

LAND FOR SALE
LANCASTER COUNTY, NEBRASKA
67.28+/- ACRES
\$2,691,200

Opportunity to purchase property for productive cropland or for potential future economic development. Property has access to a public road on the east side to give the owner many options in the future. The property is in an area of economic interest with the Lincoln Casino and Horse Track less than a mile away.

LEGAL: Lot 3, Lot 4 Schwisow 1st Addition and Outlot A Schwisow 2nd Addition - Part of the Southeast Quarter (SE4) Section Twenty-two (22), Township Nine (9) North, Range Six (6) East of the 6th PM in Lancaster County, Nebraska.

LOCATION: From the Lincoln WarHorse Casino corner on Denton Road and South 1st Street, the farm is located about 1 mile south on the west side of the road in Lancaster County, Nebraska. The farm is located directly east across the section from the Rokeby Generation Station property.

2022 REAL ESTATE TAXES: \$6,509.22

SOILS: Primarily Judson silt loam with a 2-6% slope and Combination of Crete silt loam with a 0-1% slope, Wymore silty clay loam with a 3-6% slope, and Aksarben silty clay loam with a slope of 2-11%

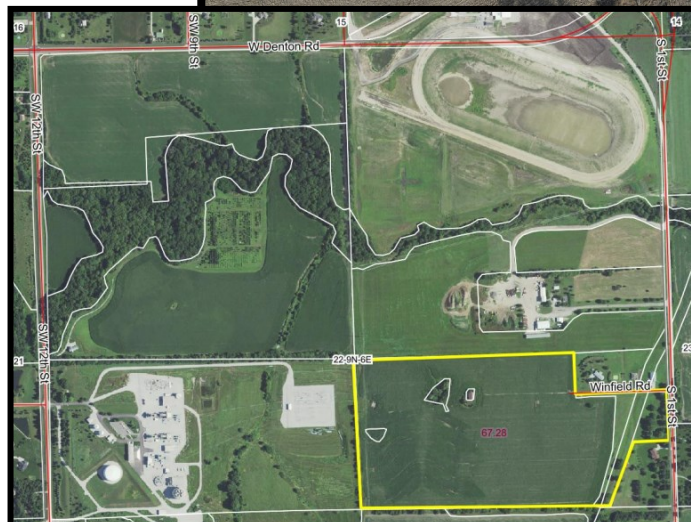
FSA INFORMATION:

Certified cropland Acres - 59.04
Corn Base Acres - 30.05 acres
Soybean Base Acres - 30.33 acres

SCHOOL DISTRICT: Lincoln

ZONING: Agricultural

POSSESSION: Possession at closing.



Dan Theilen
Sales Associate
402-434-4496 (office) • 402-480-0099 (cell)
Dan.Theilen@ufarm.com
3501 Plantation Drive, Suite 100
Lincoln, NE 68516

Please visit our website for more information
www.ufarmrealestate.com