



LAND FOR SALE
LANCASTER COUNTY, NEBRASKA
294.81+/- ACRES
\$2,300,000

Unique opportunity to purchase picturesque property once a stopping point on the historic Oregon Trail. With close proximity to Crete and Lincoln, this is an ideal location for future land development, building your dream home, or to continue as productive farmland. This property has been privately held for 90 years. It's truly a one of a kind parcel.

LEGAL: The East Half of the Southeast Quarter (E2SE4) of Section Seven (7), Township Eight (8) North, Range Five (5) East of the 6th P.M. in Lancaster County, Nebraska, EXCEPT and subject to railroad and railroad right-of-way and the South Half of the Northwest Quarter (S2NW4) and the Southwest Quarter (SW4) of Section Eight (8) Township Eight (8) North, Range Five (5) East of the 6th P.M. in Lancaster County, Nebraska, EXCEPT and subject to railroad and railroad right-of-way.

LOCATION: From the intersection of Highways 103 and 33 east of Crete, go approximately two miles north to County Road C then two miles east. The property is located on the north side of the road.

2023 REAL ESTATE TAXES: \$12,768.28

SOILS: Primarily Nodaway silt loam, Kennebec silt loam, Judson silt loam, Steinauer loam and several other soil types for the remainder of the soil classes. Class II - VI soil ratings.

FSA INFORMATION:

Certified cropland Acres - 189.29 acres

Base Acres - 193.71 acres

SCHOOL DISTRICT: Crete

ZONING: Agricultural

POSSESSION: Possession subject to existing lease.



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