



# AMERICAN LEGACY LAND CO.

## FOR SALE

### BUILD SITES

Loup County, NE

### 5 +/- Acre Lots

**OFFERED AT:**

**\$100,000**

### ***ABOUT THIS PROPERTY:***

Welcome to your dream retreat in the heart of Nebraska's natural beauty. Nestled atop the rolling hills, these 5-acre lots offer a rare opportunity to own a piece of paradise with panoramic views of the majestic Calamus Reservoir. Whether you're an outdoor enthusiast, a nature lover, or simply seeking tranquility, this location has it all.

While Burwell may be a small town, it has a lot to offer, especially for those who appreciate the great outdoors, history, and a welcoming community atmosphere. Whether you're interested in exploring the natural beauty of the region or learning about its rich history, Burwell, Nebraska has something for everyone to enjoy.

Whether you're seeking a year-round residence, a vacation retreat, or an investment property, these 5-acre lots have it all, including fantastic hunting opportunities and proximity to Nebraska Game and Parks land.

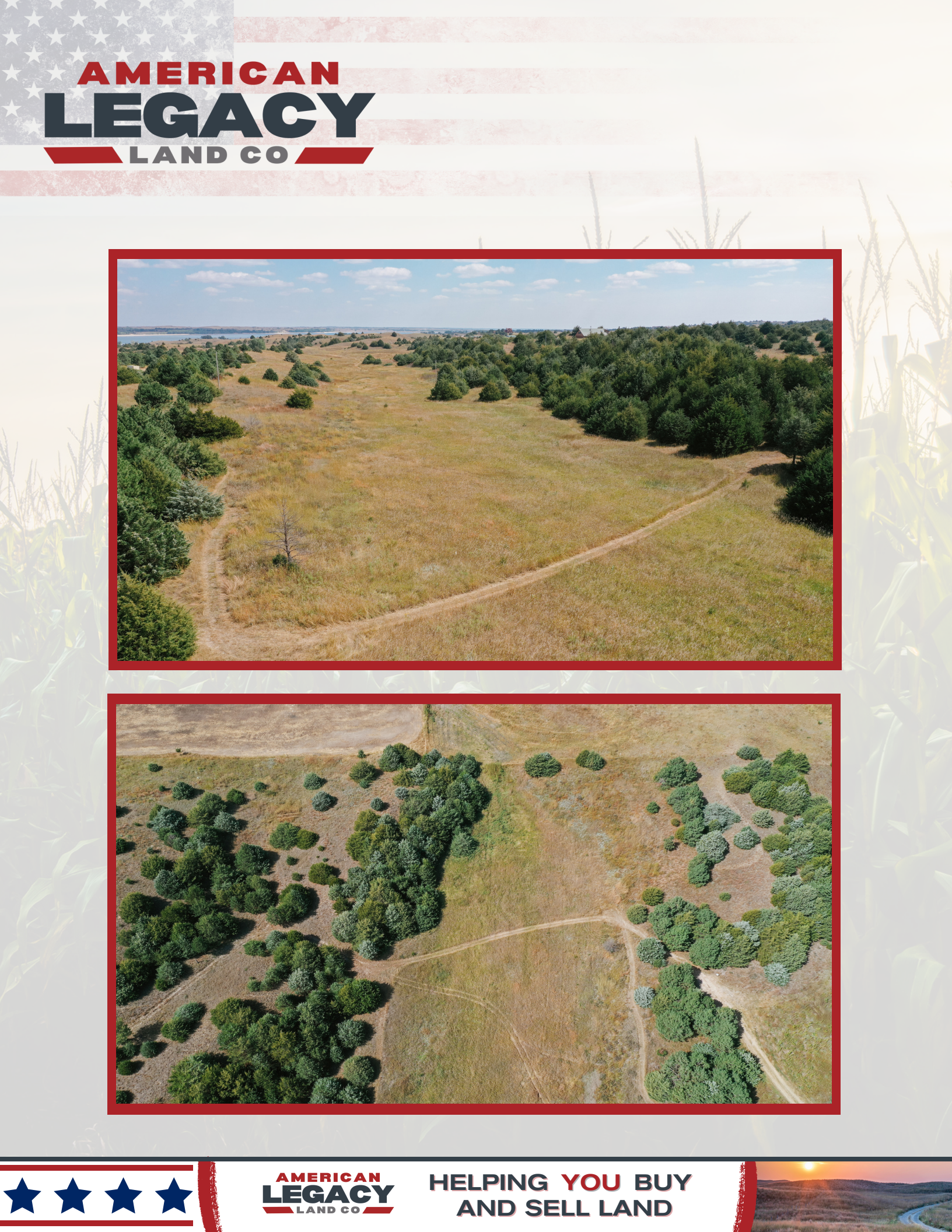




**LOUP COUNTY,  
NEBRASKA**







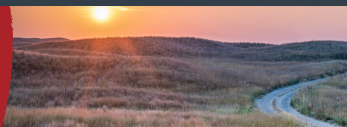
# AMERICAN LEGACY

LAND CO



AMERICAN  
LEGACY  
LAND CO

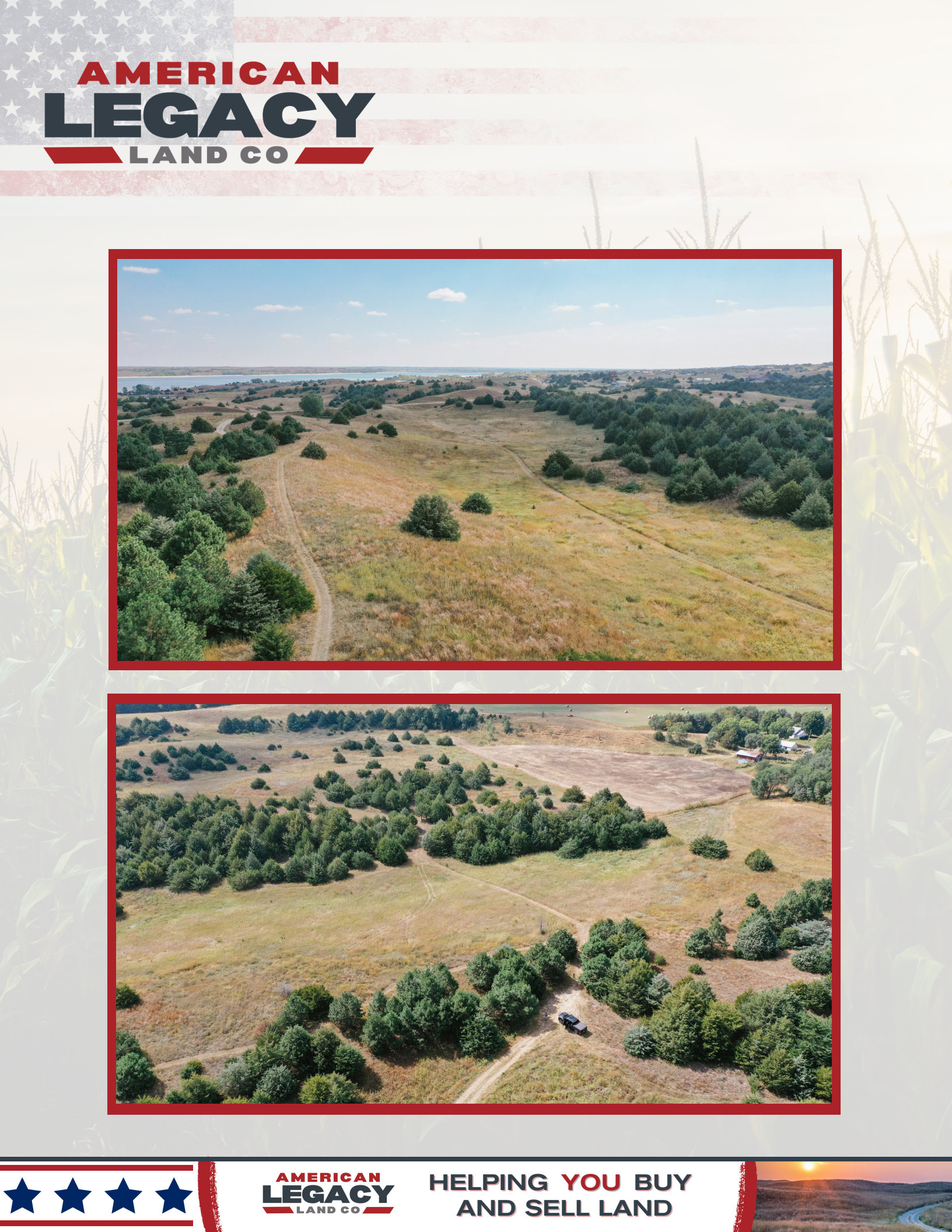
HELPING YOU BUY  
AND SELL LAND











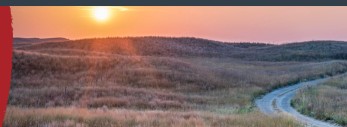
# AMERICAN LEGACY

LAND CO

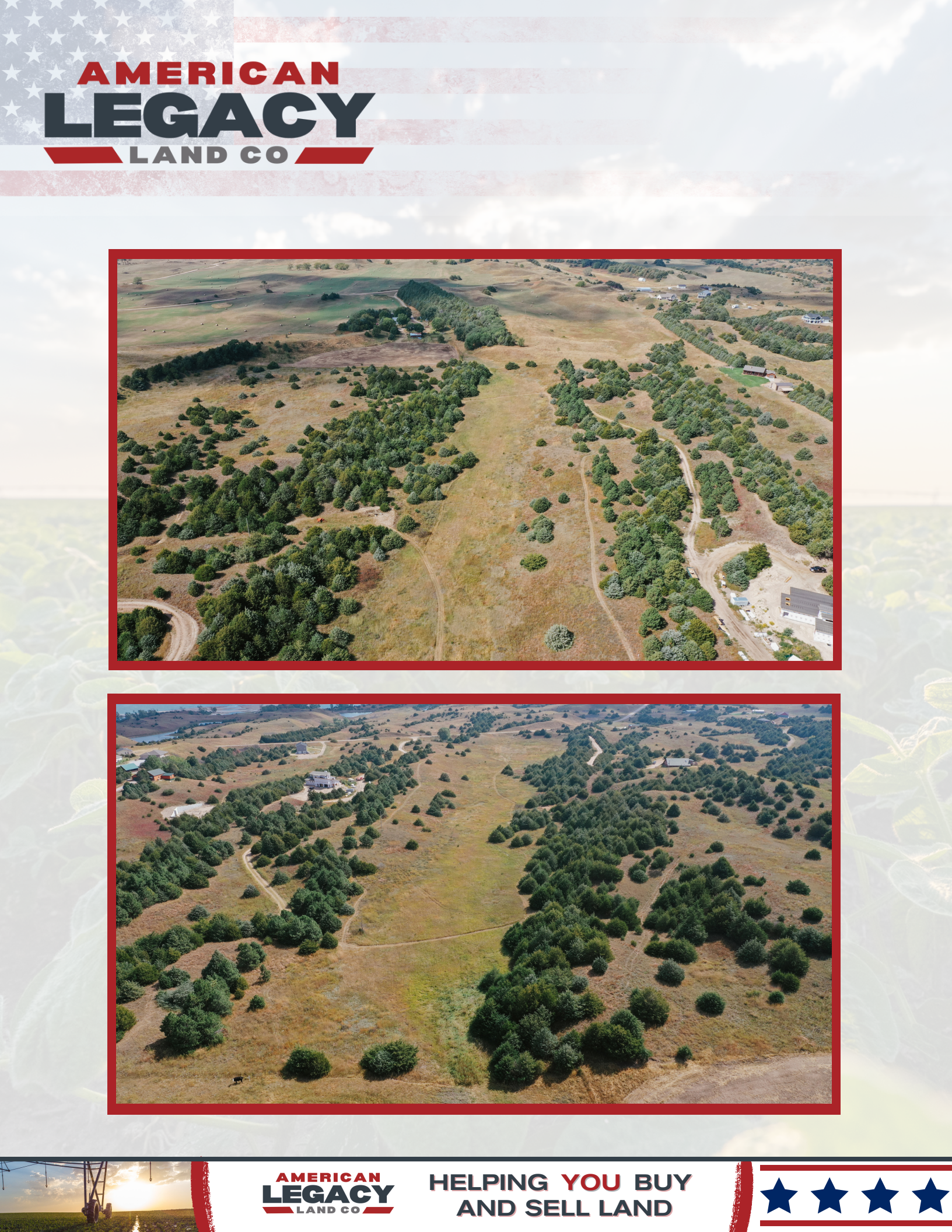


AMERICAN  
LEGACY  
LAND CO

HELPING YOU BUY  
AND SELL LAND







# AMERICAN LEGACY

LAND CO



AMERICAN  
LEGACY  
LAND CO

HELPING YOU BUY  
AND SELL LAND







## 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](mailto:BOSBORNE@AMERICANLEGACYLANDCO.COM)





## About the Agent:

I'm Koby Rickertsen, and my story is deeply rooted in farmland, having been brought up on the family farm in Nebraska's Lincoln and Dawson Counties. My journey into agriculture started early, with my father enrolling my brother, two cousins, and me in an agronomy class when we were barely 10 years old. This early exposure made me an "agronomist" before it was trendy, and I earned \$1.00 per hour as a field scout.

After high school, I served 13 years in the US Navy Submarine Force, where I met my wife. Together, we returned to Nebraska to establish roots and raise our children.

My lifelong passion for agriculture led my wife and me to create RE/MAX Home, Farm & Ranch. As a producer, investor, and property owner, I believed we could improve the buying and selling experience in real estate, especially for land.

Recently, I made a significant career move, giving up my own company to join American Legacy Land Co as a designated broker in multiple states. American Legacy Land Co is the premier choice for land transactions in the Midwest. We provide unparalleled service, personalized attention, and a diverse portfolio, including farms, ranches, and development lands.

Our commitment to honesty, integrity, and transparency builds lasting relationships with clients. I'm dedicated to serving landowners with their most valuable asset on earth.



At American Legacy Land Co, I continue to bring my love for the land and unwavering dedication to each transaction, ensuring that your land receives the attention it deserves.

**KOBY RICKERTSEN**, LAND AGENT



308-529-0067



Koby@TheLand.Pro

All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.