

LAND FOR SALE
LANCASTER COUNTY, NEBRASKA
140.44+/- ACRES
\$1,438,000

Opportunity to purchase a productive farm right outside of Lincoln, Nebraska, at appraised value. The farm is comprised of good soils with most of the property being farmed today. There is an existing water well and electricity available where a home had sat years ago. Would make an excellent location for a new home with beautiful scenery.

LOCATION: From the intersection of Highway 6 (West O Street) and SW 84th Street in Emerald, go approximately one-quarter mile south on SW 84th Street. The farm is on the east side of the road.

LEGAL: Lot 57, Lot 44 and Lot 56, of irregular tracts, all located in the Northwest Quarter (NW4) of Section Twenty-Six (26), Township Ten (10) North, Range Five (5) East of the 6th P.M., in Lancaster County, Nebraska.

SOILS: Primarily Crete silty loam, Wymore silty clay loam, Kenebec silt loam, Burchard clay loam and several other soil types for the remainder of the soil classes. Class II - VI soil ratings range with an average of 2.9.

2023 REAL ESTATE TAXES: \$8,035.30 (Seller will pay 2023 and all previous real estate taxes.)

FSA INFORMATION:

Farmable Acres: 117.7 acres

Base Acres: 119.49 acres

SCHOOL DISTRICT: Lincoln

POSSESSION: Possession at closing.



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