



**AMERICAN
LEGACY**
LAND CO

FOR SALE

ACREAGE

Douglas County, NE

9.47 +/- Acres

OFFERED AT:

\$1,499,500

ABOUT THIS PROPERTY:

Welcome to an extraordinary equestrian estate nestled on 9.47 ± picturesque acres in Douglas County, just minutes from I-480 and downtown Omaha. This rare offering combines the serenity of country living with the convenience of city access, creating the perfect balance for equestrian enthusiasts, hobby farmers, or those seeking a private retreat with luxury amenities.

The property features a thoughtfully designed equestrian setup with three versatile outbuildings and multiple fenced pastures. Horse lovers will appreciate the impressive 120' x 60' indoor riding arena equipped with automatic fly sprayers for year-round comfort. The barn includes four spacious stalls, a wash bay, and a dedicated tack room. A third building provides storage space with two large garage doors and an additional bay for equipment or feed.



More About this Property:

Step into the 4,703 sq ft ranch home and you'll find the same commitment to craftsmanship and comfort. The main living area, anchored by a stone fireplace and rustic wood accents, flows effortlessly into a chef's kitchen with stainless steel appliances, double oven, oversized floating island, beverage fridges, and walk-in pantry. A dedicated office with built-in cabinetry makes working from home a pleasure, while the primary suite invites you to unwind in a whirlpool tub or step directly onto the expansive back deck and drink in panoramic views.

Below, a finished walk-out lower level offers an entertainer's playground: stadium-style seating for a private theatre, full wet bar, and two additional bedrooms—ideal for guests or multi-generational living. Outside, you'll discover a covered gazebo, 10-person hot tub, outdoor kitchen, fire pit, and multiple seating areas scattered across stone patios and decks. It's a lifestyle property where memories are made under open skies.

Lush custom landscaping and mature trees surround the property, enhancing its peaceful, park-like setting. Every element has been thoughtfully considered and impeccably maintained, with updates including a new roof (2025), freshly painted basement, and scheduled window upgrades. This property truly has too many extras to list.

Whether you're looking to run a small horse operation, raise a family in the countryside, or enjoy a luxurious rural lifestyle, this Douglas County equestrian estate is a one-of-a-kind opportunity. Don't miss your chance to own one of the most complete and beautifully appointed properties in the area—this is a dream come true for the discerning buyer.

Directions:

From I-680: Take 72nd St exit, turn north onto 72nd St. Turn right (west) onto Rainwood Rd. Turn left (north) onto N 60th St. Turn right (east) onto Country Squire Plaza. Veer right onto N 58th Plaza and the property is immediately on the left.

Legal Description:

ARROWHEAD ACRES LOT 3 BLOCK 0 ALL LOT 3 IRREG 9.47 AC

Address: 10955 N 58th Plaza Omaha, NE 68152

Taxes: \$11,306.34

Income Potential: Potential for income from equestrian facilities and harvesting hay

Land & Location: 9.47± acres of fenced, manicured pastures, custom landscaping with mature trees and private relaxation areas, located just minutes from I-480 and downtown Omaha, separate entrance to equestrian facilities

Equestrian Facilities: 120'×60' indoor riding arena with automatic fly spray system, 4-stall barn with tack room and wash bay, additional outbuilding with 2 garage doors and storage bay, multiple fenced pastures with 2 heated water sources, all fencing and gates included

Residence: 4,703± sq ft ranch home, 3 bedrooms / 5 bathrooms, open-concept main level with stone fireplace and rustic finishes, gourmet kitchen with: stainless steel appliances, double oven, large floating island, beverage refrigerators, walk-in pantry, primary suite with: deck access, whirlpool tub, walk-in shower, and dual vanities, his & hers walk-in closets, dedicated home office with custom built-ins, lower level entertainment includes: full walk-out basement, stadium-style home theater seating, wet bar for entertaining, 2 additional bedrooms and full bathrooms

Outdoor Living: wraparound deck with sweeping views, covered gazebo and multiple lounge areas, 10-person hot tub and stone fire pit, fully equipped outdoor kitchen, tranquil, private setting with custom hardscaping

Additional Amenities: new roof (April 2025), HVAC serviced (Fall 2024), fresh interior paint (March 2025), kitchen picture window replacement scheduled, windows professionally cleaned (May 2025), SoNo Sound System throughout, RING doorbell, TVs, hot tub, outdoor kitchen appliances, and trampoline included, HOA documents available in MLS

FEATURES:

- 9.47 +/- acres of fenced pastures
- 4,703 +/- sq ft ranch home
- 3 bedrooms / 5 bathrooms
- Full walk-out basement
- Mature trees and private relaxation areas
- 120'×60' indoor riding arena with automatic fly spray system
- 4-stall barn with tack room and wash bay





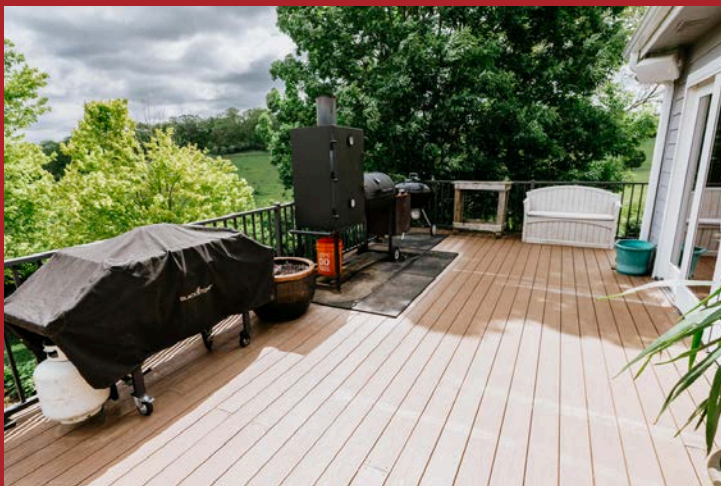


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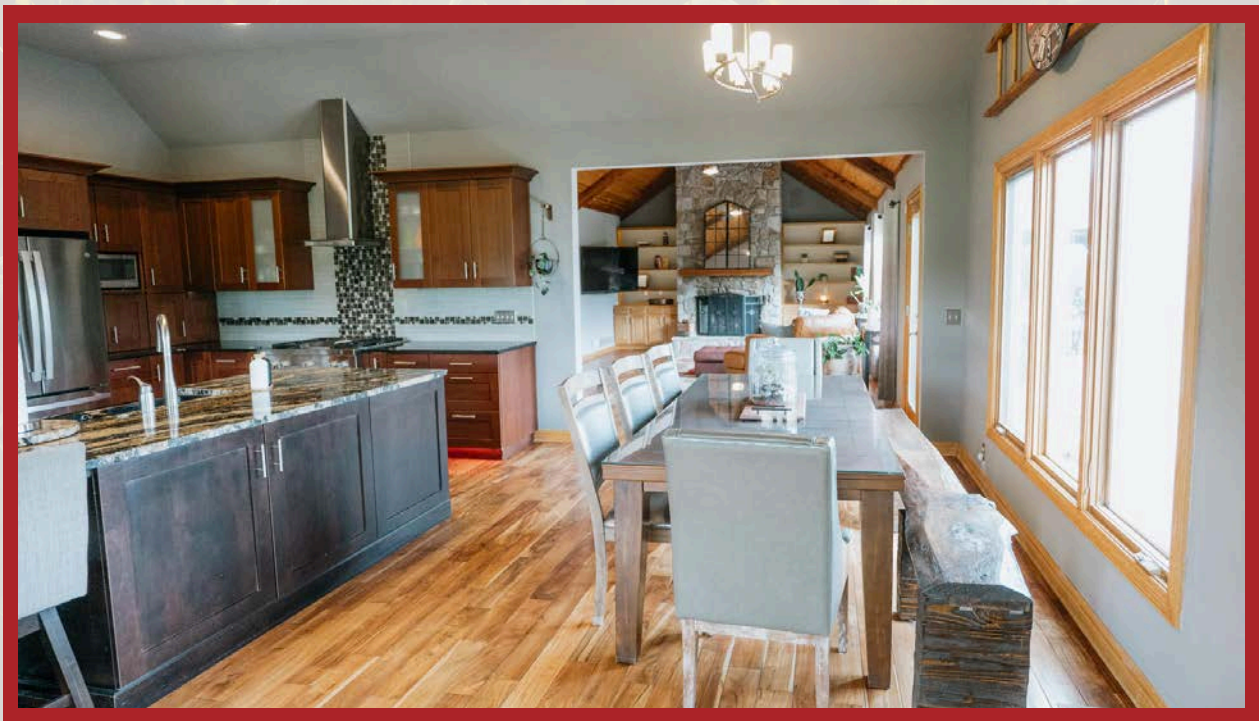
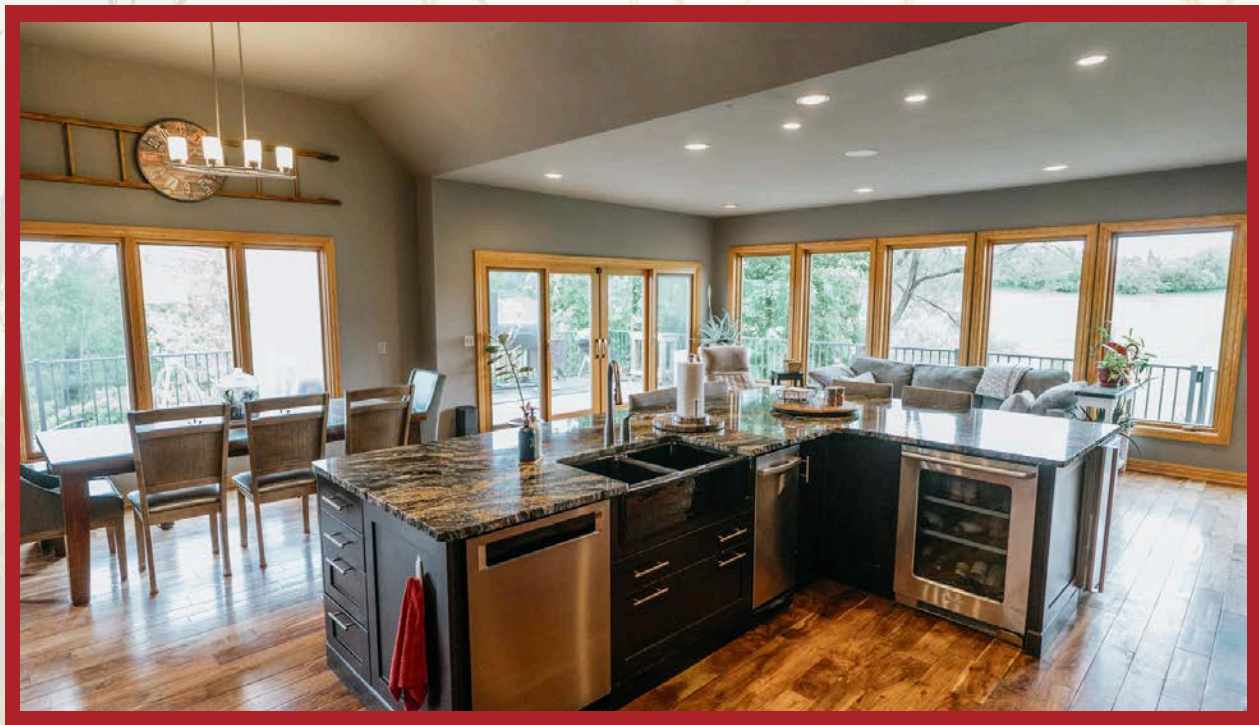
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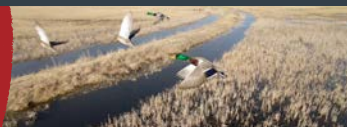
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

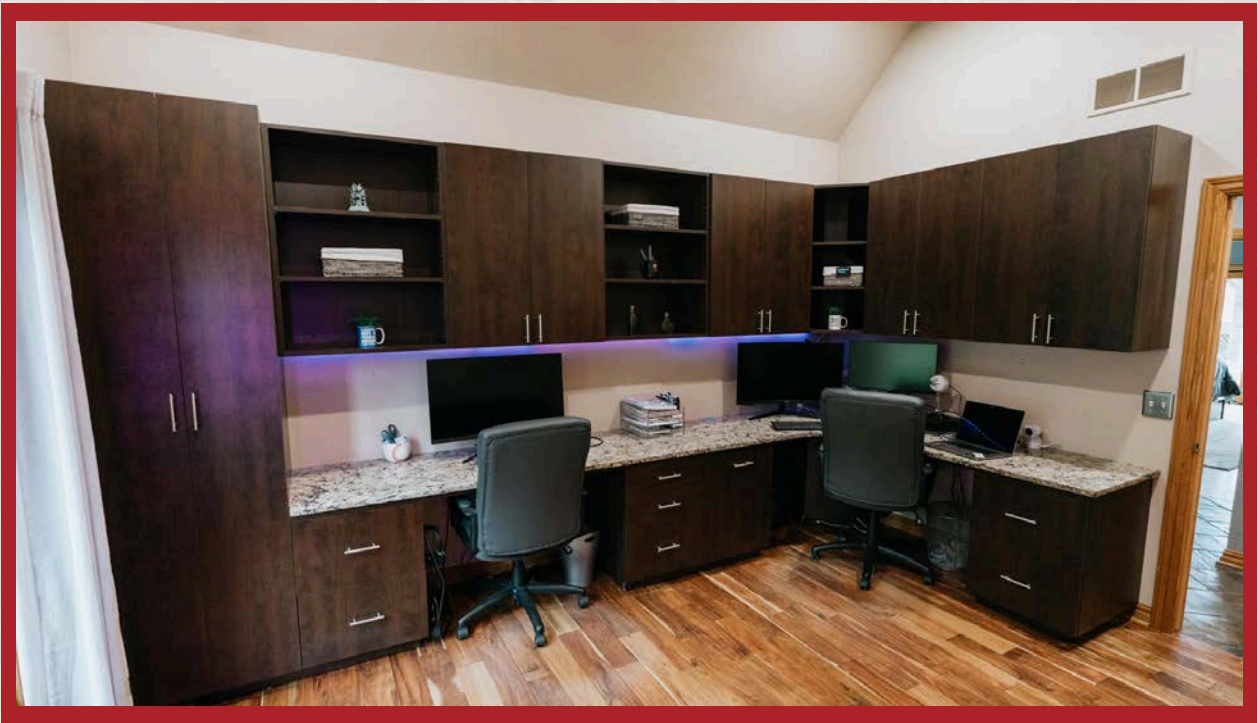
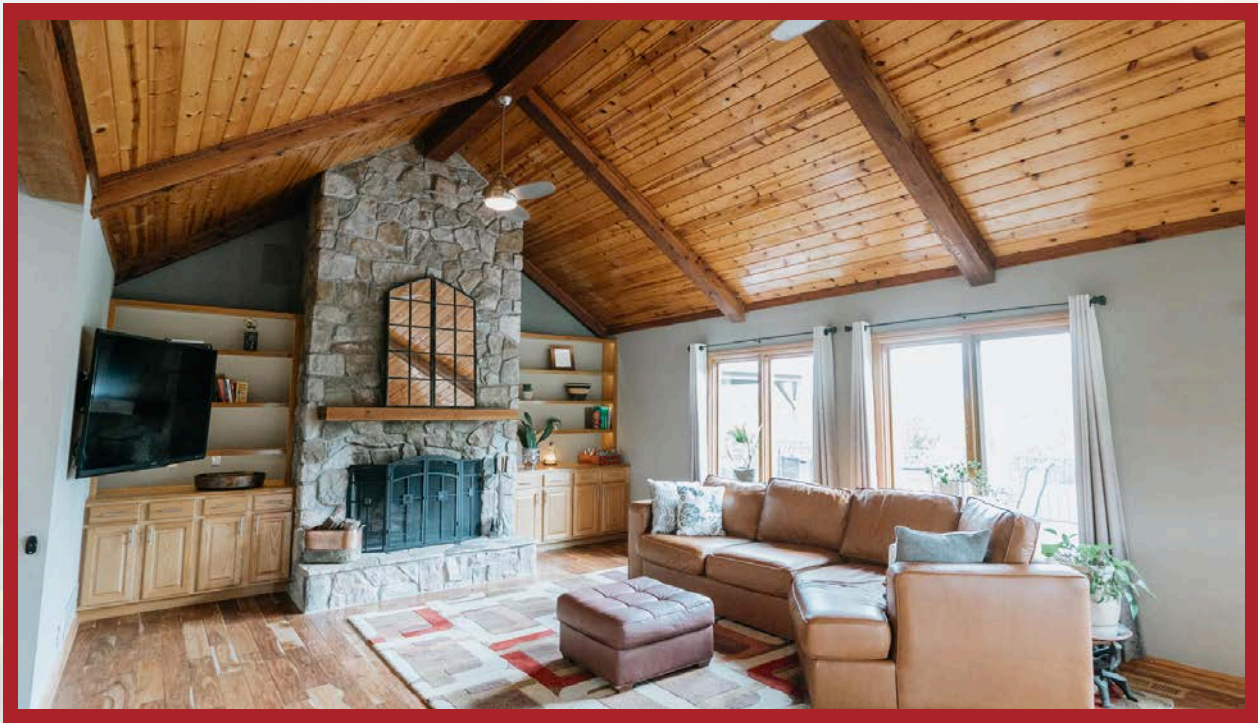




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TRUSTED**





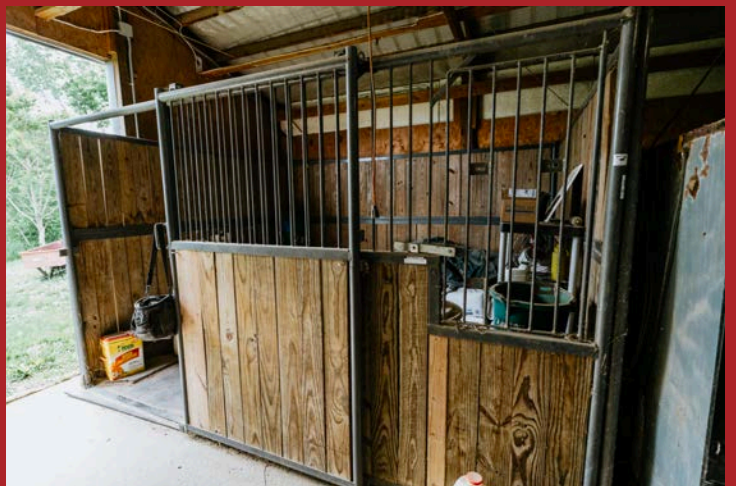


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About the Agent:

Chris entered the real estate business in 2010 after retiring from an 8 year NFL career where he played for the NY Giants & KC Chiefs. He started selling farm, ranch, & recreational real estate under the Cabela's Trophy Properties brand and eventually became an associate broker and auctioneer in NE, IA, KS, & MO. During that time he sold & auctioned homes, executive estates, ranches, farmland, recreational land in all 4 states.

Chris became a Realtor and joined Nebraska Realty in 2014. He was joined by his wife Jennifer in 2016 and together they formed Team Bober. They have assisted hundreds of clients buy, sell, build & invest in real estate. Chris remained active in land sales continuing to specialize in selling & auctioning land for his clients. Currently licensed in Nebraska & Iowa Chris uses his tireless work ethic to advocate for his client's needs.

Chris & Jen have 2 children: Austin (19) is studying diesel technology at Iowa Western Community College while Hanna (17) is a senior at Elkhorn High School.



Chris spends his free time in the outdoors hunting, fishing, camping, hiking, & golfing. He volunteers at his parish St Patrick's in Elkhorn and is active in the Knights of Columbus #3019. Chris is an Ambassador for the Kansas City Chiefs attending home games and also owns Bober Academy focusing on training and developing offensive linemen.

CHRIS BOBER, LAND AGENT



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