

LAND FOR SALE
LANCASTER COUNTY, NEBRASKA
214.74 +/- ACRES
\$3,275,000

DESCRIPTION: Unique opportunity to purchase property for a future development project and/or continue its use as productive cropland. Property has access to public roads on opposite sides of the section to give the future owner future options. Over the years there has been some contour projects completed on the property. There is a conservation deficiency request from the NRCS to complete a conservation plan in order to participate in future USDA farm programs.

LEGAL: The Northwest Quarter (NW4) and Lot Ten (10), Irregular Tract in the Northeast Quarter (NE4), all in Section Twenty-Nine (29), Township Nine (9) North, Range Six (6) all East of the 6th P.M. in Lancaster County, Nebraska.

LOCATION: From the Lincoln Horse Racetrack at Highway 77 and Warlick Boulevard, the farm is located 3 miles west and 1.25 miles south on the east side of the road. Property is directly east of Yankee Hill Lake.

2021 REAL ESTATE TAXES: \$12,048.84

SOILS: Primarily Wymore silty clay with a 3-6% slopes, Otoe silty clay with 6-11% slope and 7 other soil types for the remainder of the soil classes.

FSA INFORMATION:

Certified cropland Acres - 188.53
Corn Base Acres - 94.25 @ 116 bushels/acre
Soybean Base Acres - 94.25 @ \$40 bushels/acres

SCHOOL DISTRICT: Crete Public School

ZONING: Agricultural

POSSESSION: Possession at closing subject to current crop lease which expires December 31, 2022 and March 31, 2023, for current hunting lease in place.



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