

**LAND FOR SALE**  
**LANCASTER COUNTY, NEBRASKA**  
**149.28+/- ACRES**  
**\$2,970,672**

***Opportunity to purchase property with close proximity to Lincoln. This is an ideal location for future land development, building your dream home or to continue as productive dryland farming. It is located just a short distance from a major grain terminal right outside of south Lincoln. The farm has frontage along West Saltillo Road and SW 12th Street.***

**LEGAL:** Lot 14 of the Southwest Quarter (SW4) in Section Thirty-Four (34), Township Nine (9), Range Six (6) East of the 6th PM Lancaster County, Nebraska (149.28 +/-Acres)

**LOCATION:** South of Lincoln on Highway 77 and Saltillo Road Exit, go 2 miles west on Saltillo Road. The farm is located in the Northeast corner of the intersection of West Saltillo Road and SW 12th Street.

**2023 REAL ESTATE TAXES:** \$7,081.38

**SOILS:** Primarily Wymore silty clay loam and Otoe silty clay, Class II - IV soil ratings.

**FSA INFORMATION:**

Farmable Cropland Acres - 139.19

Corn Base Acres - 72.8 acres

Soybean Base Acres - 72.8 acres

**SCHOOL DISTRICT:** Norris

**ZONING:** Agricultural

**POSSESSION:** Subject to current Farm Lease which expires February 28, 2025.



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