

LAND FOR SALE
LANCASTER COUNTY, NEBRASKA
TWO TRACTS
Tract #1 - \$299,000
Tract #2 - \$644,050

TRACT #1: 20.2+/- acre buildable lot with outbuildings and a domestic well. Property is located near Lincoln and surrounding communities as well as Branched Oak Lake. An established shelter belt and pasture make this lot desirable to build your forever home. Additional site acres include dryland cropland that can be an income source or addition to your established acreage.

TRACT #2: 58.56+/- acres dryland cropland. Class II & III soils with established terraces/tiling and waterways. This is a productive dryland farm with good conservation practices in place.

LEGAL: West Half of the Southeast Quarter (W2SE4) in Section Twenty-three (23), Township Twelve (12) North and Range Five (5) East of 6th PM in Lancaster County, Nebraska, containing 78.76 +/- acres. Final legal and acres are subject to final survey.

LOCATION: Property is located 2 miles north and 2 miles west of Raymond, Nebraska, or 1 mile northeast of Branched Oak Lake.

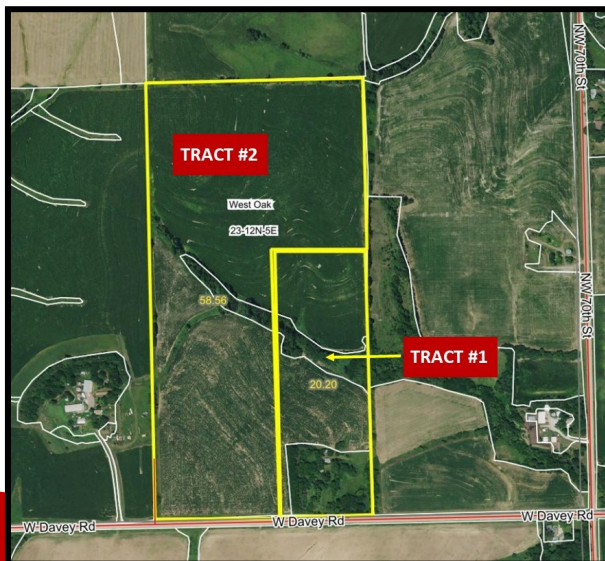
SOILS: Class II & III Yutan and Aksarben silty clay loam, 2 to 11% slope

ZONING: Agricultural

REAL ESTATE TAXES: 2021 - \$4,636.86

SCHOOL DISTRICT: Raymond

POSSESSION: Subject to oral 60/40 farm lease with tenant that will expire March 1, 2023, with written notice prior to September 1, 2022.



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