

**SEALED BID AUCTION
MADISON COUNTY, NEBRASKA
72.33 +/- ACRES**

A rare opportunity to purchase a tract of land already zoned R-1 across from an established subdivision. It is accessed by a blacktopped road. As Norfolk grows, the need for housing continues. The land is in prime position for establishment as a new subdivision.

LOCATION: From Highway 35 and Victory Road roundabout, proceed one mile east on East Norfolk Avenue. The property is directly across from Eastern Heights.

LEGAL DESCRIPTION: Part of the Northeast Quarter (NE4), less north 40 feet for county road, in Section Twenty-Five (25), Township Twenty-Four (24) North, Range One (1) West in Madison County, Nebraska.

LAND DESCRIPTION: The site has spectacular views of the Elkhorn River Valley. It is mostly cropland with treed terraces.

SOIL DESCRIPTION: The land is primarily Clarno loam and Thuman loamy fine sand, 2-6%.

ZONING: R-1 single family residential

DEVELOPMENT: There is excellent potential for residential subdivision. City water is at the site. Sanitary sewer is most likely to be extended from Amberwood Apartments eastward to the site. Another option is a lift station into the existing sanitary sewer. Both options would be subject to City of Norfolk approval.

REAL ESTATE TAX 2022: \$3,664.46 - Buyer will be responsible for the 2023 and future real estate taxes.

POSSESSION: The land has been leased for 2023.

TERMS: Additional information and sealed bid forms can be found on the UFARM Real Estate website or by contacting the listing agent. All sealed bids must be received by June 3, 2023, at 5:00 PM.



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