

LAND FOR SALE

29.14+/- Acres • Saunders County, Nebraska
Offered at \$291,400.00

Highlights:

- Recreational Land within a Few Miles of the Platte River
- Housing Potential!
- Timber Provides Great Habitat for White-Tailed Deer and Turkeys!
- Full Possession for 2023!



L-2200561

Property Location: From Morse Bluff go two miles west on Linwood Road. Property is located on the southeast intersection of Linwood Road and County Road 27. Look for Signs.

Legal Description: BAL SW NW S OF ROAD SEC 24- TWP 17N- RGE 5E, Parcel ID: 000720002



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For additional information, please contact:

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Property Information

Property Description: Offering 29.14+/- acres of recreational land that is only minutes south of the Platte River. The property has potential for housing development on the flat bottom or up on the bluff. Avid hunters will find the timber provides the perfect habitat of native trees and grasses for white-tailed deer and turkeys. Property is only 20 minutes from Fremont, 40 minutes from Elkhorn, and 50 minutes from Lincoln. Full possession in 2023. ***Don't miss your opportunity to purchase this recreational property!***

Farm Data:

Cropland	2.1 acres
Timber	<u>27.04 acres</u>
Total	29.14 acres

2021 Taxes: \$944.40 (estimated)

Price: \$291,400.00



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8013	Ida-Steinauer complex, 17 to 60 percent slopes	20.89	72.28	0	14	7e
7231	Judson silt loam, 2 to 6 percent slopes	5.22	18.06	0	78	2e
8119	Pohocco silty clay loam, 11 to 17 percent slopes, eroded	2.79	9.65	0	58	4e
TOTALS		28.9(*)	100%	-	29.81	5.81

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.