranquility, this 50.5 +/- acres allows you to create your ideal retreat. With 50.5 +/- acres of pristine land at your disposal, along with Calamus River walk in access you have the freedom to build your dream home, design a weekend getaway, or create a charming cabin—the possibilities are endless.



## More About this Property:

The Calamus Reservoir area to include the Calamus River is a haven for outdoor enthusiasts, renowned for its excellent hunting opportunities. Having walk in availability from your future property is rare to find in this area. Your access for deer, turkey, waterfowl, and other game species are available to you with this parcel right out your back door. Your 50.5 +/- acres can serve as a base camp for your hunting adventures.

The warm water sloughs that boarder the northern property line allow for some of the best full year waterfowl hunting in the upper Midwest. Multiple boat ramps are within 4 miles from this property to include Buckshot Bay, Nunda Shoals and Valley View Flats. Enjoy skiing, wakeboarding, surfing, fishing, or just cruising one of Nebraska's premier lakes, plus the additional wildlife area that offers hiking and birdwatching, regardless of season. You can enjoy tanking, canoeing, kayaking and fishing just steps away with your access to the Calamus River.

Tucked away from the hustle and bustle of city life, this parcel offers the peace you crave. Experience the tranquility of rural living while just a short drive from the amenities of nearby towns. Power is provided by Custer County Power and is located along the road, plus the availability of high seed fiber optic connections through Hamilton Communications.

This 50.5 +/- acre parcel offers not only a fantastic place to call home but also a solid investment opportunity. The beauty and desirability of Calamus Reservoir to include the Calamus River makes this a highly sought-after parcel, giving you the confidence that your investment will appreciate over time.

Located 20 minutes from the charming town of Burwell, offering shopping, dining, and cultural attractions, and approximately 3 hours from Omaha, 2.5 hours from Lincoln, and 1.5 hours from Grand Island and Kearney, it makes a weekend getaway a breeze. Take advantage of this once-in-a-lifetime opportunity to own a piece of Nebraska's natural beauty with unparalleled views of the Nebraska Sandhills prairie.

The property owner is requesting the parcel be viewed via private showing only. Please call, text, or email Bob Osborne at 402-660-4970 / [bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com) to schedule.

Directions: From Burwell, NE head North / Northwest on HWY 96 for 18 miles past Calamus Reservoir to the Calamus River area

From Bassett head South on HWY 183 to HWY 96, see American Legacy Land Co. For Sale sign located on the property just 2.5 miles on HWY 96.

Legal Description: 26 23 18 PTSE1/4NW1/4 PT SW1/4NE1/4 SEC.26-23-18 Loup Co 50.5 Acres, Parcel #'s 580158764, 580156990, 580200426, 580200329, 580200248 Loup County, NE

Taxes: \$708.42

Income Potential: Yes

## FEATURES:

- 50.5 +/- acres
- Calamus River access
- Waterfowl hunting
- Prairie views
- Income potential



**GROW YOUR  
LEGACY**





LOUP COUNTY,  
NEBRASKA



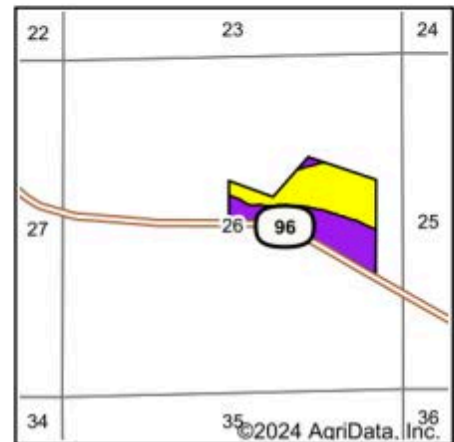
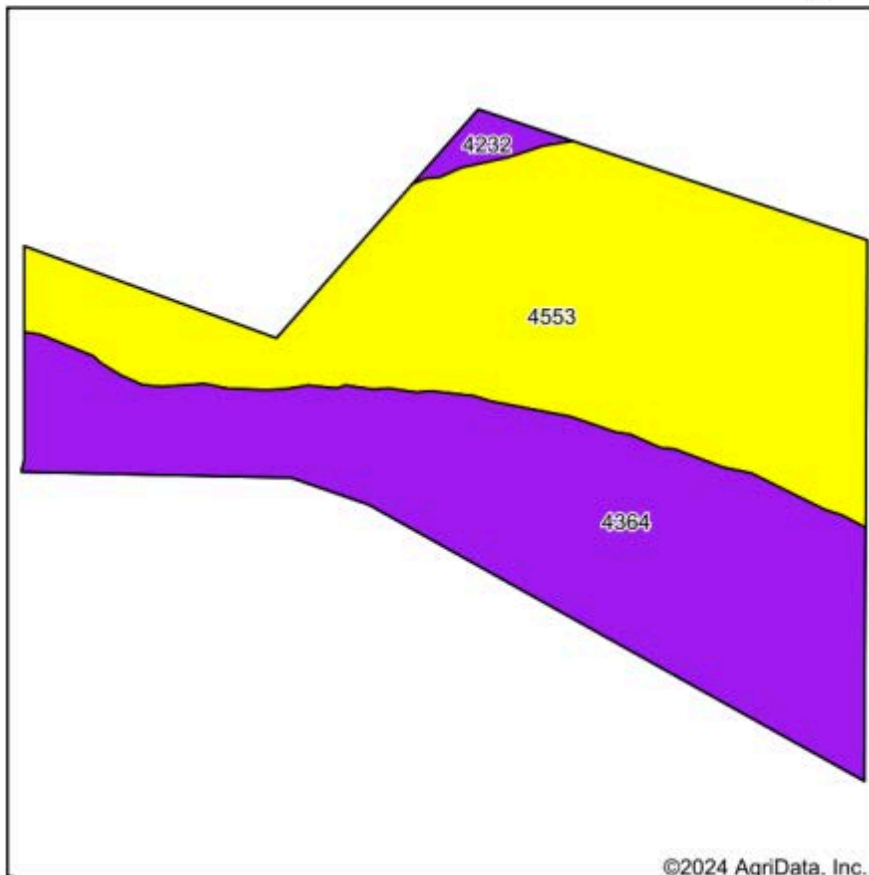
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HELPING **YOU** BUY  
AND SELL LAND





## Soils Map



State: **Nebraska**  
 County: **Loup**  
 Location: **26-23N-18W**  
 Township: **Kent**  
 Acres: **51.94**  
 Date: **8/2/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

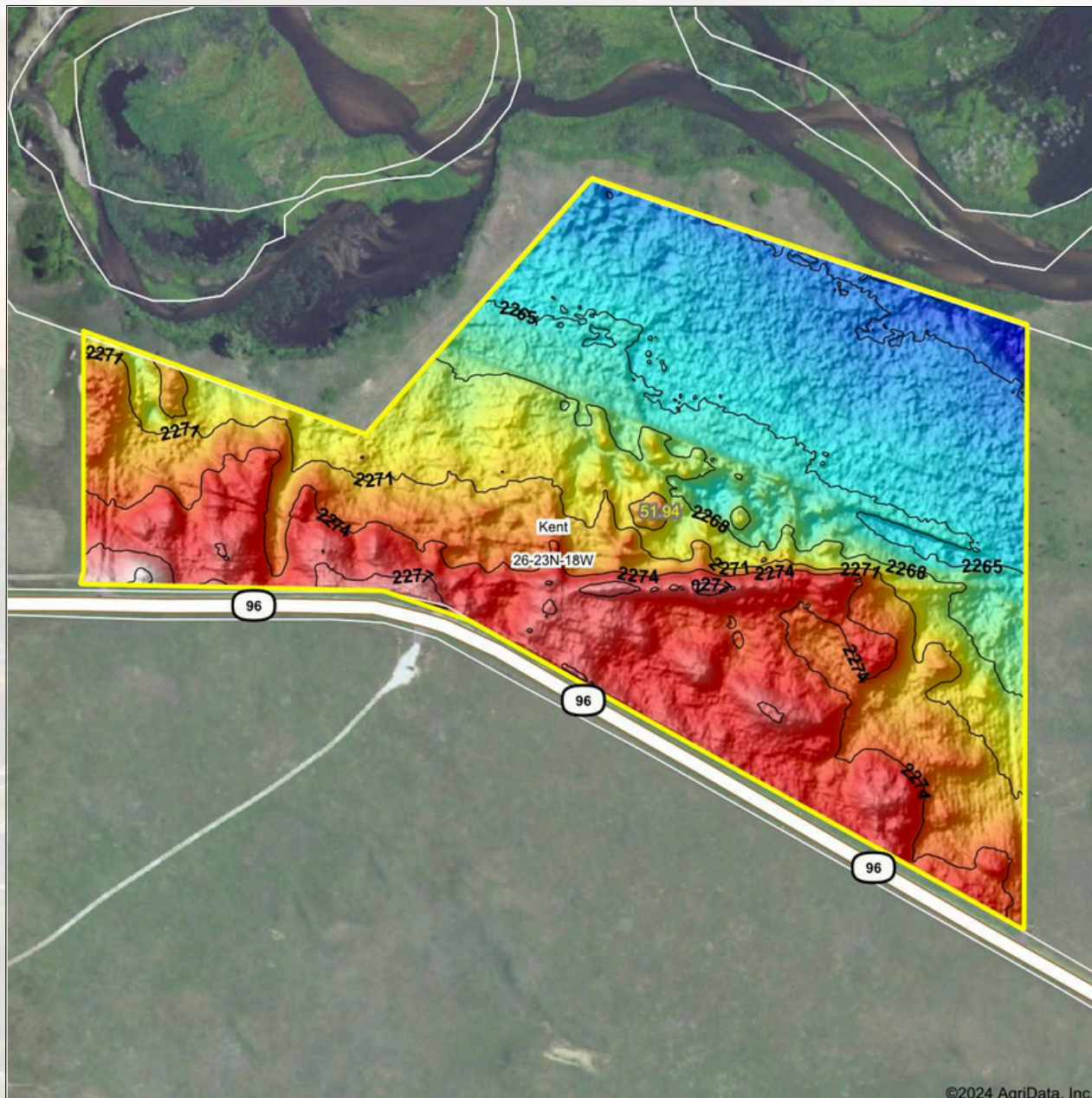
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Area Symbol: NE115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	27.41	52.7%		IVw
4364	Ipaga fine sand, terrace, 0 to 3 percent slopes	23.77	45.8%		VIe
4232	Calamus loamy fine sand, rarely flooded	0.76	1.5%		VIe
Weighted Average					4.94

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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Low Elevation High



Source: 1 meter dem 3 Min:  
Interval: 2.5 Max: 2,280.5

0ft 385ft 770ft

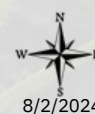


Maps Provided By:



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

Range: 21.0  
Average: 2,269.8  
Standard Deviation: 4.86 ft



8/2/2024

**26-23N-18W**  
**Loup County**  
**Nebraska**

Boundary Center: 41° 56' 12.81, -99° 21' 46.25



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

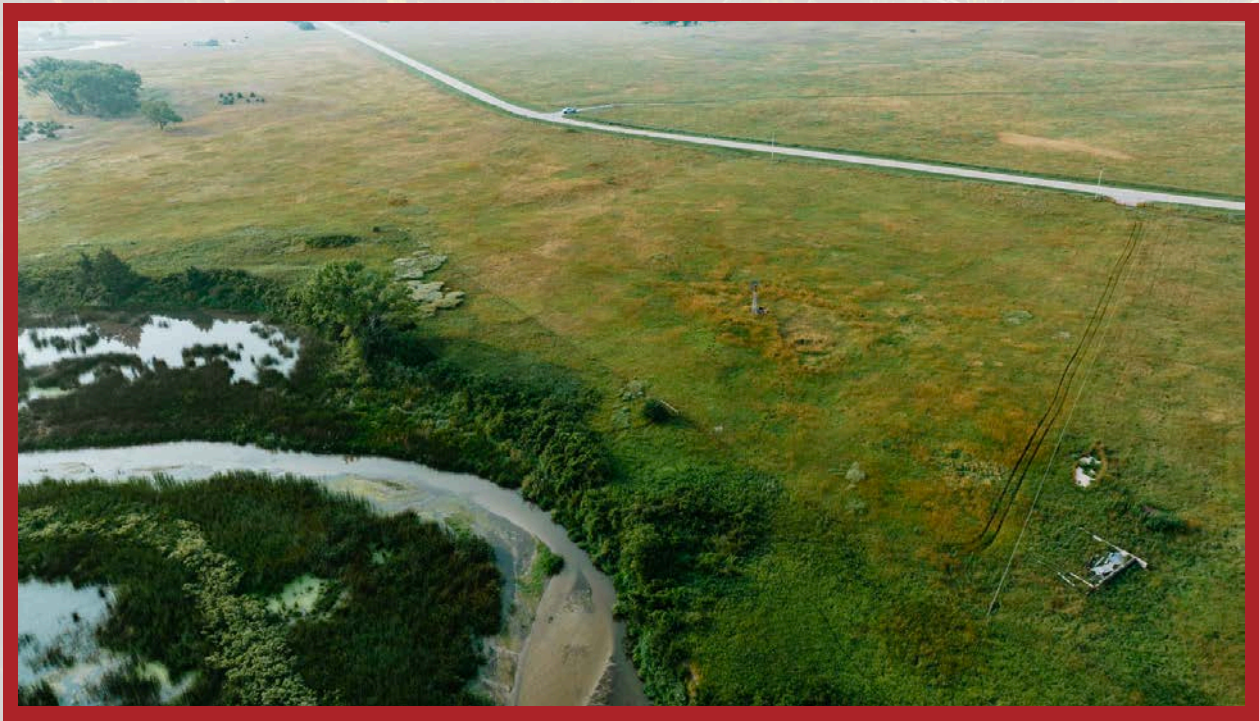
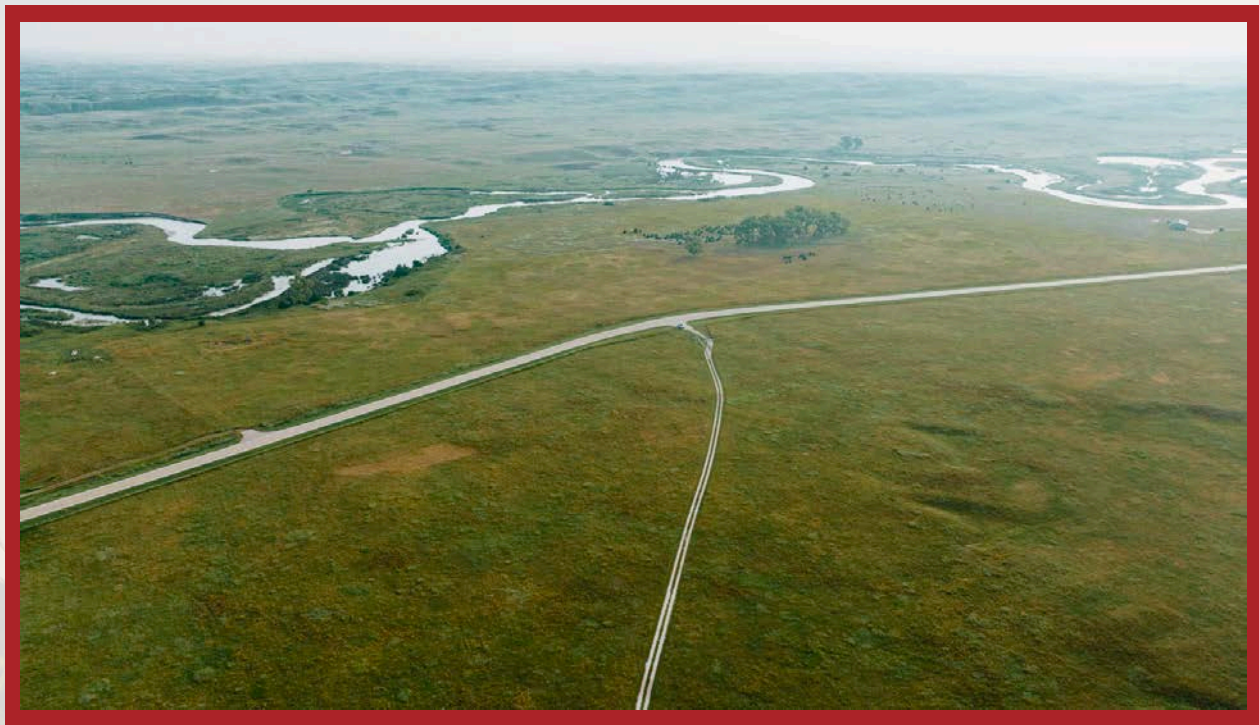




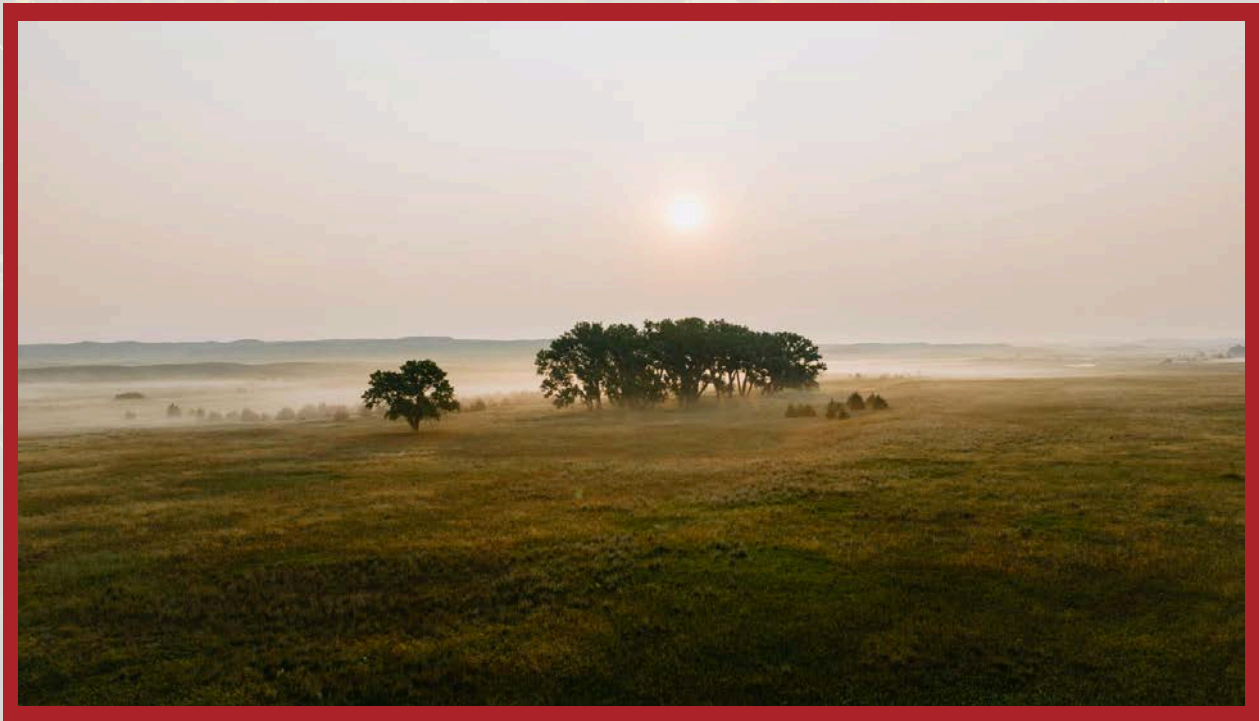


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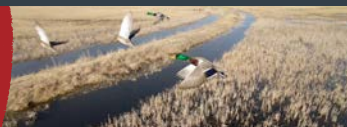




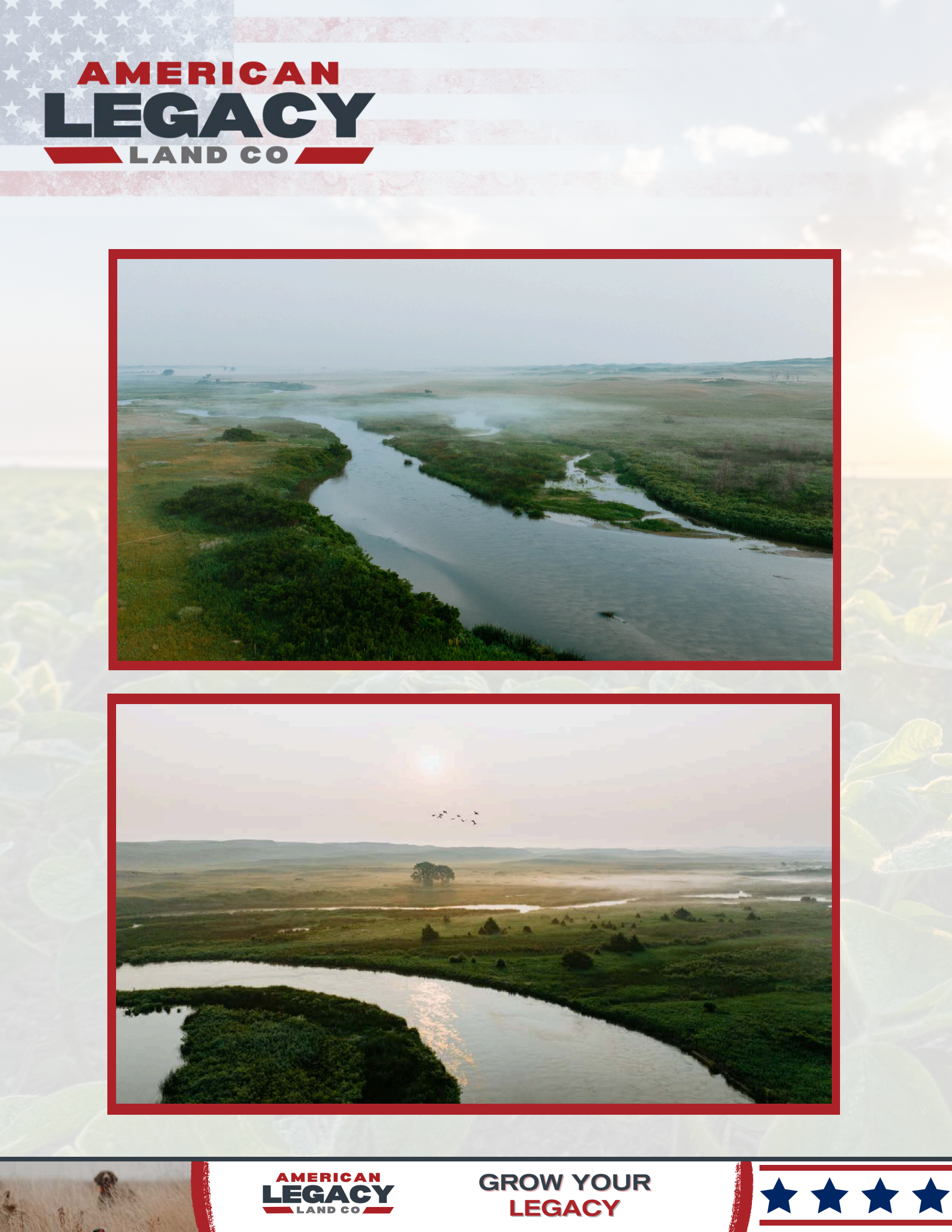


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**COMMITTED • DETERMINED**  
**TRUSTED**



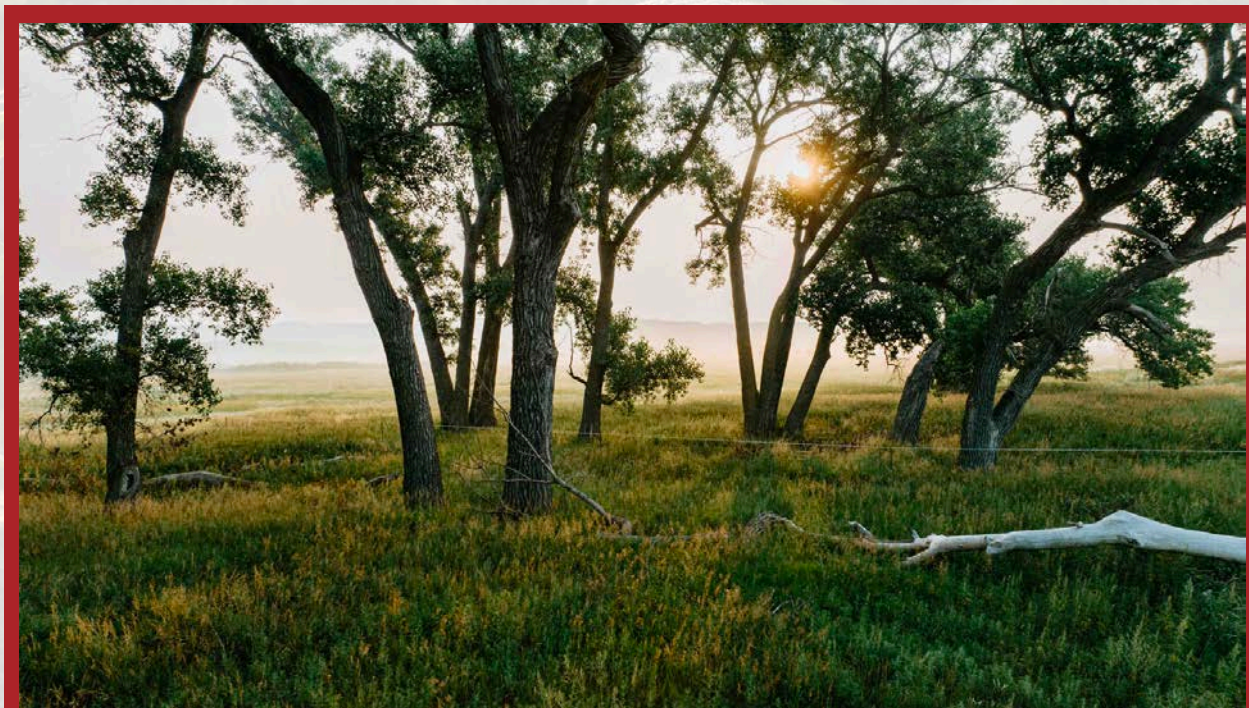




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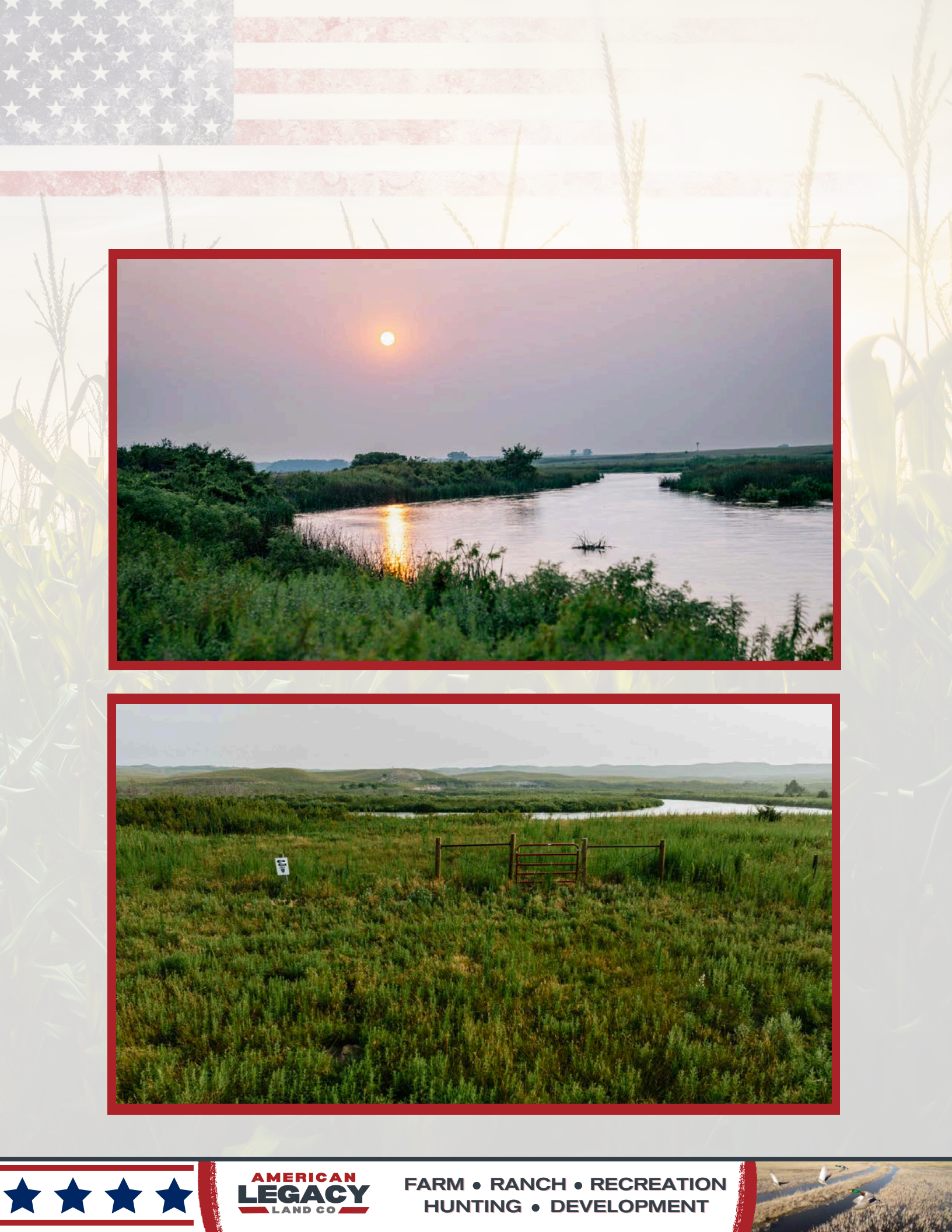




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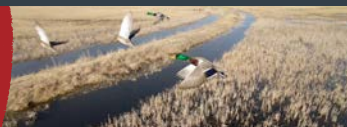






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HUNTING • DEVELOPMENT







## About the Agent:

Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved.

Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows.



He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.

Bob lives with his wife, Kathy, in Omaha, Nebraska, but both will office from their property in Burwell, NE as they both have many customers in the area. Together, they have four grown children, Jennifer, Justin, Sara, and Dylan and 3 grandchildren Hallie, Cole & Harlee.

**BOB OSBORNE**, LAND AGENT



**402-660-4970**



**[bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com)**