



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**HUNTING PROPERTY**

Cass County, NE

**77 +/- Total Acres**

**OFFERED AT:  
\$847,000**

***ABOUT THIS PROPERTY:***

Just a short drive from Omaha lies 2 extraordinary recreational tracts. This land is located just outside of the Beaver Lake community in Plattsmouth, NE. This property can be purchased in combination or as two separate parcels. The property includes a total of 77 +/- acres with great hunting potential combined with tillable acres of farmland throughout the entire property. The tillable acres mixed in with timber draws and seasonal creeks meandering throughout the property, make for a very beautiful setting. There are opportunities to have a return on investment with the tillable acres on a cash rent or share crop basis. There are fabulous views for a potential hilltop build site overlooking miles in all directions.

## More About this Property:

This property has a perfect mix of native grasses, tillable acres, and timber draws with live water for the outdoor enthusiast, hunter or someone looking for an acreage investment. There is a lot of deer and turkey sign throughout these properties. It's hard to find a spot like this only 35 minutes from downtown Omaha. The farm ground is leased for 2025. Schedule your private showing with Tyler Johnson or Bryan North today.

Directions: From Plattsmouth, head south on highway 75 to Murray Road. Head east for 2.4 miles to 27th Ave. Head south on 27th Ave to McKelvie road. Head east on McKelvie Road for 1.5 miles and the properties are on each side of the road.

North Parcel Legal: 21-11-14 SW1/4 SE1/4

South Parcel Legal: 28-11-14 NW1/4 NE1/4 EXC TL33

### List Price:

Total 77 +/- Acres \$847,000

North Parcel, 40 +/- Acres \$440,000

South Parcel, 37 +/- Acres \$407,000

### Taxes:

North Parcel - \$1,663.91

South Parcel - \$2,083.94

## FEATURES:

- 77 +/- total acres
- Tremendous whitetail hunting potential with lots of deer and turkey sign
- Potential build site
- Beautiful views
- Tillable acres with income potential





CASS COUNTY,  
NEBRASKA

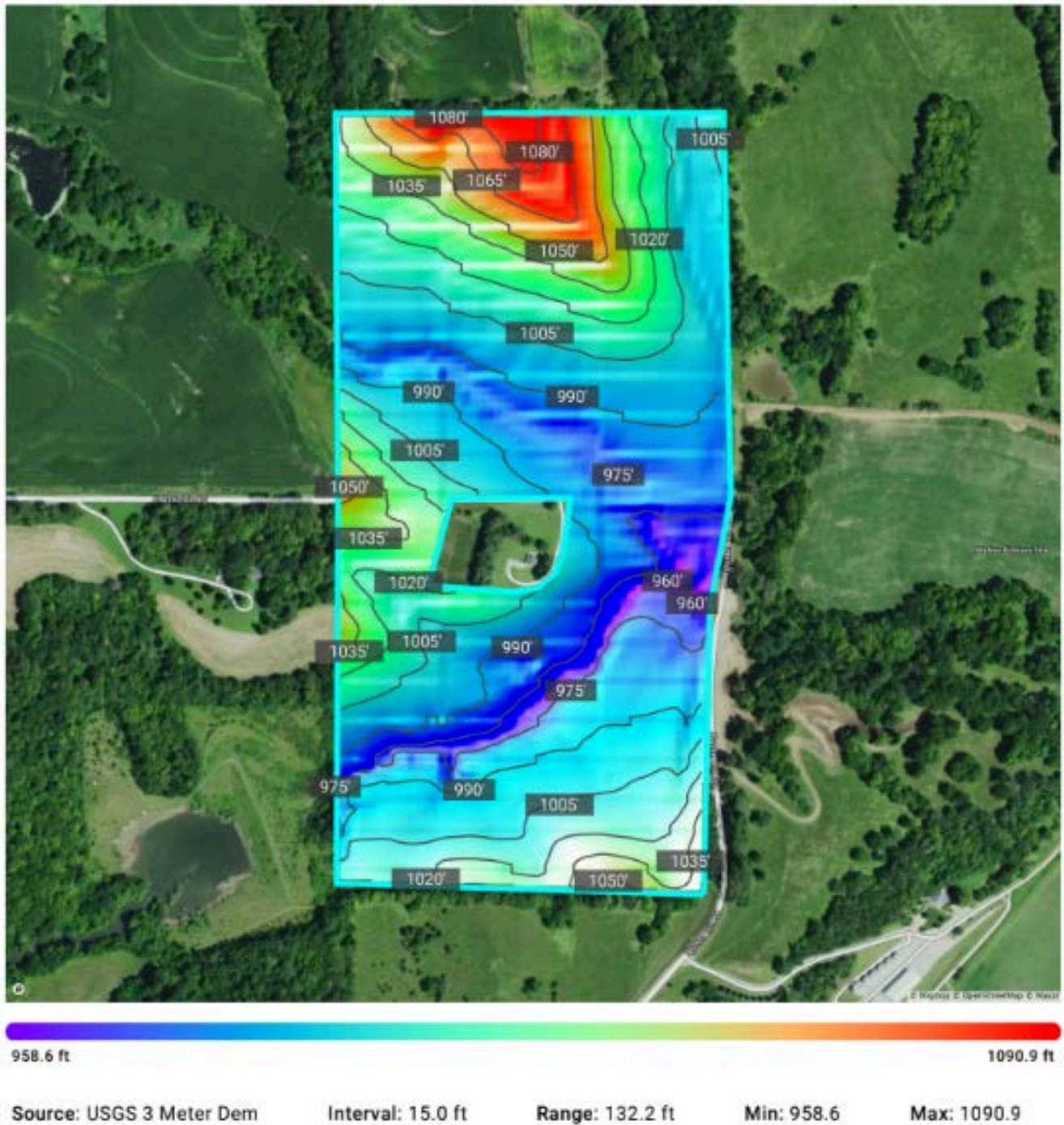


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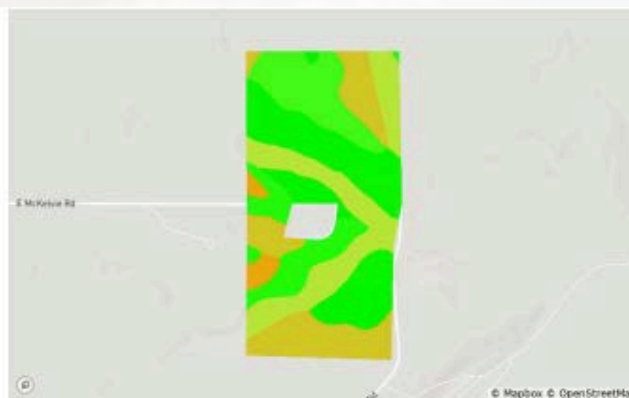
HELPING **YOU** BUY  
AND SELL LAND











62.1 / 100 NCCPI

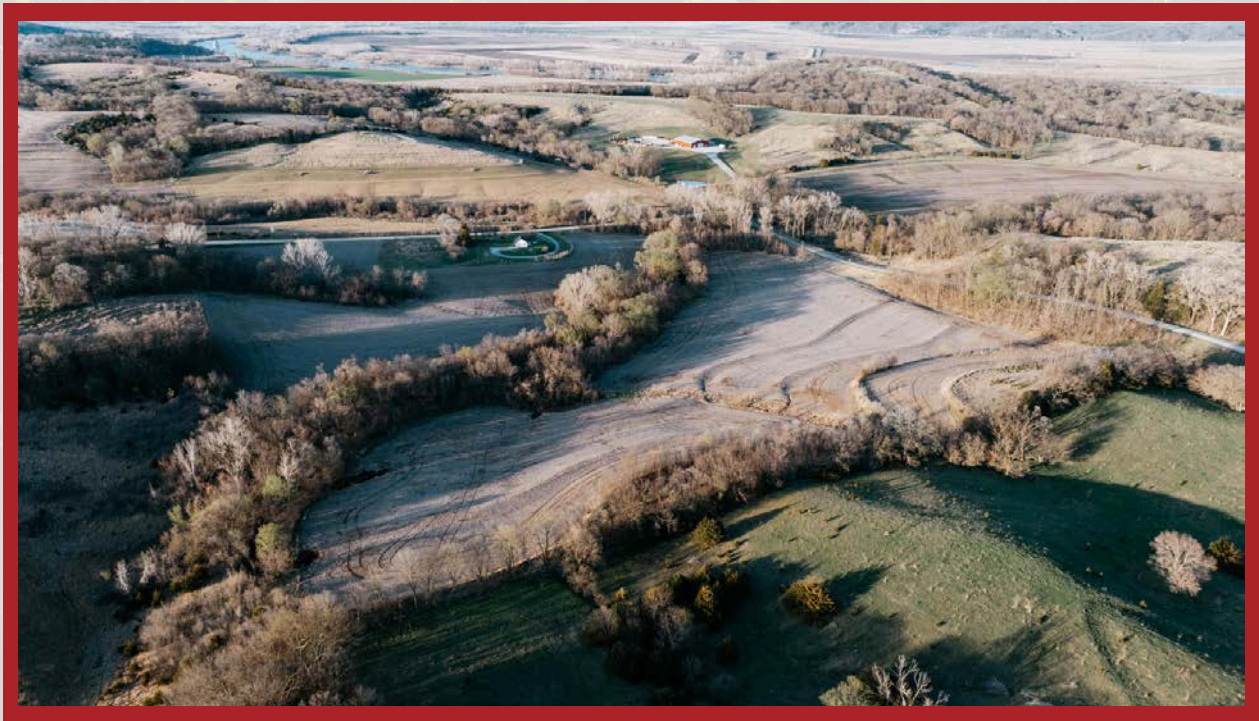
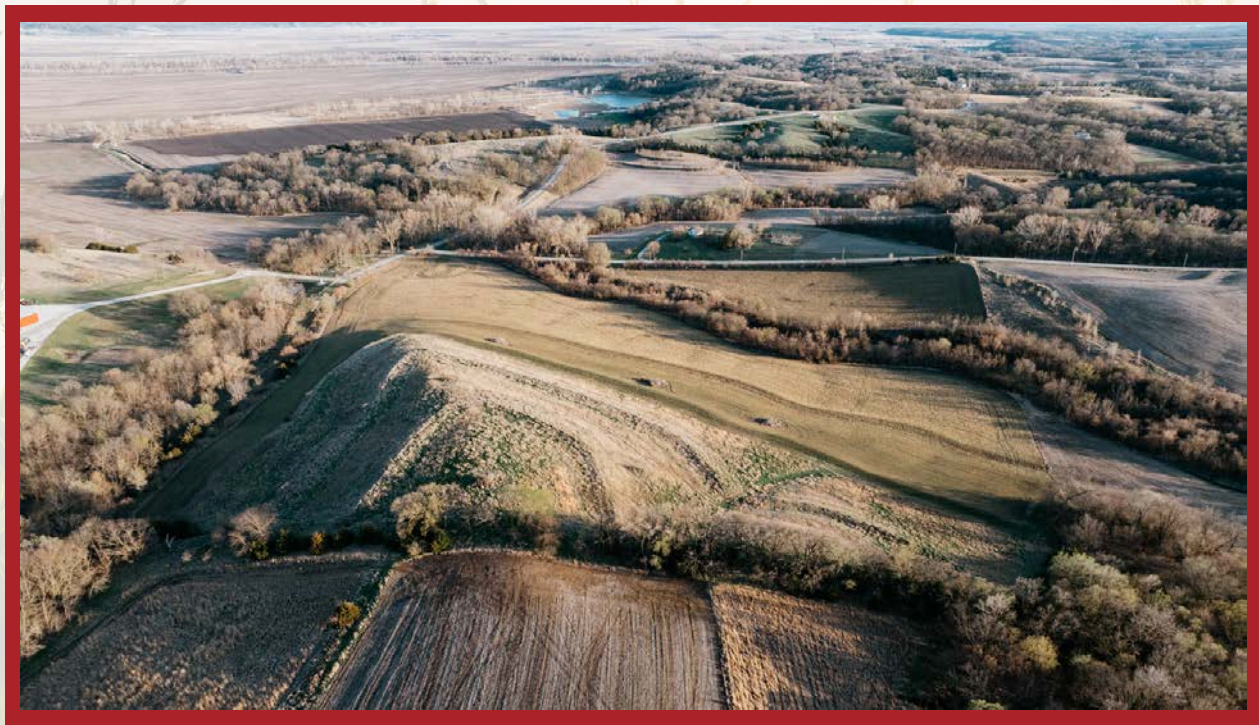
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
8079	Monona silt loam, 6 to 11 percent slopes, eroded	17.4	22.5%	3e	4e	78.5
7867	Nodaway silt loam, channeled, frequently flooded	17.2	22.2%	6w	—	51.7
8073	Monona silt loam, 17 to 30 percent slopes	16.2	20.9%	6e	—	42.2
8092	Monona-Ida silt loams, 11 to 17 percent slopes, eroded	10.5	13.6%	4e	—	69.5
8071	Monona silt loam, 11 to 17 percent slopes, eroded	8.6	11.1%	6e	—	74.0
7231	Judson silt loam, 2 to 6 percent slopes	5.6	7.2%	2e	—	78.0
8007	Ida silt loam, 17 to 30 percent slopes	2.0	2.5%	6e	—	32.9





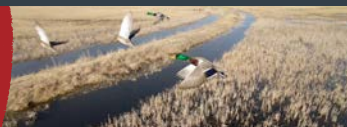




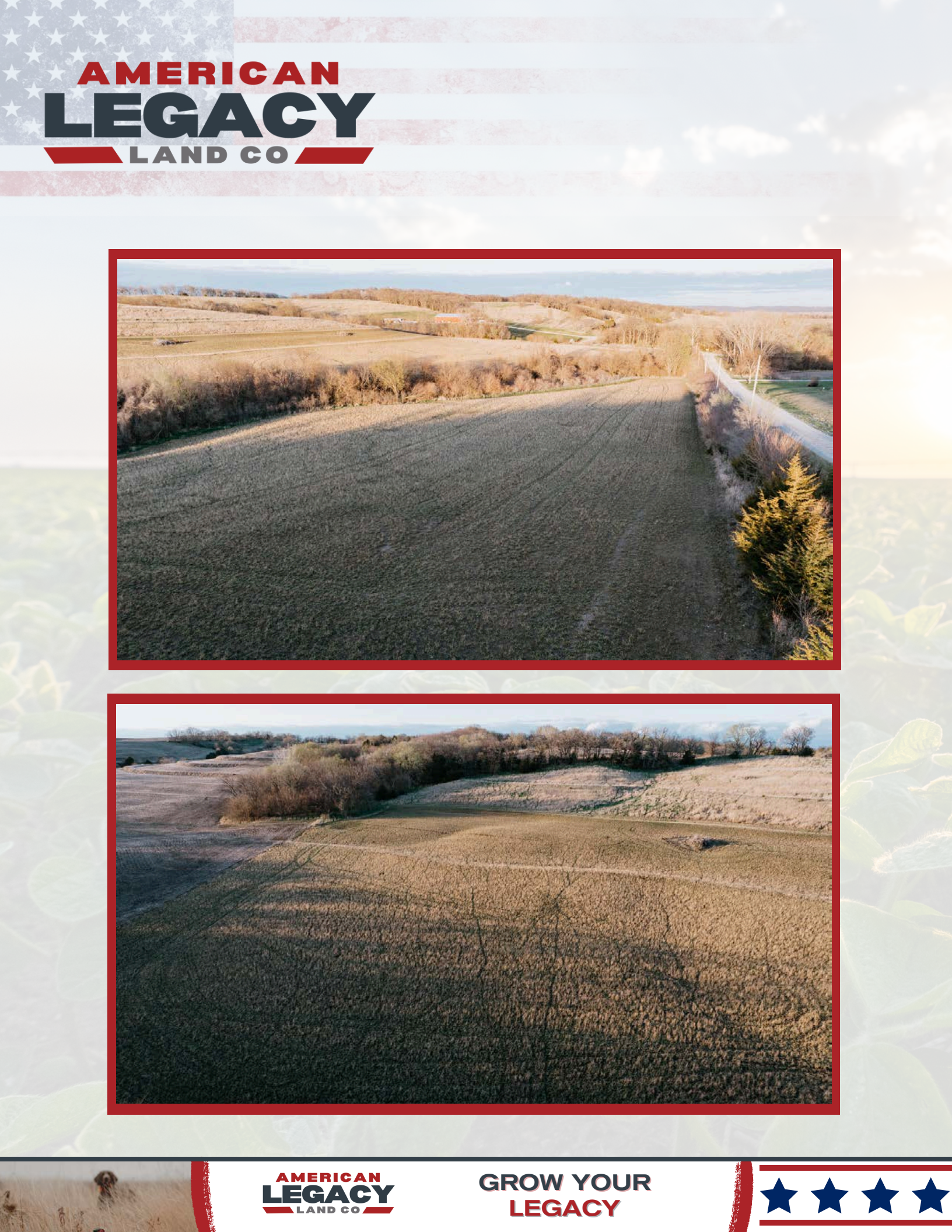


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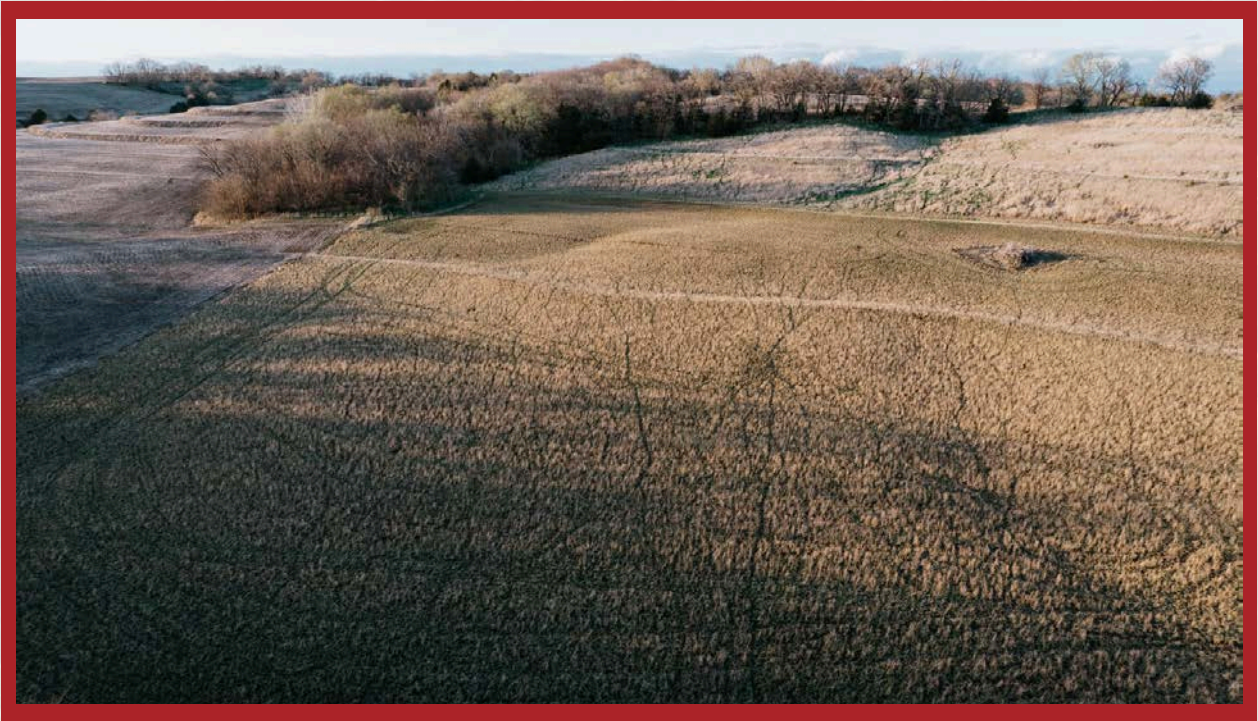
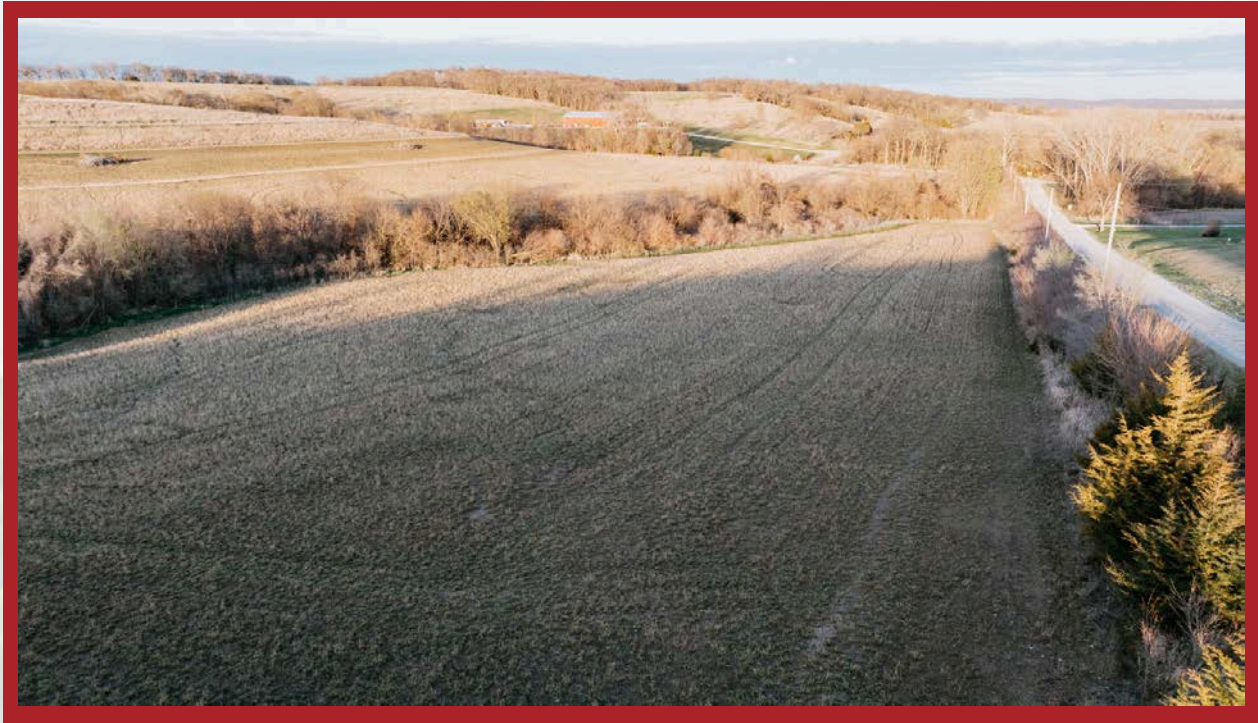
**COMMITTED • DETERMINED  
TRUSTED**



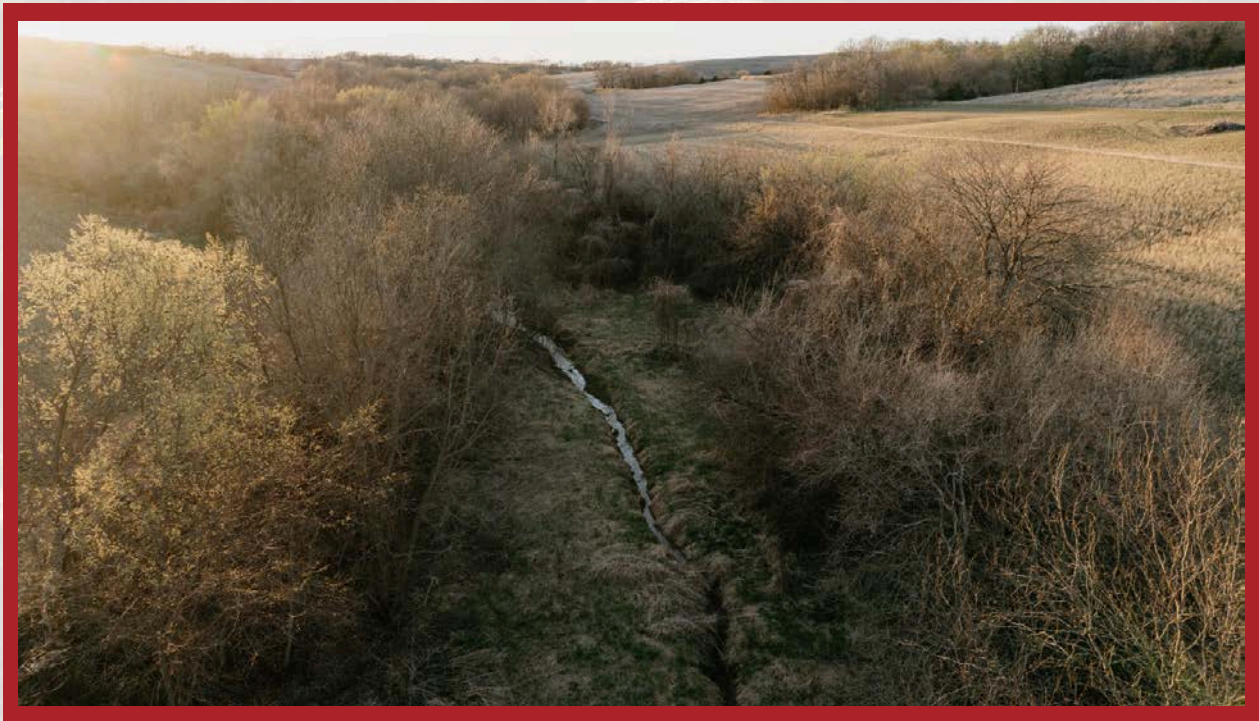




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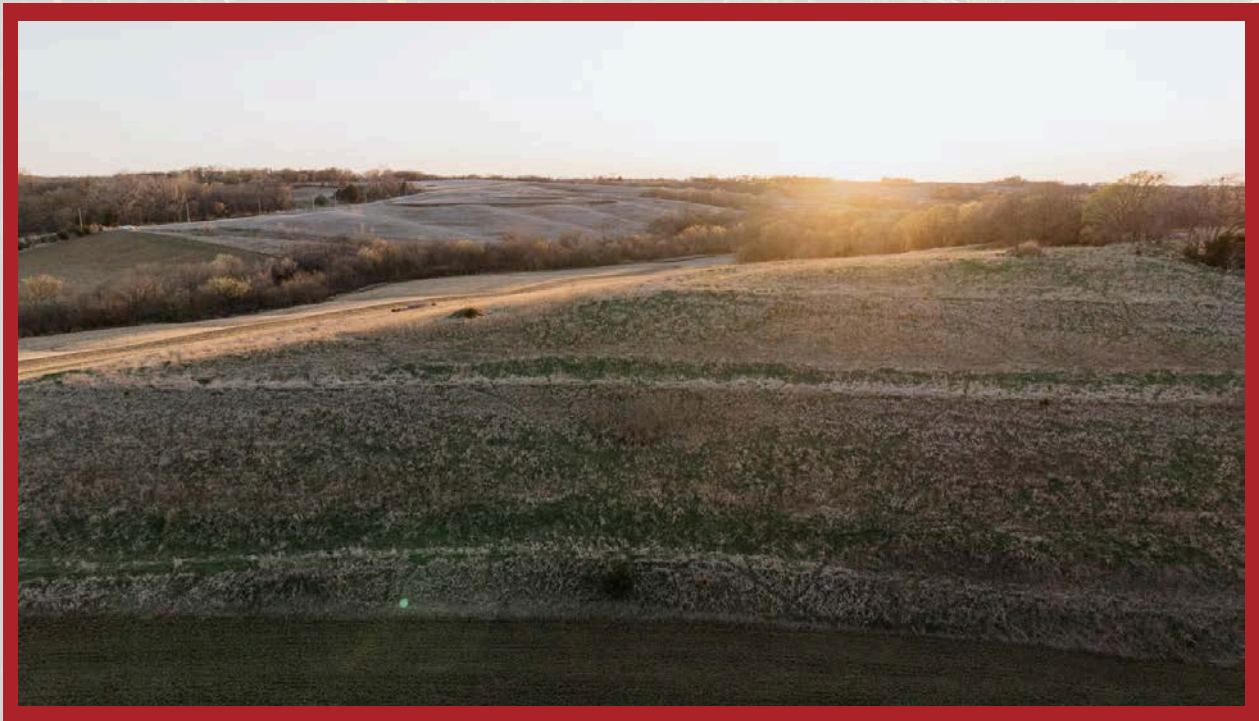
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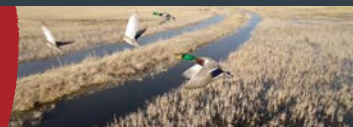






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**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**





## Listing Agents:

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 5-year-old son, one-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  
AMERICAN LEGACY LAND CO.

402-616-5801

Tyler@AmericanLegacyLandCo.com

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



### Bryan North

PRESIDENT  
AMERICAN LEGACY LAND CO.

308-325-2858

Bryan@AmericanLegacyLandCo.com