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L2600648



LAND FOR SALE

79.02± Acres, Sarpy County, Nebraska

OFFERED AT
2,650,000

Highlights:

- Excellent Location within Metro Area
- Development potential right on Cornhusker Rd
- Quality Farmland

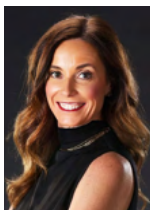
For additional information, please contact:



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BERKSHIRE HATHAWAY HOMESERVICES | AMBASSADOR REAL ESTATE

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Property Information

Property Description: **PRIME REAL ESTATE OPPORTUNITY LOCATED AT THE NE CORNER OF 53RD & CORNHUSKER ROAD!**

Currently zoned Ag, this 79.02 AC parcel sits adjacent to a high density residential neighborhood with all public utilities near the site, and Eagle Hills Golf Course directly across the street to the south. Approx 13.07 AC OUT of floodplain, 18.23 AC in the floodplain, and 47.72 in the floodway. 50.83 AC on the west side of Keystone Trail are in the Papillion jurisdiction and Future Land Use is Open Space. 28.19 AC on east side of the Keystone Trail are in the Bellevue jurisdiction & Future Land Use is zoned Ag. Any future development, such as multifamily, commercial or residential, would need a zoning change and approval through the local jurisdictions. Property is currently farmed by the owner w/ no leases in place.

Call for details.

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

Directions to Property: 5316 Cornhusker Rd., Papillion, NE

Legal Description: Tax Lot 14 and 17 Section 19-14-13

Farm Data:

Cropland	69.54 acres
Non-crop	5.19 acres
Other	.19 acres
Buildings	4.10 acres
Total	79.02 acres

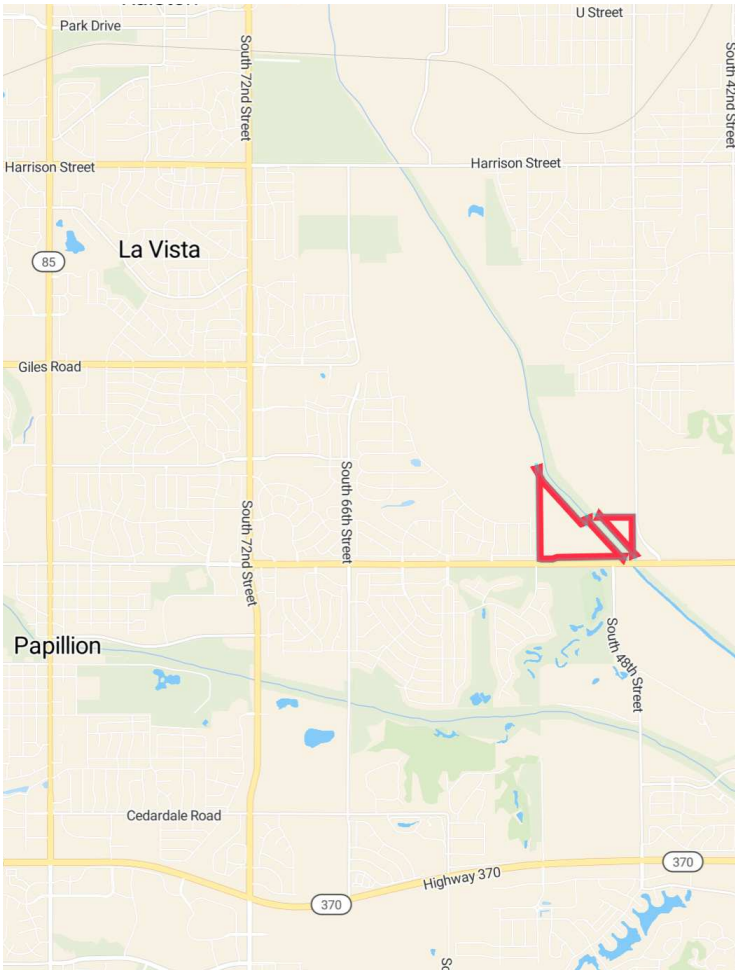
FSA Information:

	Base	Yield
Corn	37.02 acres	137 bushels
Soybeans	32.52 acres	44 bushels

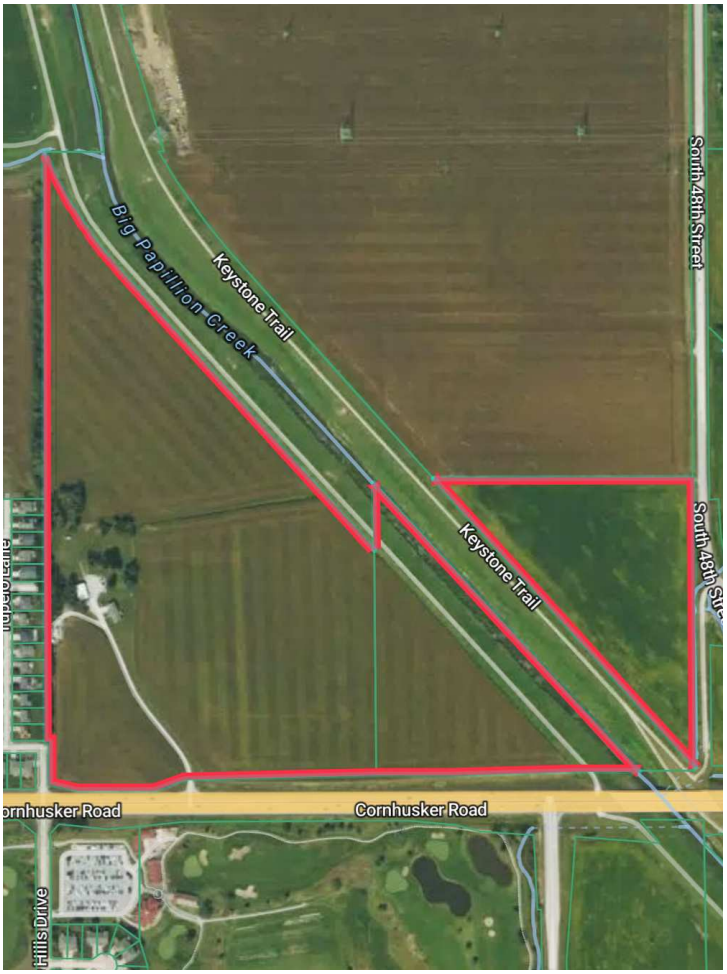
Improvements: Property includes a 4 bed, 4 bath, 2 car walkout ranch home and a 40x60 shop with concrete floor & electricity.

Taxes: $11,341.57

Location Map



Aerial Map







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SCAN THE QR CODE FOR MORE INFO!

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