



FOR SALE

STATE STREET FRONTAGE

Douglas County, NE

31 +/- Acres

OFFERED AT:

\$1,500,000

ABOUT THIS PROPERTY:

Located just north of Elkhorn, Nebraska, this rare 31 +/- acre property offers a combination of privacy, productivity, and long-term investment potential. With private access directly off the paved and well-traveled State Street, this site features a valuable mix of pasture and tillable ground—ideal for agricultural use, hobby farming, or future development.

The property includes multiple outbuildings suitable for equipment storage, livestock, or workshop space. Whether you're looking for a rural retreat close to city amenities, land to expand your agricultural footprint, or a strategic investment in the path of the metro's westward expansion, this parcel checks every box.



More About this Property:

Situated in the direct path of growth, this tract offers both current use flexibility and exceptional upside potential as the Omaha metro continues its outward momentum. Don't miss this unique opportunity to secure a strategic piece of land in a rapidly developing corridor.

Directions: Property is located on the north side of State Street between 186th & 204th. If you are in Elkhorn, head north on Highway 31 / 204th street to State Street, turn right heading east on State Street. The property sign is located on the north side of the road by the property entrance.

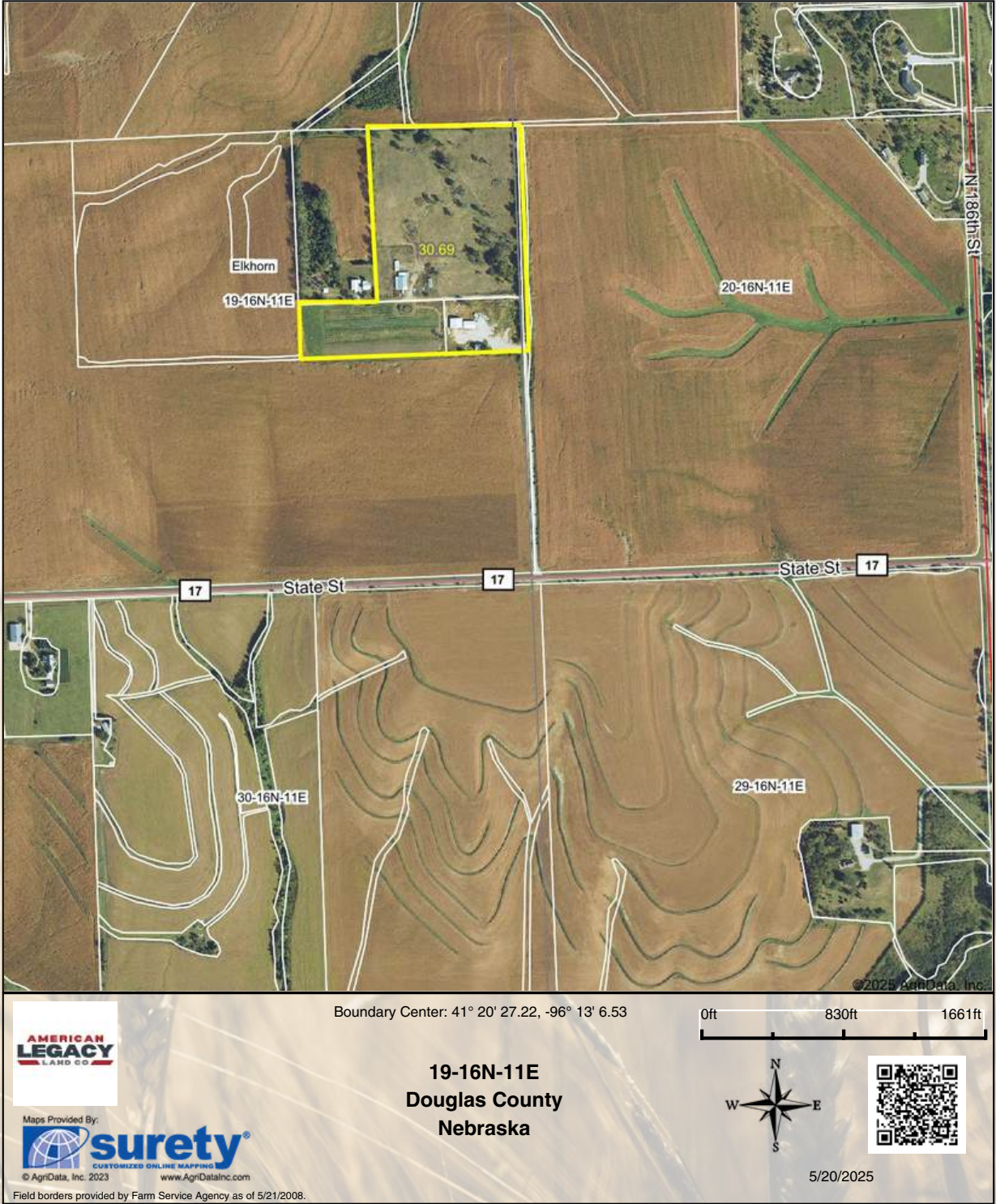
Legal Description: 19-16N-11E Douglas County, NE

Taxes: \$5,745.01

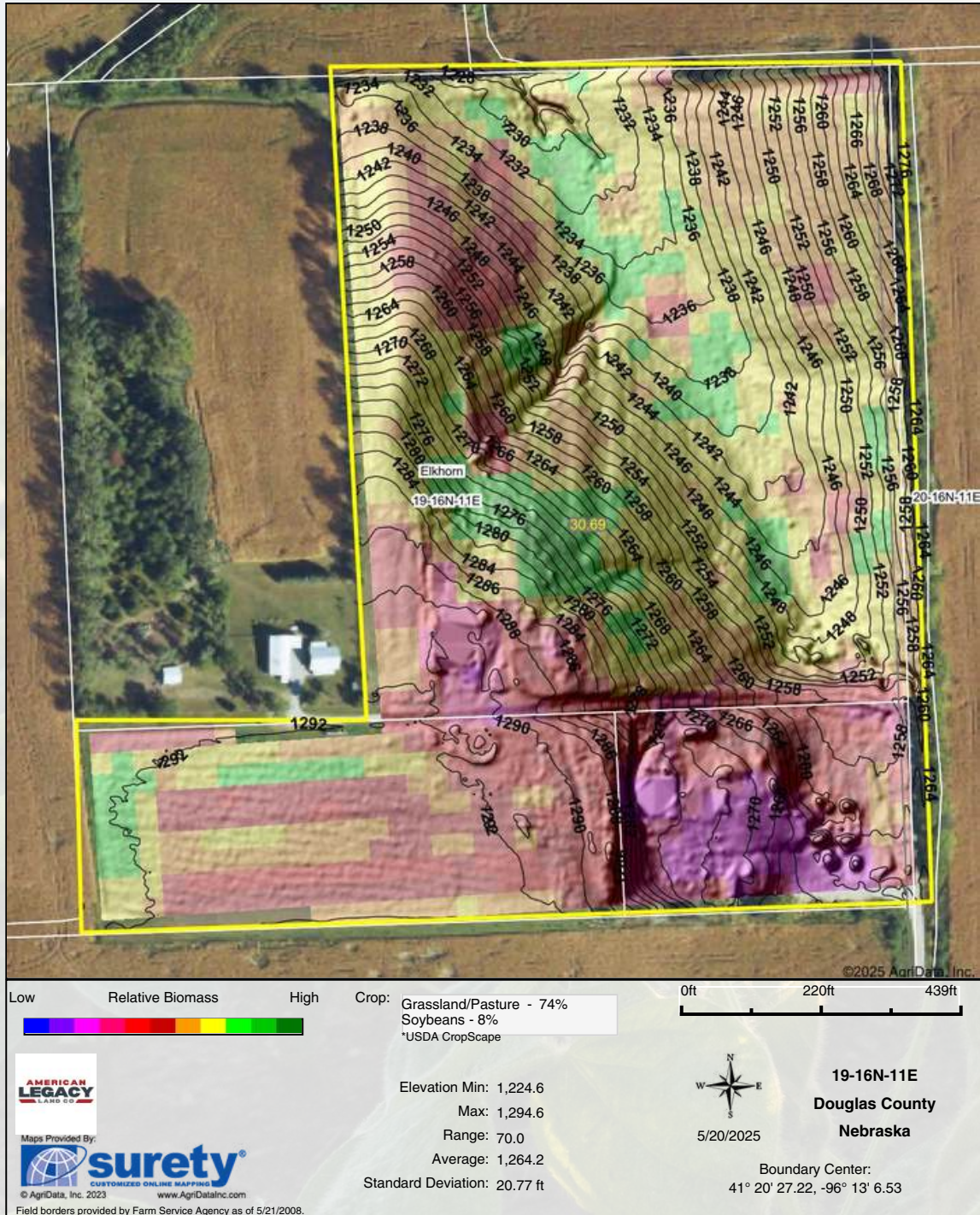
Income Potential: Future development

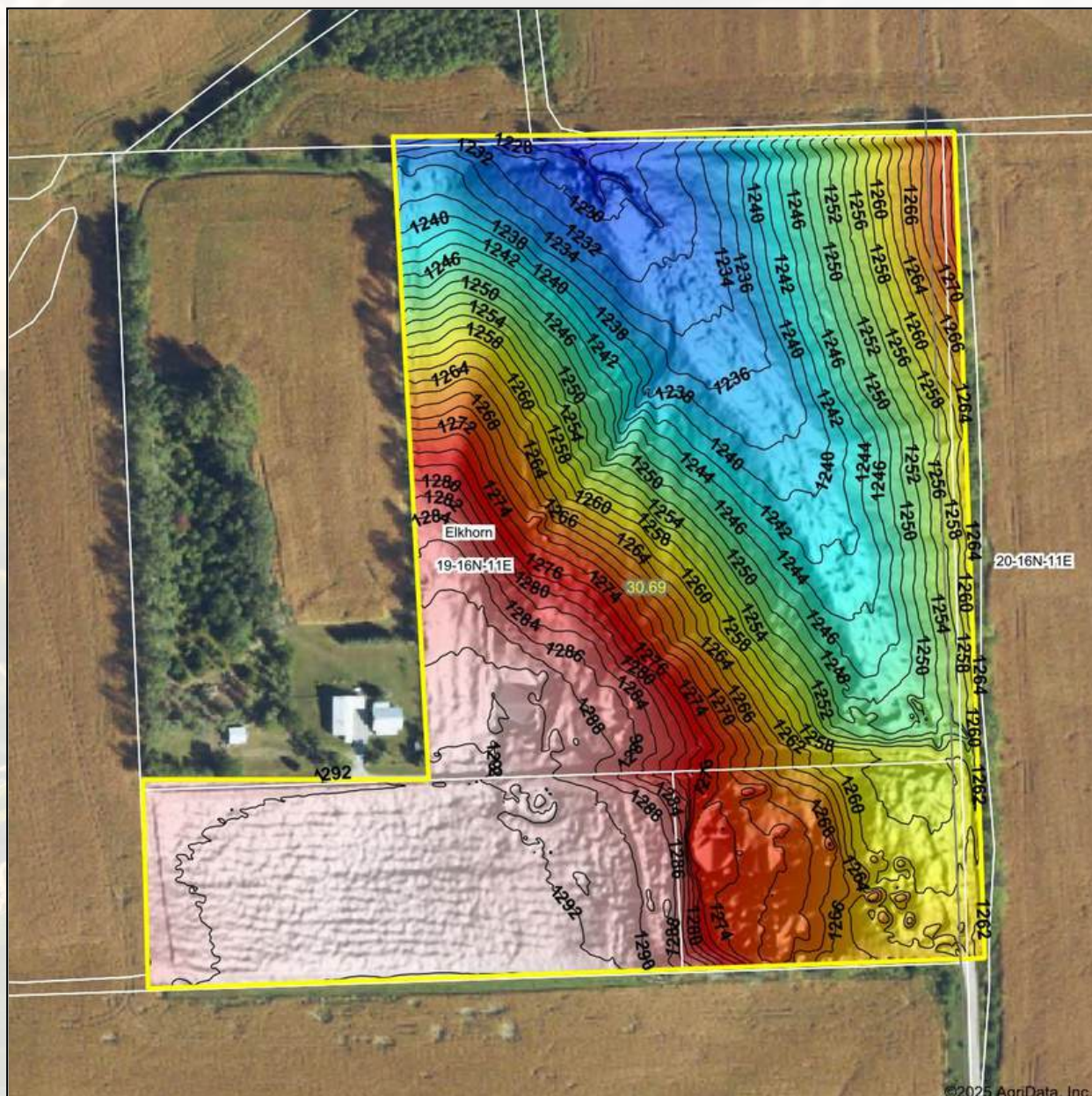
FEATURES:

- 31 +/- Acres
- Private access off hard-surface State Street
- Mix of pasture and tillable acres
- Multiple outbuildings on-site
- Positioned in the future path of metro expansion
- Ideal for agricultural, residential, or investment purposes

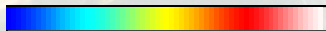


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Low Elevation High



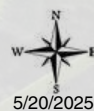
Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,224.6
Max: 1,294.6
Range: 70.0
Average: 1,264.2
Standard Deviation: 20.77 ft

0ft 250ft 500ft



5/20/2025

19-16N-11E
Douglas County
Nebraska

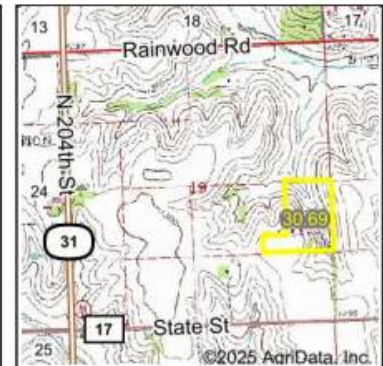
Boundary Center: 41° 20' 27.22, -96° 13' 6.53



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Wetlands Map



State: **Nebraska**
 Location: **19-16N-11E**
 County: **Douglas**
 Township: **Elkhorn**
 Date: **5/20/2025**

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Maps Provided By:

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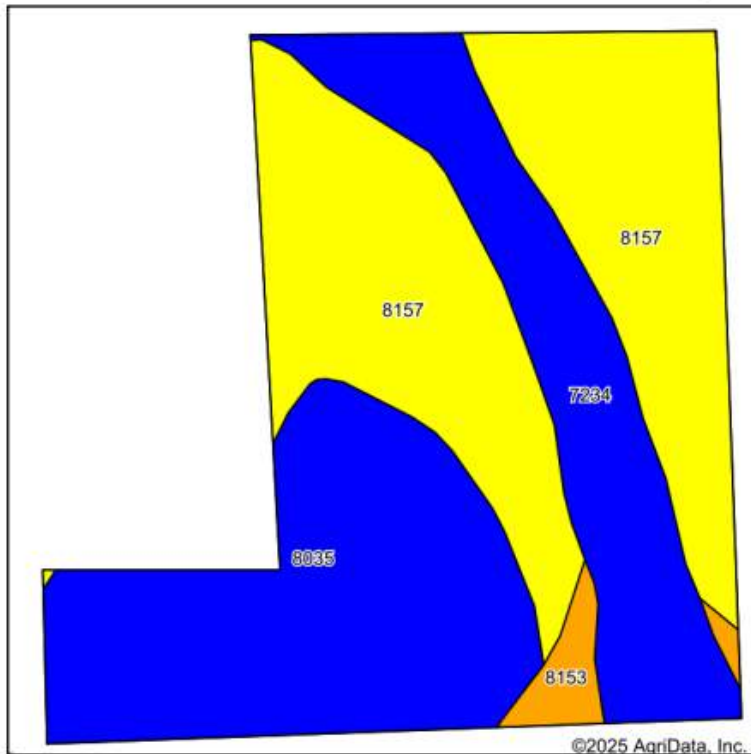


0ft 407ft 815ft

Classification Code	Type	Acres
R4SBC	Riverine	0.68
	Total Acres	0.68

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Douglas**
 Location: **19-16N-11E**
 Township: **Elkhorn**
 Acres: **30.69**
 Date: **5/20/2025**

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Area Symbol: NE055, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8157	Contrary-Monona-Ida complex, 6 to 17 percent slopes	13.85	45.1%		IVe	80	79	67	69
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	9.68	31.5%		Ile	94	94	74	75
7234	Judson silty clay loam, 2 to 6 percent slopes	6.40	20.9%		Ile	95	95	74	81
8153	Contrary-Marshall silty clay loams, 6 to 11 percent slopes	0.76	2.5%		IIle	90	90	71	72
Weighted Average					2.93	*n 87.8	*n 87.3	*n 70.8	*n 73.5

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

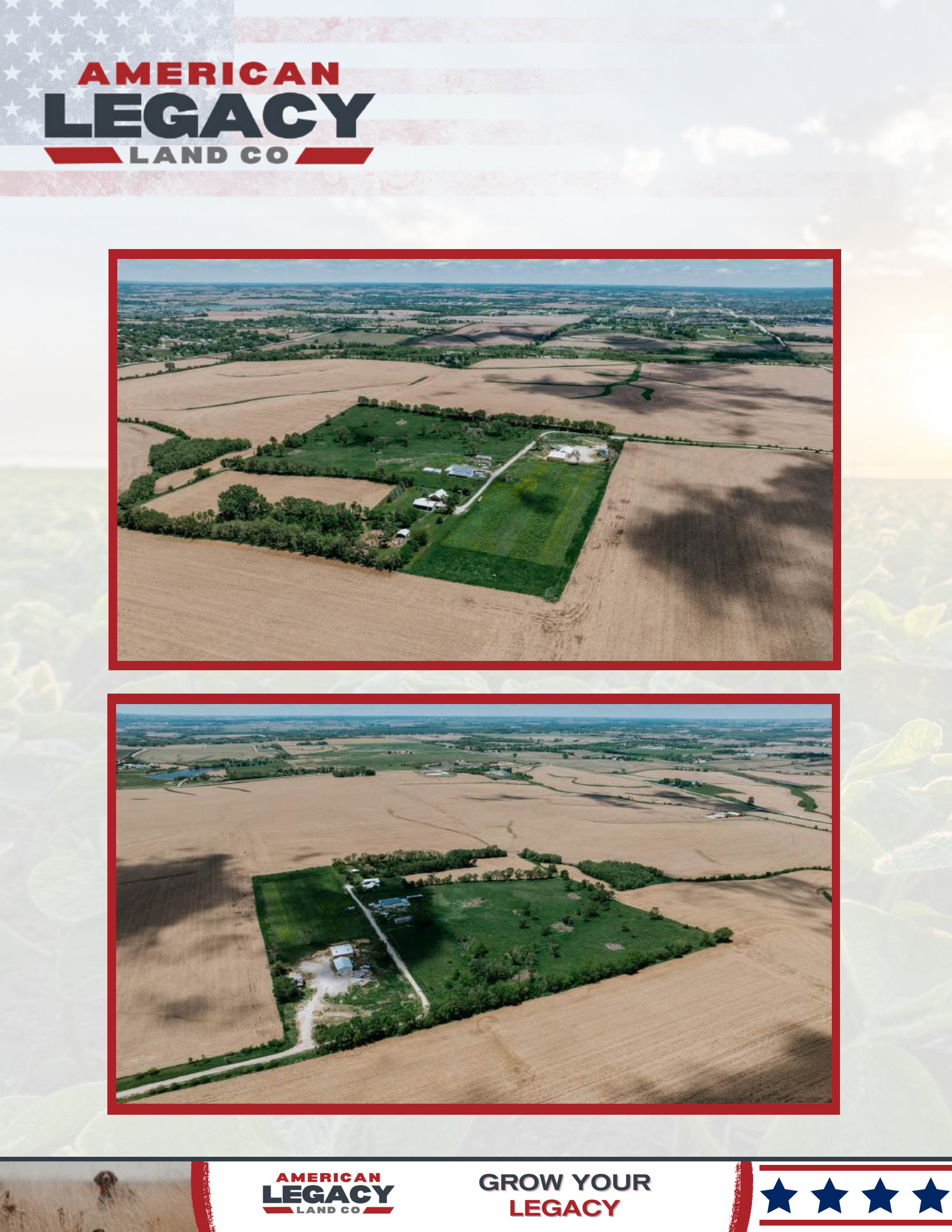
*c: Using Capabilities Class Dominant Condition Aggregation Method



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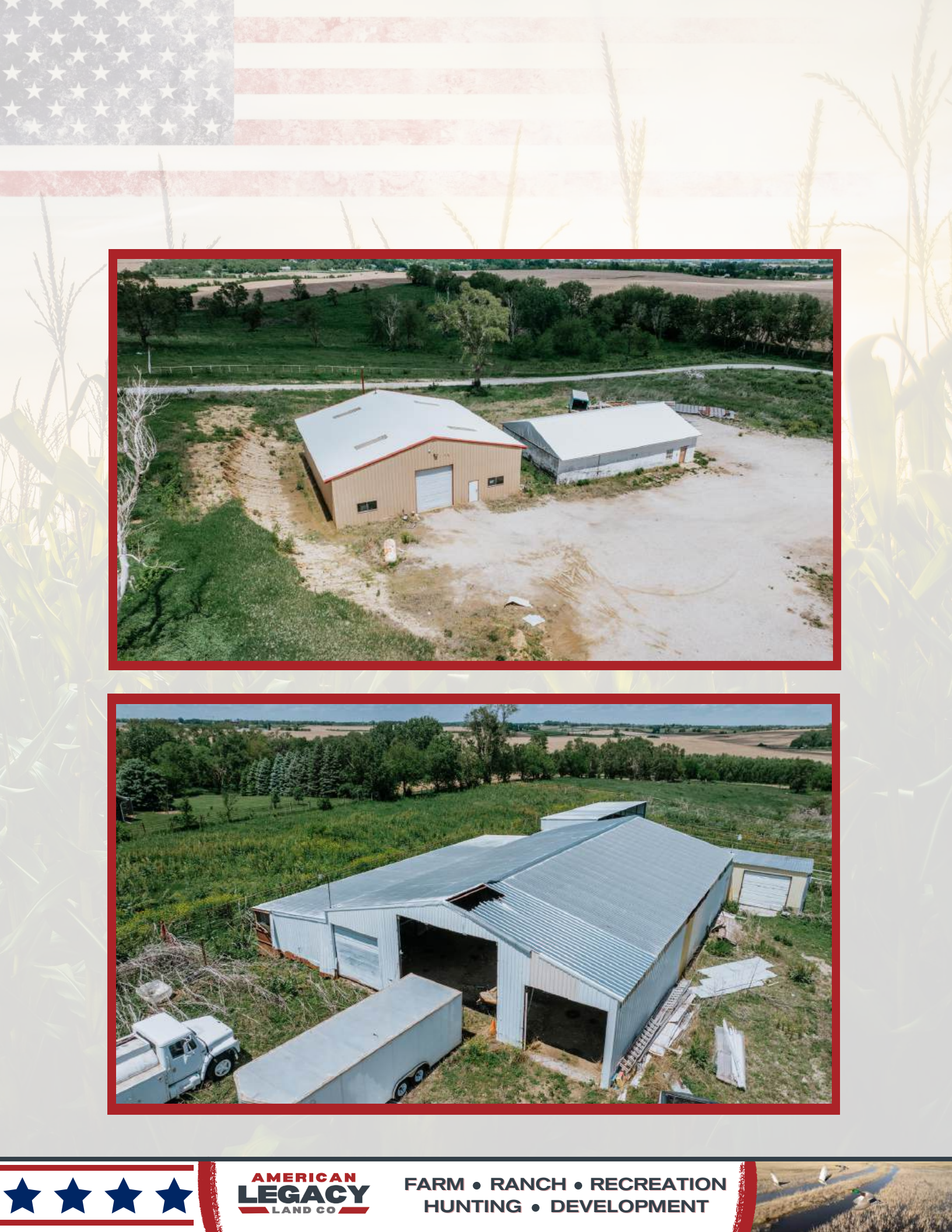


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AND SELL LAND







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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