

# TRACT #3 - \$453,600

**LEGAL:** Lots 29 and 51 in the Southeast Quarter in Section 20, Township 10 North, Range 6 East of the 6th PM in Lancaster County, Nebraska.

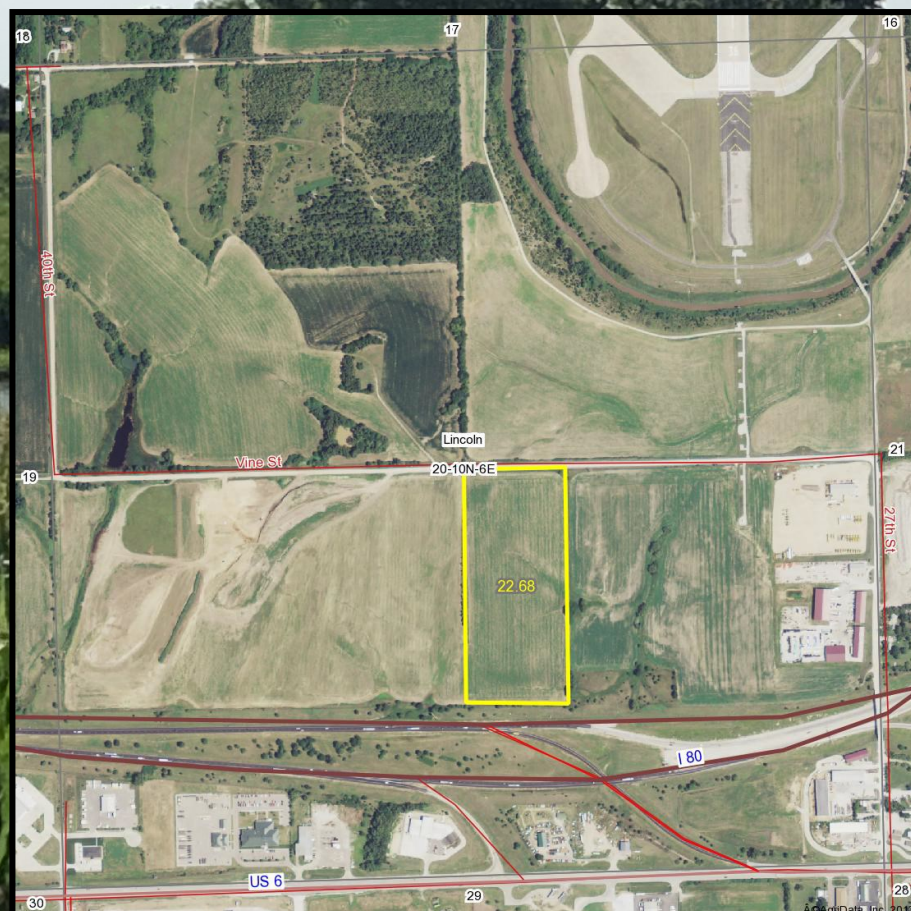
**SIZE:** 22.68 +/- acres as per the Lancaster County Assessor's Office

**LOCATION:** Adjacent to the southwest corner of Lincoln Airport and approximately 1 mile northeast of the Northwest 48th Street entrance/exit ramp to Interstate 80.

**DESCRIPTION:** Out of 22.68 +/- acres, 22.56 +/- acres are tillable farmland.

**ZONING:** AG (Agricultural District), Class A2 (Ag Unimproved). Industrial and commercial development is possible.

**EASEMENTS:** The owners are not aware of any easements crossing this property.



## FOR SALE 325.55 +/- ACRES 3 TRACTS

### DEVELOPMENT PROPERTY/FARMLAND

**Prime location with excellent exposure just minutes from downtown Lincoln; located adjacent to Lincoln Municipal Airport and approximately 1 mile from the Interstate 80 entrance/exit ramp. The property has been zoned Agricultural and Ag Unimproved. Part can be zoned residential, industrial or commercial development. Currently 223.80 +/- acres are farmland and 100 +/- acres are ideal for recreation. This property provides excellent habitat for deer and turkey, and offer scenic views of downtown Lincoln. Whether you're looking for farmland or development land, this is the one for you.**



Jeff Frack and Ethan Sorensen, Agents  
1248 O Street, Suite 1000 - Lincoln NE 68508  
402-434-4497 or 402-434-4499  
ufarmrealestate.com



## TRACT #1 -\$2,244,900

**LEGAL:** Northwest Quarter of the Southwest Quarter and the East Half of the Southwest Quarter and Lot 25 in the Southwest Quarter in Section 17, Township 10 North, Range 6 East of the 6th PM in Lancaster County, Nebraska.

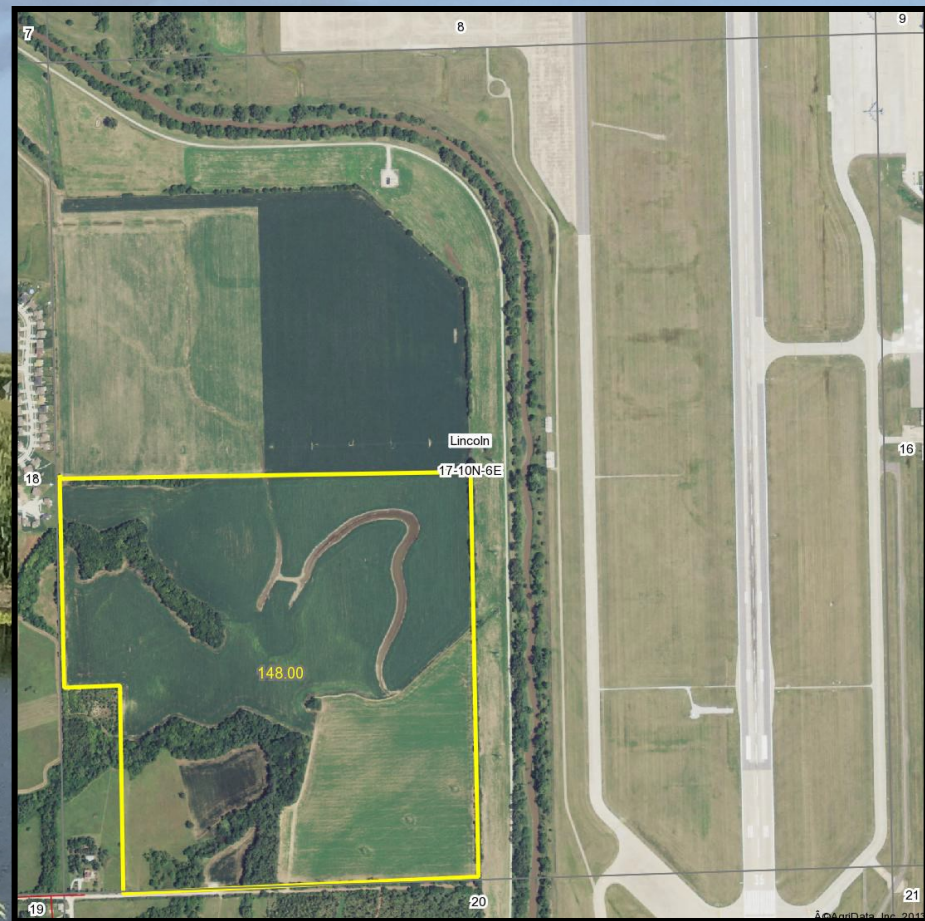
**SIZE:** 149.66+/- acres as per the Lancaster County Assessor's Office

**LOCATION:** Adjacent to the southwest corner of Lincoln Airport and approximately 1 mile northeast of the Northwest 48th Street entrance/exit ramp to Interstate 80.

**DESCRIPTION:** Out of 149.66 +/- acres, 121.89 +/- acres are tillable farmland. 48+/- acres in the north-east part of the quarter are in a floodplain.

**ZONING:** AG (Agricultural District), Class A2 (Ag Unimproved). Residential, industrial and commercial development is possible.

**EASEMENTS:** Black Hills Energy has a permanent easement for a natural gas line on the west boundary. The FAA leases land for a wind shear tower on the south edge.



## TRACT #2 -\$2,298,150

**LEGAL:** Northwest Quarter of the Northwest Quarter and Lot 63 in the Northwest Quarter and the Northeast Quarter of the Northwest Quarter in Section 20, Township 10 North, Range 6 East of the 6th PM in Lancaster County, Nebraska.

**SIZE:** 153.21+/- acres as per the Lancaster County Assessor's Office

**LOCATION:** Adjacent to the southwest corner of Lincoln Airport and approximately 1 mile northeast of the Northwest 48th Street entrance/exit ramp to Interstate 80.

**DESCRIPTION:** Out of 153.2 +/- acres, 79.35 +/- acres are tillable farmland. 63.69 +/- acres are grass and trees with the balance waste.

**ZONING:** AG (Agricultural District), Class A2 (Ag Unimproved). Residential, industrial and commercial development is possible.

**EASEMENTS:** Black Hills Energy has a permanent easement for a natural gas line on the west boundary. There is an easement for a power line running east to west on the north end of this tract.

