

AMERICAN LEGACY LAND CO

FOR SALE

MISSOURI RIVER DEVELOPMENT PROPERTY

Burt County, NE

36.17 +/- Acres

OFFERED AT:

\$2,600,000

ABOUT THIS PROPERTY:

Located just east of Tekamah, Nebraska, 8.5 miles, lies 36 +/- acres that overlooks the Missouri River, plus an unobstructed view to the east into Iowa. Located right on the river, the property features a boat ramp in a canal leading to the river for easy access. The property has a private lane fed off 2 main county roads, County Road IJ & JK.

Currently known as Eagle Island, the property is developing to be the future site for 105 seasonal campsites, including a resident's common area, a small convenience store, and boat trailer parking. At 80% complete, the canvas is ready to continue with the current plan or develop it into your own as you see fit. 55 of the 105 proposed spaces are ready for power and septic. Current plans for the seasonal camping area have been presented to the Burt County Board and approved.



More About this Property:

A paved road leading from Tekamah, within 1.5 miles of the property entrance, is another key feature that provides easy access to the overall plan. The tree-lined lane to the main part of the property and the private gate could be added to the property's overall security.

Most of the property has been raised to be above the current flood plain, plus the 3.01 acres of wetlands have been preserved for the current wildlife that calls the location home.

Creating a quiet, picturesque camping community with river access is one of the most sought-after needs in the Blair, Omaha & Lincoln areas. Many current camping families or enthusiasts looking for such a spot are on multiple waiting lists. Those fortunate enough to have a seasonal camping location but have found it too busy or would like a change would consider leaving their current spot, but only if they had a new place to go.

All equipment on the property will remain and are part of the purchase price to maintain the property. Power is located on the property. This is your chance to be part of this great opportunity and capture residual income for years.

Call today to schedule your private showing and review any questions you may have.

Legal Description: S1/2SW1/4 SEC 6 & PT E1/2NW1/4 & Private Road SEC 7 6-21-12 Arizona TWP
Parcel #436000200 36.17AC

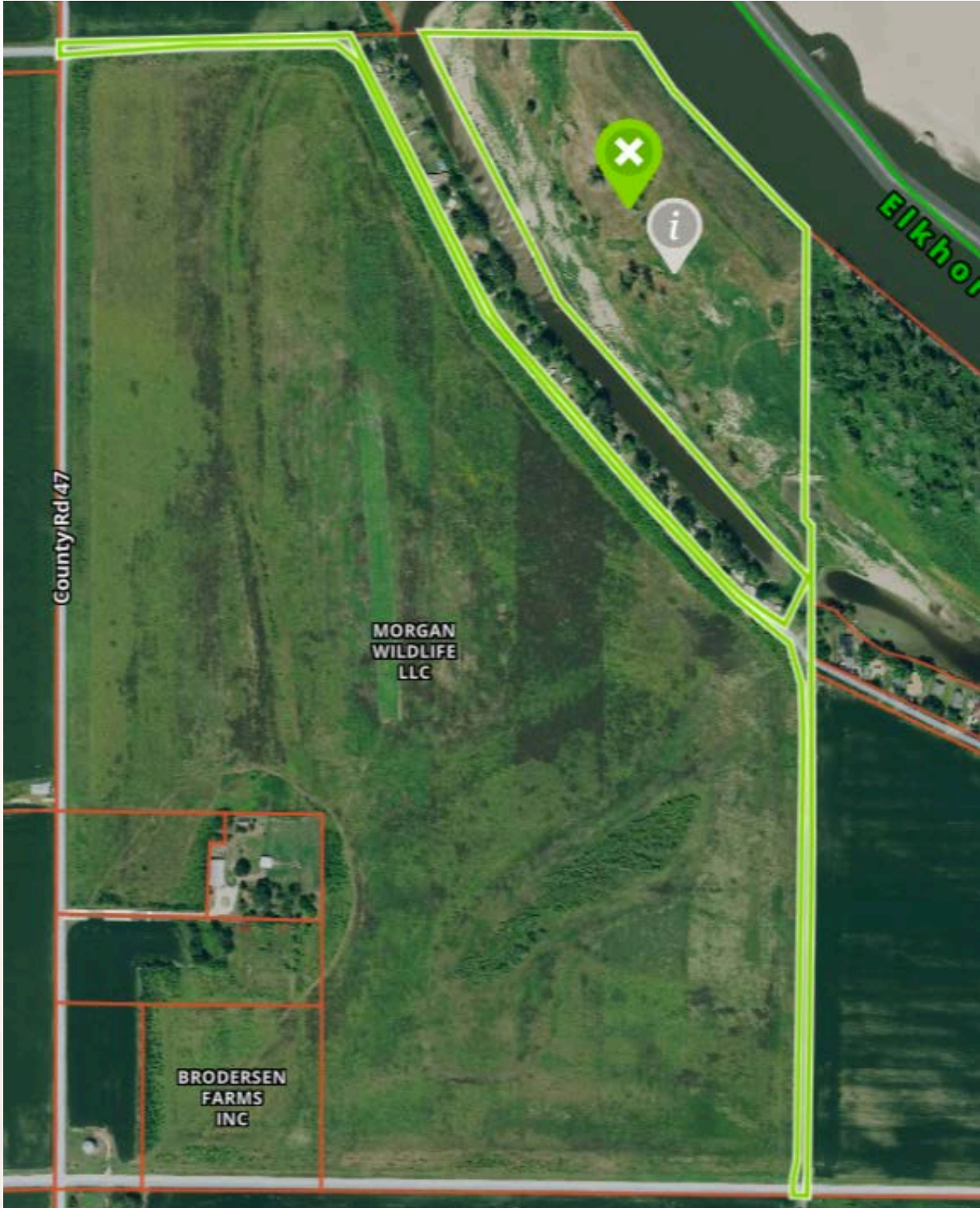
Taxes: \$425.26

Income Potential: 105 sites at \$4100.00 per year avg.

FEATURES:

- River Access
- Boat Ramp
- Seasonal Camp Sites
- Income Producing
- Close to Metro Areas
- Private Drive

**BURT COUNTY,
NEBRASKA**

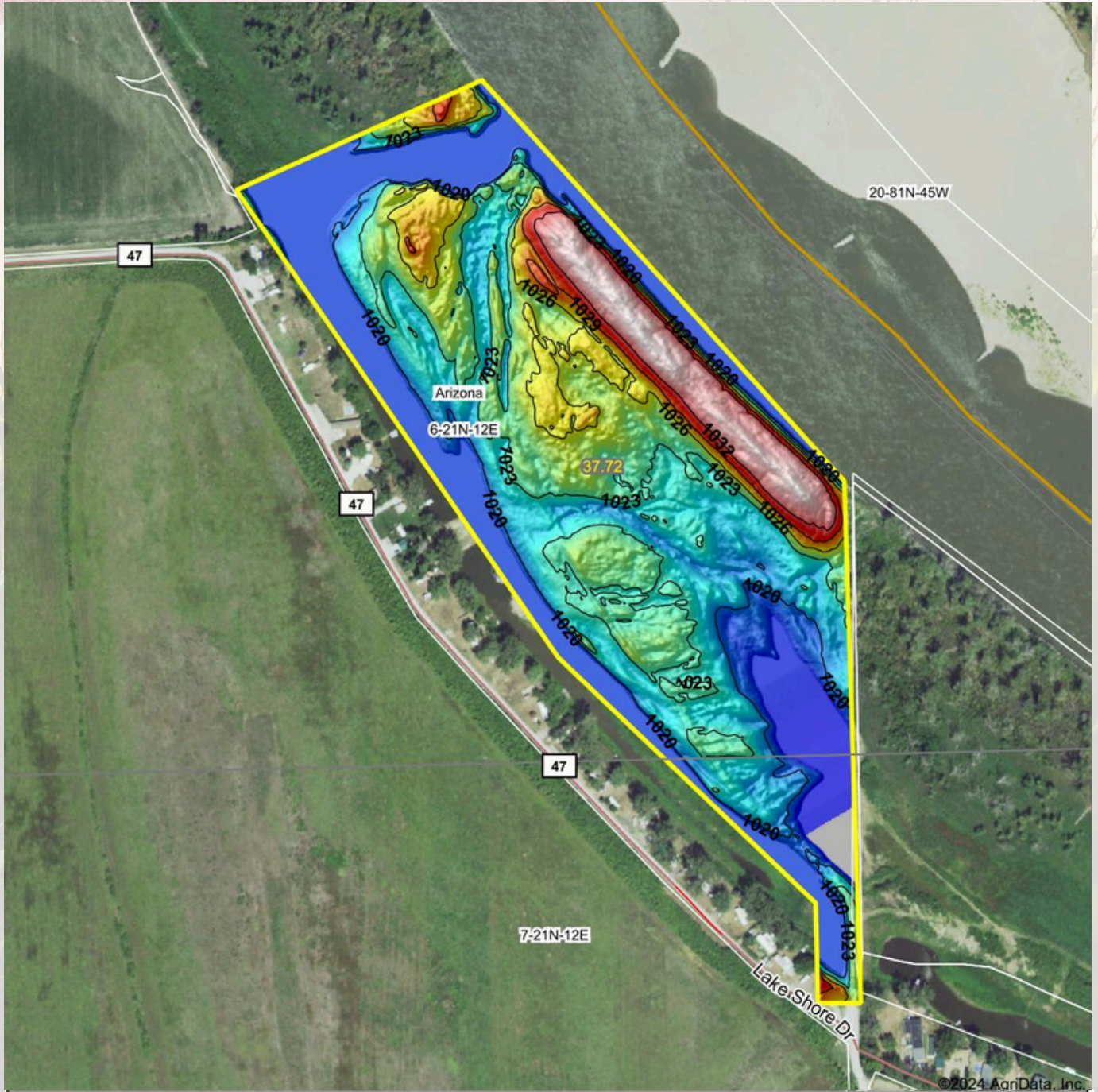


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AND SELL LAND**



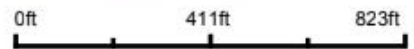
BURT COUNTY, NEBRASKA



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,017.8
 Max: 1,034.8
 Range: 17.0
 Average: 1,023.0
 Standard Deviation: 4.2 ft



5/8/2024

6-21N-12E
Burt County
Nebraska

Boundary Center: 41° 48' 58.44, -96° 6' 27.68

AMERICAN LEGACY

Maps Provided By:



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



**GROW YOUR
 LEGACY**



AMERICAN LEGACY LAND CO



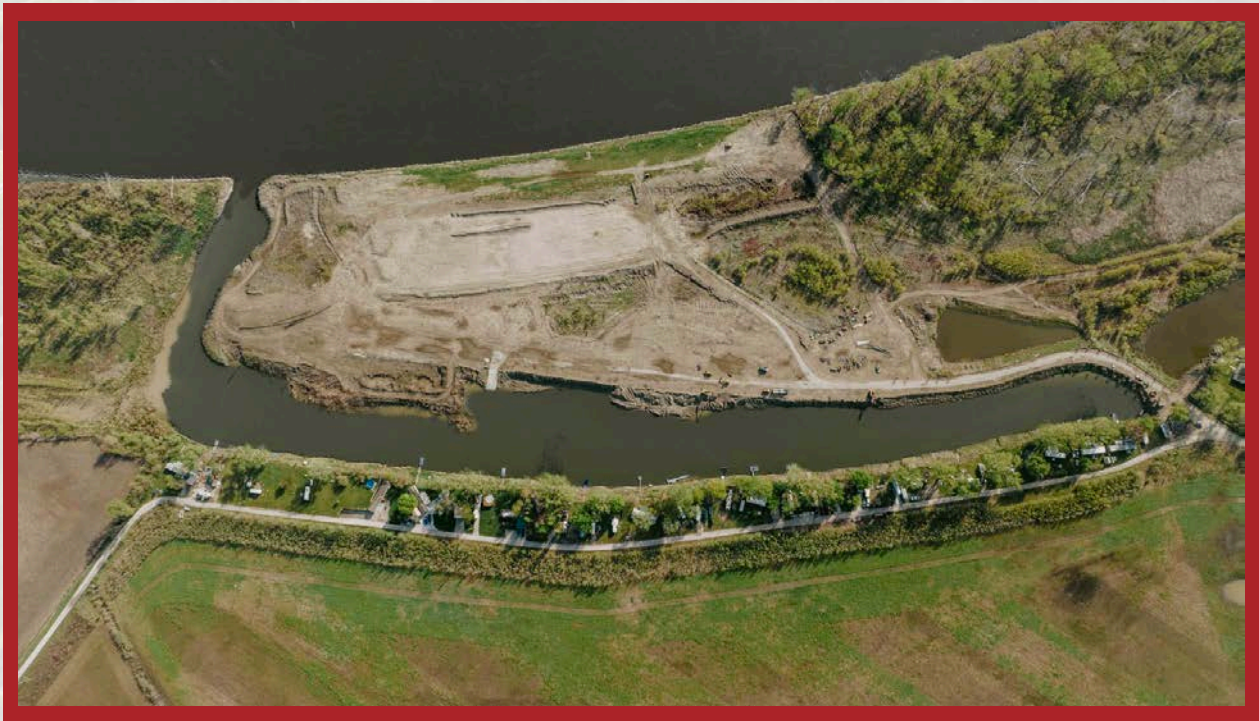
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About the Agent:

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