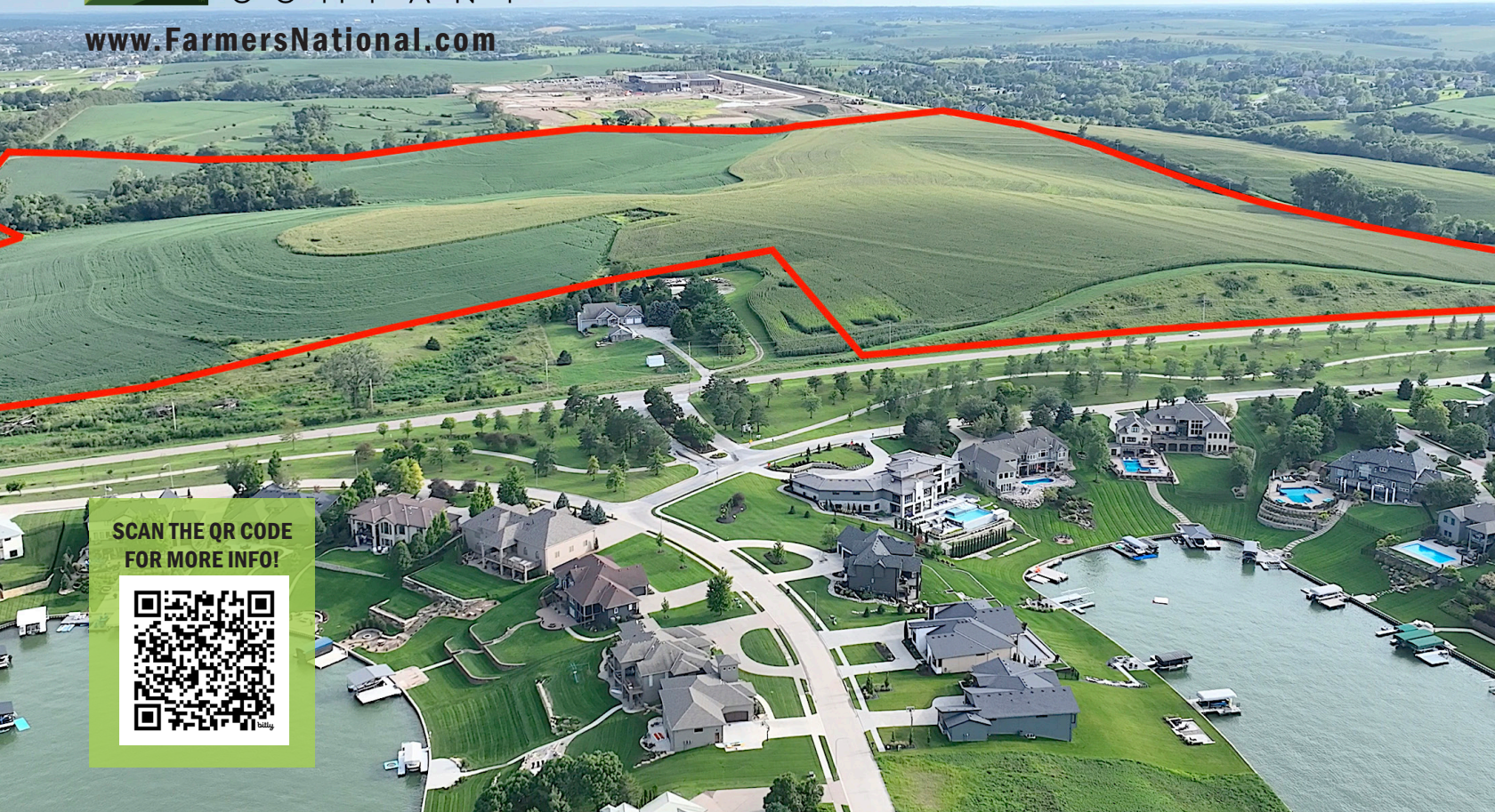




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LAND FOR SALE

141.73± Acres, Douglas County, Nebraska

OFFERED AT
\$14,173,000

Highlights:

- Premier Mixed-Use Development Land with excellent location
- Utilities at or near property
- Future land use is commercial, high-density and medium-density residential

For additional information, please contact:



Doug Hansen, AFM, Agent
(402) 290-9521
DHansen@FarmersNational.com



Eric Mueller, Agent
(402) 660-1044
EMueller@FarmersNational.com



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HATHAWAY**
HOMESERVICES | AMBASSADOR
REAL ESTATE
Staci Mueller
(402) 699-0067
Staci.Mueller@bhhsamb.com

Property Information

Property Description: PREMIER MIXED-USE DEVELOPMENT SITE AT 180TH & BENNINGTON ROAD.

Take advantage of this rare opportunity to own 141.73 acres ideally positioned on the southeast corner of 180th Street and Bennington Road. Located in one of the Omaha metro area’s fastest-growing regions, the future land use for this property includes commercial, high-density residential, and medium-density residential development.

All public utilities are located nearby. The new Bennington South High School, currently under construction, is directly south of the property, with residential development surrounding the area in every direction.

Call for details.

Additional Comments: This property is co-brokered with Staci Mueller of BHHS Ambassador Real Estate.

Directions to Property: From downtown Bennington, Nebraska, travel 2 miles west on Bennington Road to the intersection of 180th Street. The intersection of 180th Street and Bennington Road marks the northwest corner of the property.

Legal Description: NE 1/4 Sec 16-16-11 excluding tax parcels 0122260002 and 0122260007, Douglas Co NE

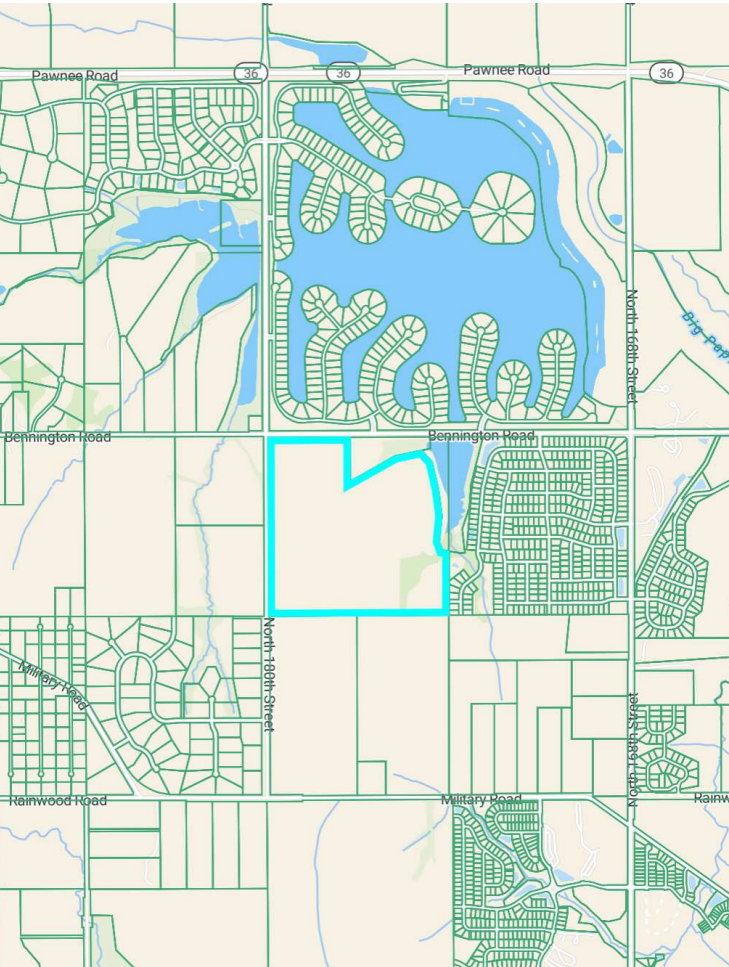
Farm Data:

Cropland	128.88 acres
Non-crop	1.25 acres
Timber	<u>11.60 acres</u>
Total	141.73 acres

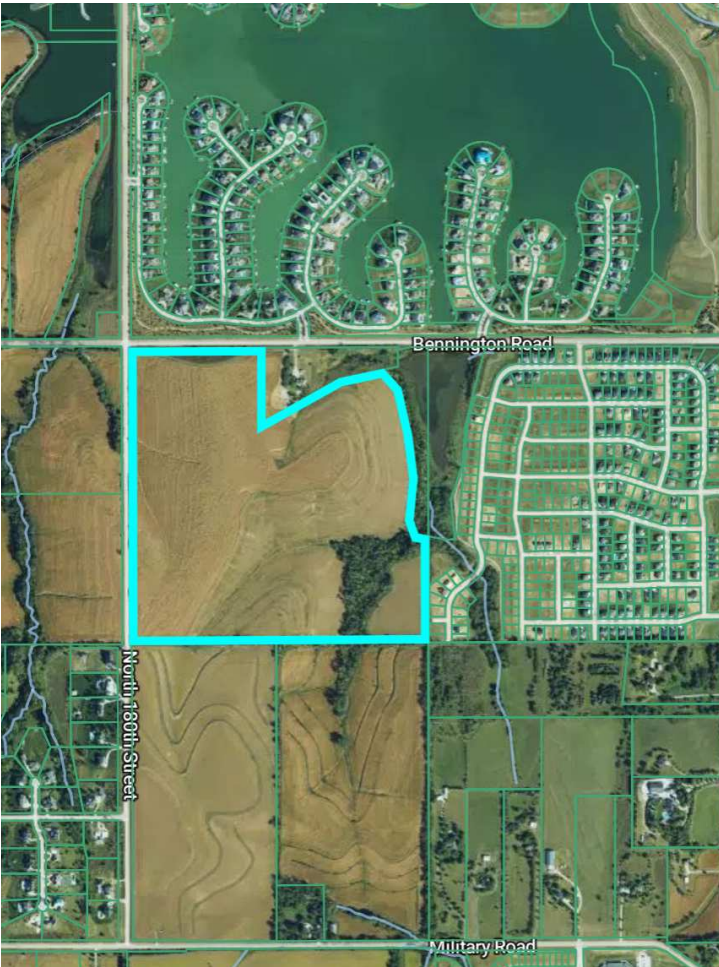
Taxes: \$11,525.74



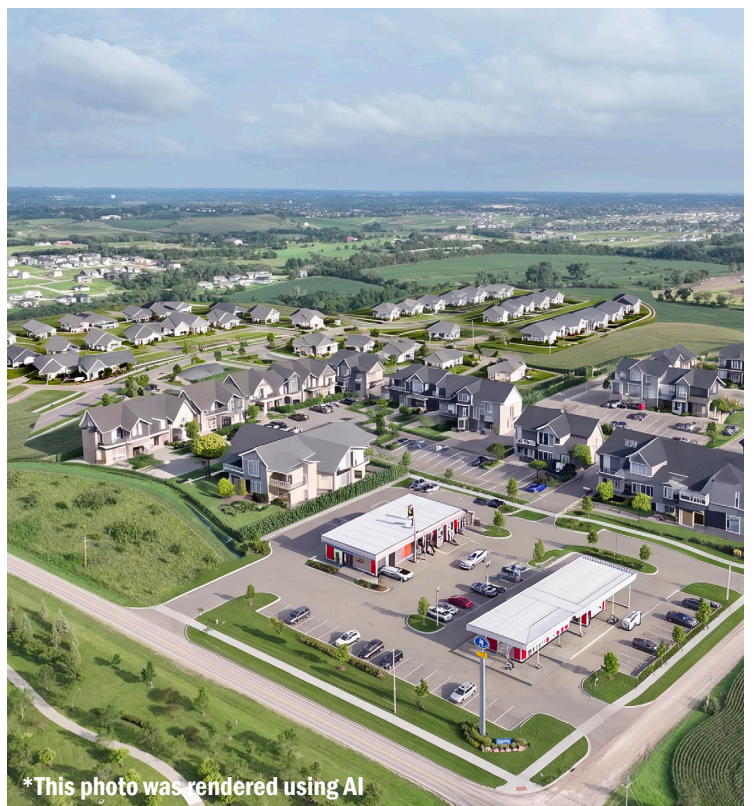
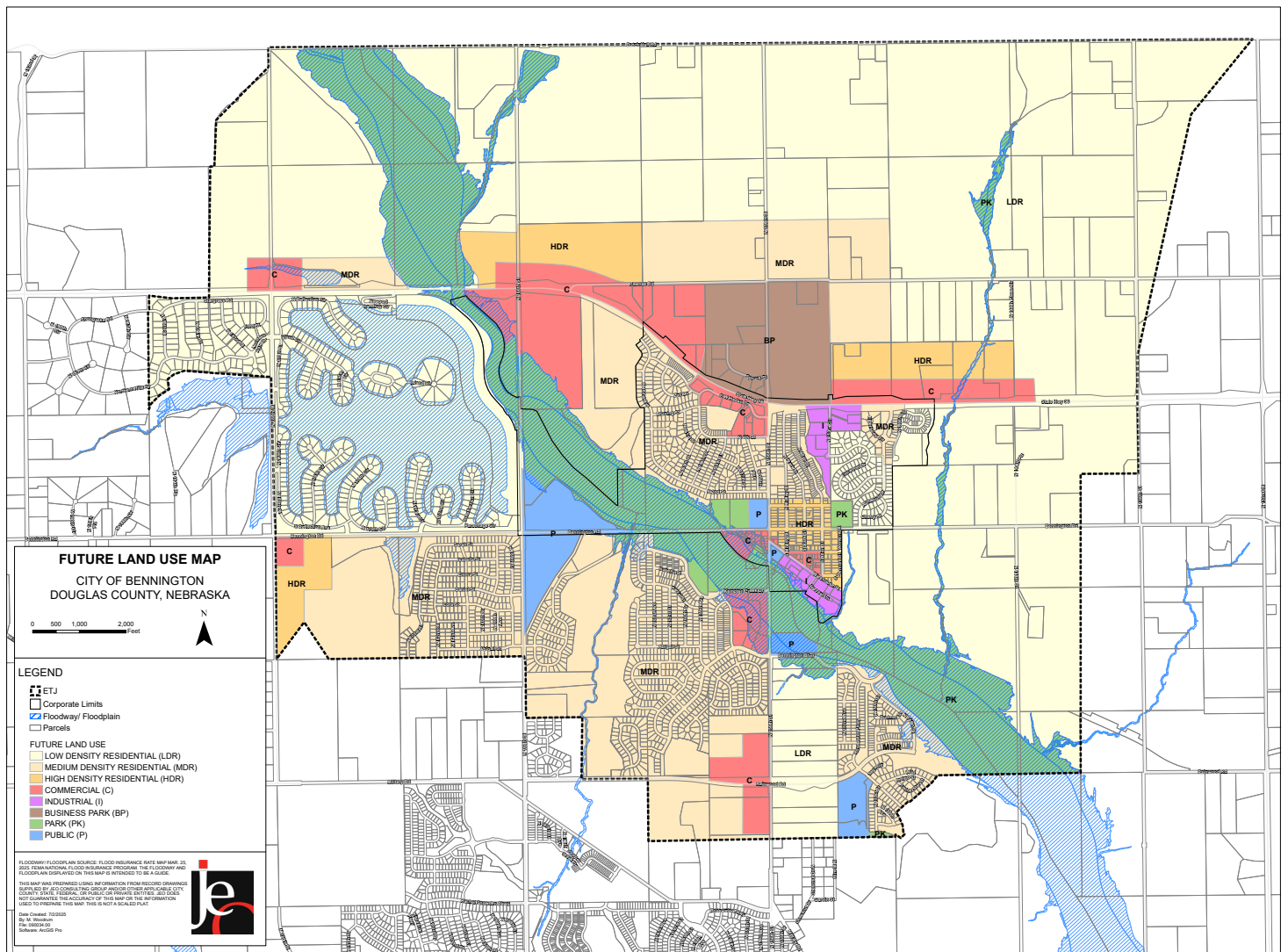
Location Map



Aerial Map



Future Land Use Map



LAND FOR SALE

141.73± Acres, Douglas County, Nebraska



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