

222.25 Acre Property ***Lancaster County, Nebraska***



Legal: Lots 14 & 29 and Lot 2 of the Sievers Addition in the Northwest quarter of Section 31 and Lot 84 in the Northeast quarter and Lot 86 in the Southeast quarter of Section 36, all in Township 9 North, Range 6 East of the 6th P.M. Lancaster County.

Soils: Primary soil types are Kennebec, Wymore, Judson and Zook with slopes up to 11%.

Current zoning: Ag unimproved

2015 Real Estate Taxes: \$14,860.00

Location: The property is located south of Rokeby Road and is on each side of South 27th Street.

Description: These properties are in a fast growing area of Lincoln. They may be split. The land is part of an estate and will be sold to the highest bidder.

Conservation Easement: There is an easement generally located within the 100 year floodplain, 112.35 acres. This leaves approximately 109.9 acres of developable land.

Possession: Full possession for 2017

For More Information Contact: **Boyd Smith (402) 875-0361**

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.