

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**SARPY COUNTY
DEVELOPMENT
OPPORTUNITY**

Springfield, NE

100 +/- Acres

OFFERED AT:

\$2,990,000

ABOUT THIS PROPERTY:

Here's your chance to purchase 100 +/- acres in Springfield, NE with tremendous development potential. The property features an 1,895 square foot home with a poured wall shop situated on a hill overlooking the Platte River valley. This property has views for miles and comes with three income producing buildings that sit on the lower part of the property along Highway 50 and Cornish Road.

The 100 +/- acres of land are a combination of row crop and grasslands with various changes in elevation. There are many spots for fantastic potential build sites. This property sits adjacent to other housing developments. The farmland is leased for the 2025 growing season.



More About this Property:

The house is a 1960-built raised ranch that has 3 bedrooms and 3 bathrooms and is 1,895 square feet. The view from the front of the house overlooking the Platte River is spectacular. The screened in back porch is perfect for relaxing on summer evenings. The finished basement has a second kitchen, a 4th non-conforming bedroom, a bathroom, and space for entertaining. The view from the northeast-facing walkout is unmatched!

Directly behind the house is a 30' x 46' shop with full-poured walls. The garage doors are electric and the building has a 25 amp panel box. This is a perfect space to park your toys or small machinery.

The house is leased until 9/30/2026

The lower part of the tract has 3 income-producing buildings. The first building is a 60' x 152' pole building with a dirt floor. The 2 garage doors on each side of the building make it easy to maneuver equipment in and out. This property has a lease on it until 12/31/2025.

The second building is perfect for a mechanic shop. It is a 58' x 70' metal building with a concrete floor and is leased until 9/30/2026.

The last building is 33' x 40' and could be ideal for office space or to host meetings. The building has heating, cooling, and a bathroom. The property has a lease on it until 9/30/2026.

This entire tract has a first right of refusal.



Legal Description: TAX LOTS C1 & T1 11-12-11 (77.71 AC)

Legal Description: TAX LOT S1 EXC IRREG TRACT IN SE COR & EXC
ROW 11-12-11 (15.79 AC)

Legal Description: TAX LOT D, S OF RD, 2-12-11 (6.50 AC)

Legal Description: PT TAX LOT C2 N CORNISH RD IN NW1/4 NW1/4
11-12-11 (.001 AC)

Taxes: \$6,934.03

Taxes: \$190.89

Taxes: \$1,256.58

Directions: From Springfield, head south on highway 50 to Cornish Rd.
The property is on the southeast side of the intersection.

FEATURES:

- 100 +/- Acres
- Tremendous development potential
- Several potential build sites
- Beautiful views for miles
- Several income producing buildings



Sarpy, NE • Township: Platford-Springfield II
Locations: 02-12N-11E, 11-12N-11E

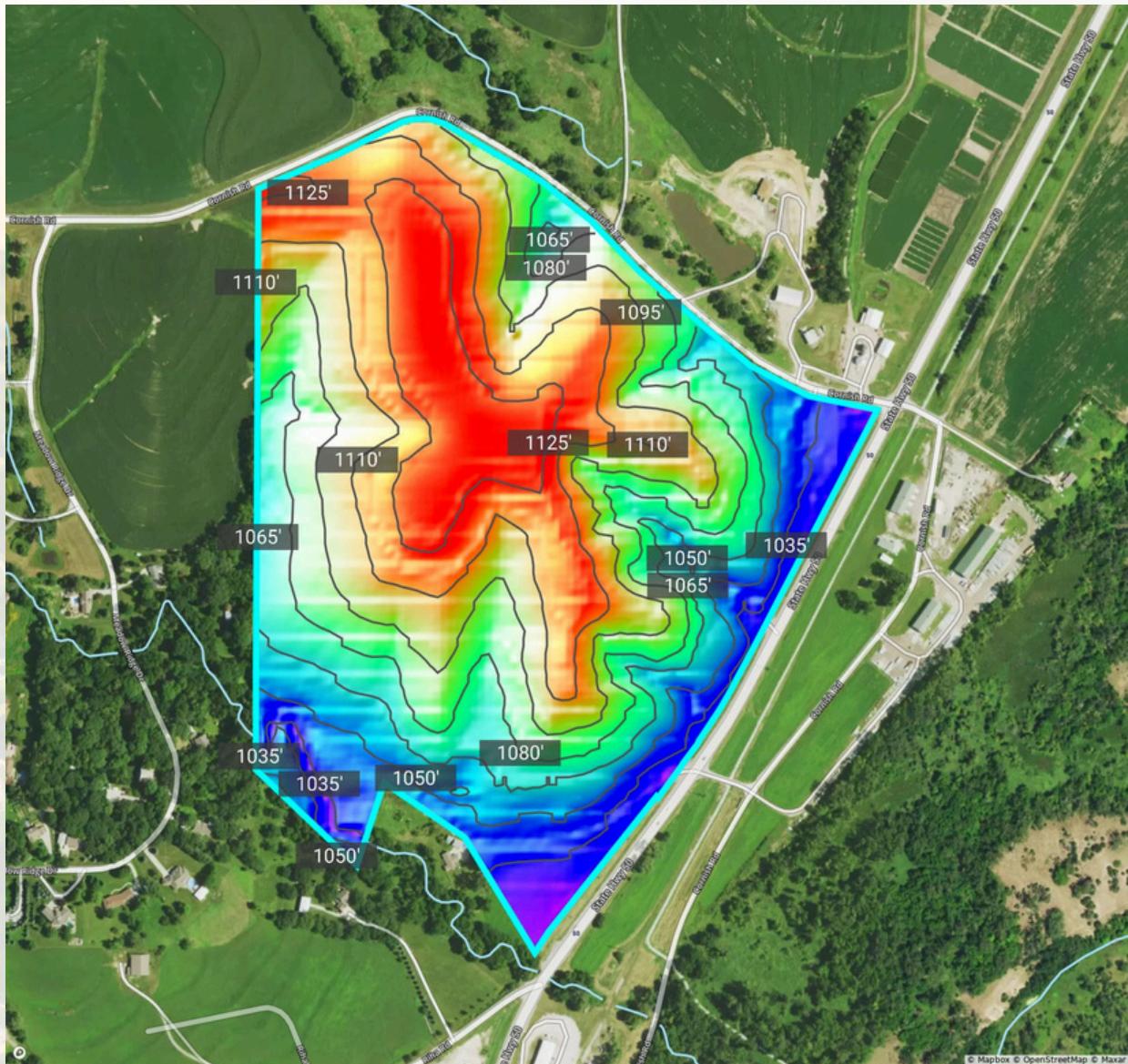
111.32 acres, 3 selections





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111.32 acres, 3 selections



1022.0 ft

1139.5 ft

Source: USGS 3 Meter Dem

Interval: 15.0 ft

Range: 117.5 ft

Min: 1022.0

Max: 1139.5



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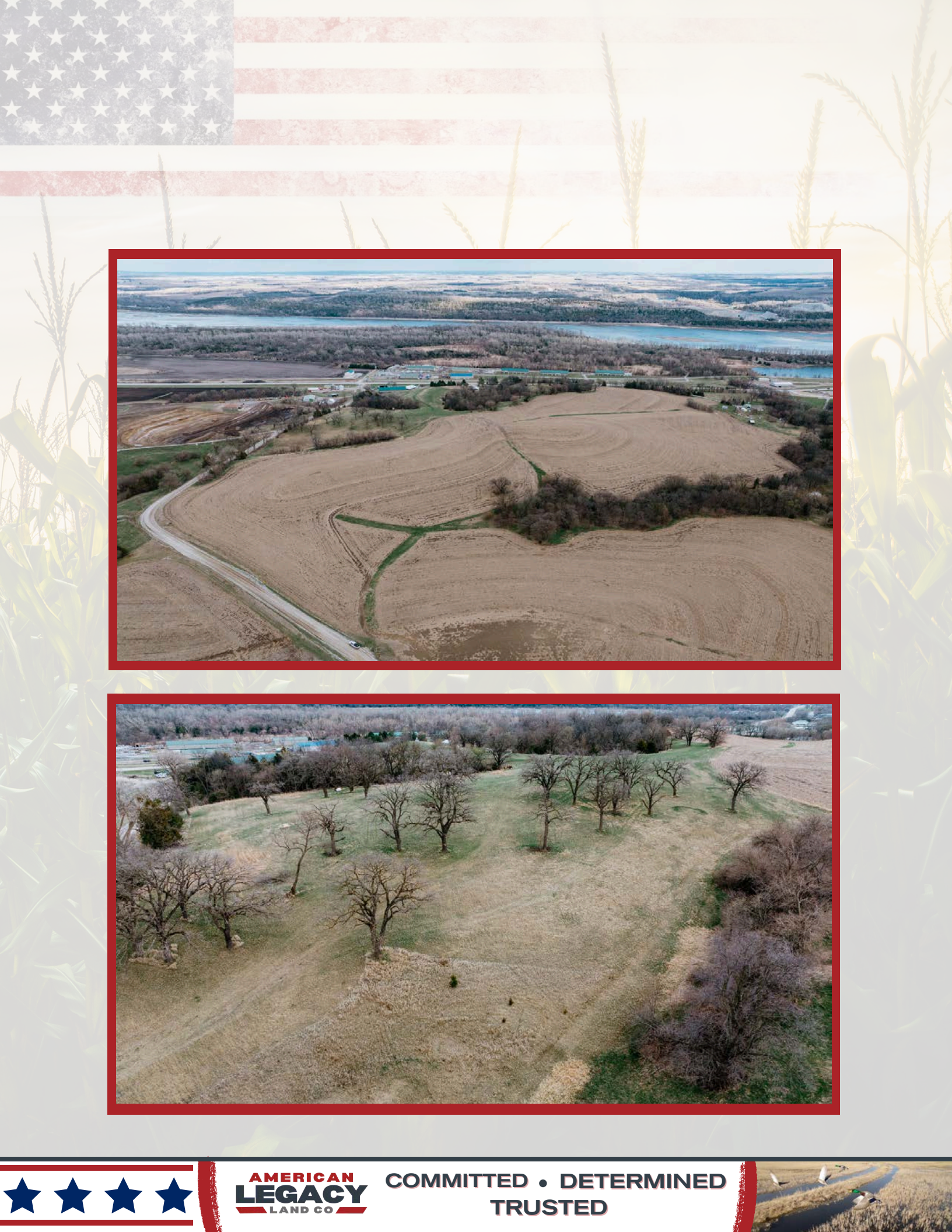
**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



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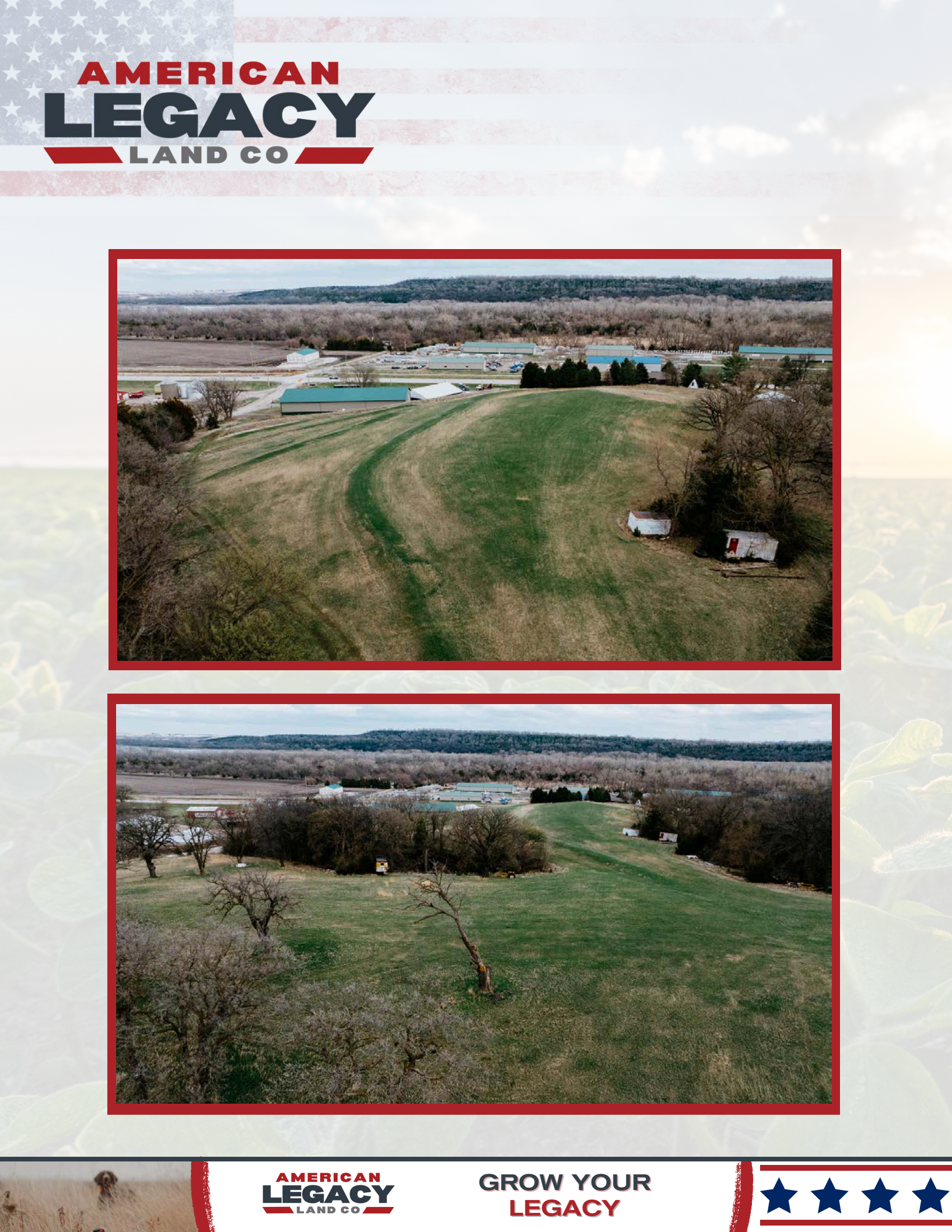




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COMMITTED • DETERMINED
TRUSTED





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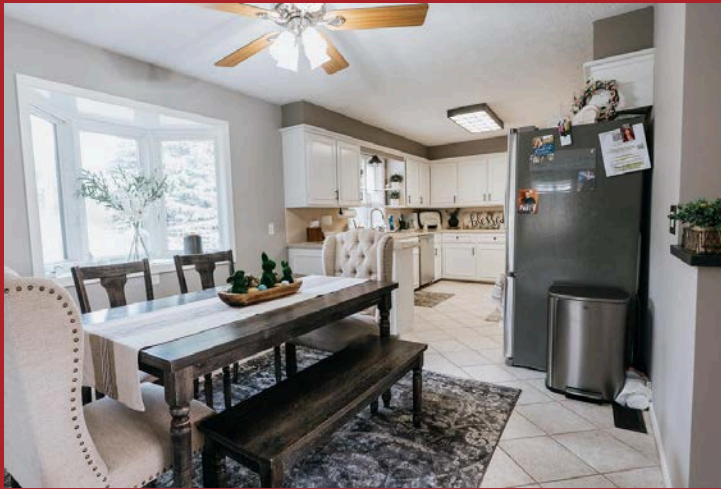


**AMERICAN
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HELPING **YOU** BUY
AND SELL LAND



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**BUYING • SELLING
AUCTIONS**





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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.

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