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# LAND FOR SALE

51.73± Acres, Lancaster County, Nebraska

OFFERED AT  
**\$1,200,000**

## Highlights:

- Pasture with some timber with beautiful older country home!
- Many large mature trees giving outstanding setting for this site
- Great location, close to Lincoln, Nebraska and just off Hard Surface Hwy #2 (Hwy 2 frontage)
- Many opportunities for this residence and location with other building sites possible  
(See Agent for more details on Residence and showing)

**For additional information, please contact:**

Jerry Wiebusch, Agent | (402) 430-8489

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# Property Information

**Location:** East of Lincoln, Nebraska on Highway #2 to 176<sup>th</sup> Street, just South on 176<sup>th</sup> on East Side of Road.

**Property Address:** 10200 S 176<sup>th</sup> Street, Bennet, Nebraska 68317

**Legal Description:** Lot 10 NW Section 36-T9N-R8E (51.71+/- Acres) Lancaster Co.- Nebraska

**Property Description:** Country residence on 51.71 acres of pasture. Close to Lincoln, Nebraska. Outstanding appeal. A must see to appreciate property!

**Improvements:** 2,600 sq ft residence, needing some updating, with rural water hook-up and two older outbuildings.

## Farm Data:

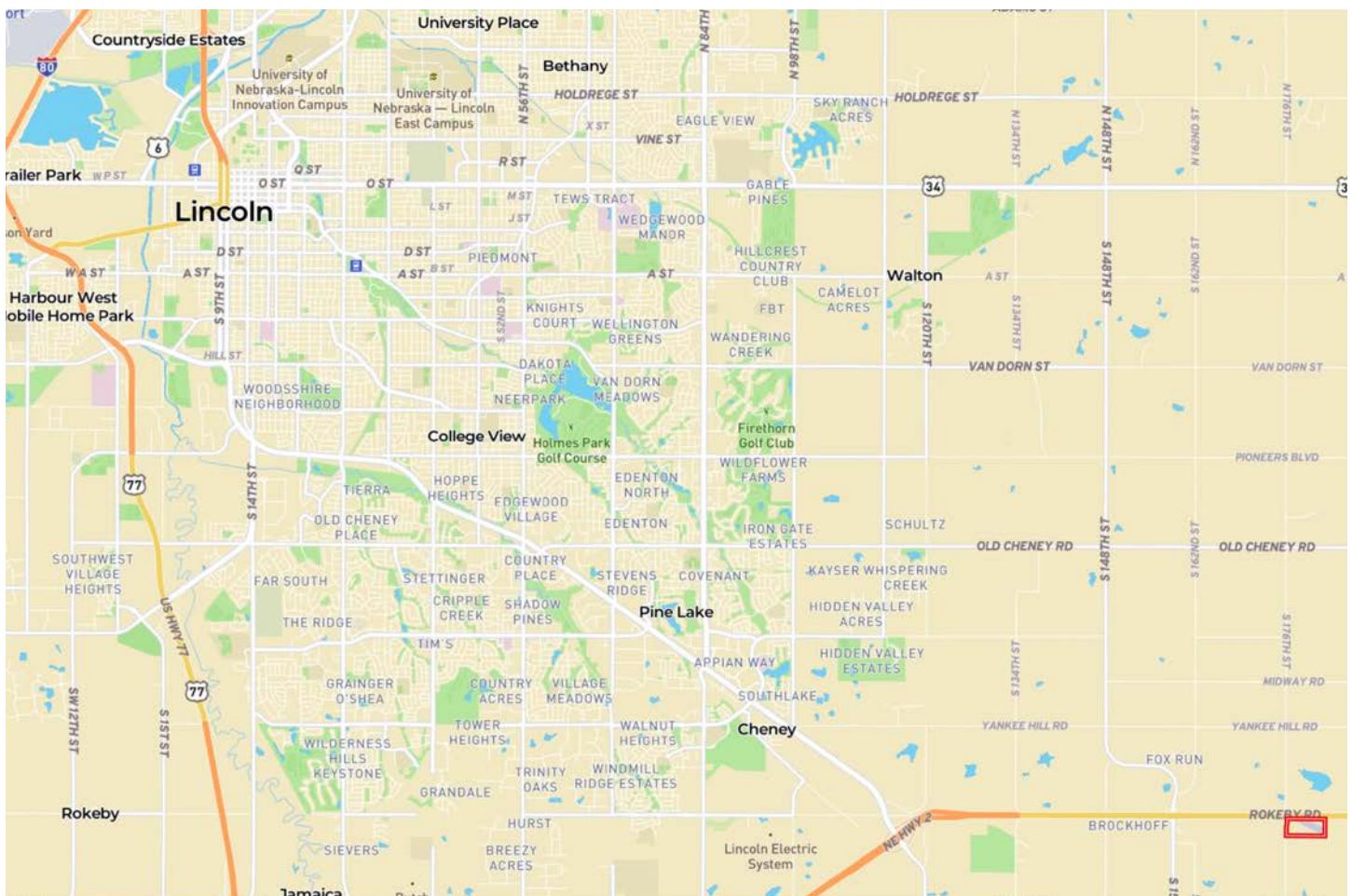
Pasture	53.59 acres
Total	53.59 acres

**FSA Information:** N Bases or Yields on this tract. Farm is all pasture and not in any FSA programs at this time.

**Taxes:** \$7,963.74

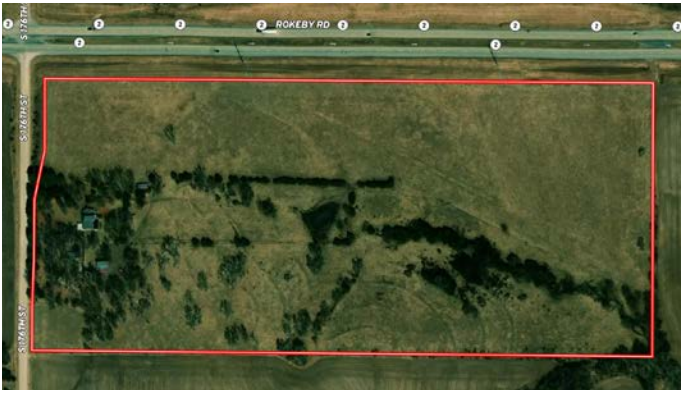
**Additional Comments:** This is one of the most beautiful setting for a home around. Just off Highway 2, Close to Lincoln, with many large trees for shelter and appear. Needs some fixing up, but offers many opportunities. See agent for more info!

## Location Map



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	27.78	53.81	0	44	3e
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	14.42	27.93	0	57	3e
7681	Wymore silty clay loam, 1 to 3 percent slopes	9	17.43	0	64	2e
7231	Judson silt loam, 2 to 6 percent slopes	0.43	0.83	0	78	2e
TOTALS		51.63(*)	100%	-	51.4	2.82



