

179.31 Acre Property ***Lancaster County, Nebraska***



Legal: The West Half of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, Lot 2 of the Hellerich/Colgrove Addition of the Northeast Quarter and Lot 26 in the Southeast Quarter, all in Section 24, Township 10 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska containing 179.31 acres, more or less.

Soils: Crete silt loam and Aksarben silty clay loam with 0 to 11% slopes. There is a general slope from the north to the south towards the Interstate.

2020 Real Estate Taxes: \$12,899.50.

Possession: Immediate

Location: Just west of Lincoln, NE. The property is bordered on the south by Interstate 80, the east by NW 56th Street and the north by Holdrege Street.

Description: The property is currently in corn and soybean production. It is situated in an ideal location for development. New city utilities are nearby. Construction of a new intersection at NW 48th and I-80 and a new overpass at NW 56th is now complete tying this area to Interstate 80 and downtown Lincoln. This is a prime investment opportunity as Lincoln grows.

Price: \$3,586,200.00

For More Information Contact: **Boyd Smith (402) 875-0361**

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. Edgewater Insurance + Real Estate and its representatives are acting as agents for the seller.