



The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

Acreage For Sale



54.3 acres, Lancaster County, Nebraska

For More Information Contact:

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www.pinnaclefarmmanagement.com

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.

Location: Just 1.3 miles south of Emerald, Nebraska, less than 15 minutes west of downtown Lincoln. From Lincoln, go west on 'O' Street to Emerald (Highway 55A), turn south 1.3 miles to the property. The property is located on the east side of the road.

Legal Description: Lot 1, Melichar Subdivision, Section 35, Township 10 North, Range 5 East of the 6th P.M.

Soils: The soils are compatible with home building with slopes to facilitate walk out basements.

Possession: Immediate possession.

Description: This is a gently rolling property with 2 building sites available for acreages. There are spectacular views looking east at downtown Lincoln. Located on a paved road south of Emerald and then just west of Lincoln on 'O' Street. The property has a domestic well and small pond. The property is currently in grass/pasture with no trees. There is a boundary of trees on the east property line.

2018 Real Estate Taxes: \$1,408.54.

Price: \$400,00.00.

