

PRIME DEVELOPMENT

97.41± ACRES LANCASTER COUNTY, NE

LAND FOR SALE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

CALL FOR
PRICING

Development Concept Map



Seller: Sunset Ridge Farms LLC

Explore the Property from Above

DRONE TOUR



Contact Your Listing Agents

John Buhl 402.649.3750 | Ann Gray 308.520.0456



City of Lincoln



Information:

This is 97.41± acres of prime development property on the southeast edge of Lincoln, NE. Approximately 70 acres of this land is Tier 1 development qualified and sewerable, and it is included in the Comprehensive Plan of the City of Lincoln, NE. This year's crops have been harvested, and possession is open for 2022. Lincoln city water is adjacent on the south boundary of the property. Rokeby Road on the south boundary is a four-lane paved road. Nearby industrial development includes the new Lincoln Electric System Service Center, located directly across Rokeby Road on the south side of this property. The new Beltway Hwy is one mile south of this potential development property. The Beltway Hwy construction project will connect US Hwy 77 with Nebraska Hwy 2 and is nearing completion. There are several new residential developments and commercial businesses nearby, including a new middle school, YMCA complex, youth sports parks (which are complete), and a new high school under construction. Residential or combination residential/commercial development is possible on this offering.

Location:

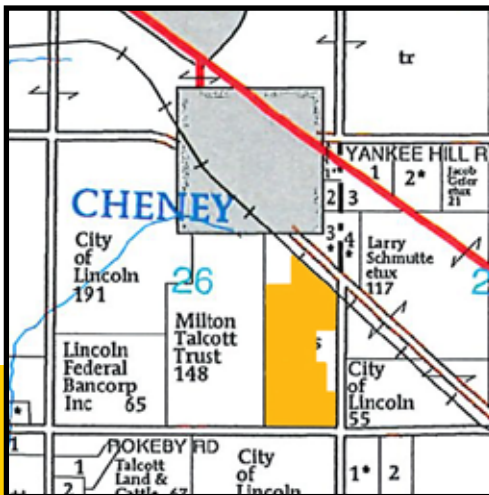
This ground is located on the north side of Rokeby Road between South 84th Street and South 98th Street. It is located directly across from the new Lincoln Electric System Service Center, which is on the south side of Rokeby Road. The north boundary of the ground is about ¼ mile south of the small town of Cheney, NE, which is on the southeast edge of Lincoln, NE.

Legal:

Part of the E ½ of Section 26, Township 9 North, Range 7 East of 6th P. M., Lancaster County, NE, containing 97.41± acres. This tract has been surveyed recently.

2020 Taxes:

\$6,000 to \$8,000 approximate due to re-platting



Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective Buyers are urged to fully inspect property and rely on their own conclusions.

Copyright 2021 BigIron Realty. All rights reserved.