

LAND FOR SALE

DEETS PROPERTY COMMERCIAL/RESIDENTIAL POTENTIAL KEARNEY, NEBRASKA

Location: North of Kearney, Nebraska at the junction of Highway 10, Highway 40, and south side of 78th Street.

Legal

Description: SW1/4 of Section 13-T9N-R16W lying north of and including the old railroad right of way, all in Buffalo County, Nebraska

Property

Description: Buffalo County Assessor indicates a total of 113.63 acres of irrigated cropland, dry crop, pasture, two building sites and the old railroad right-of-way.

Building

Improvements: Two homes currently rented out, Quonset, grain bins and miscellaneous buildings.

Well

Information: Seller is retaining water rights. NRD - Central Platte

Soils: Consist of Hall silt loams, with some Uly, Holdrege, and Coly soils.

RE Taxes: 2008 - \$4,254.82

Zoning: Zoned AG-Greenbelt classified. Greenbelt taxes to be paid by developer.

List Price: **\$2,987,000** **Cash, subject to 1031 exchange**

Comments: 78th Street is scheduled to be the new Highway 10 Bypass off of I-80 and Cherry Avenue. Two houses and part of the buildings are located in the future right-of-way area for the Highway 10 four lane By pass. This property features a highly visible frontage with excellent traffic flow, and paved access. State Highway Department has approved one access off of Highway 10 on the west side of the tract. The growth and development taking place in north Kearney puts this parcel in the path of the fastest growing area in the city. Broker participation welcome. For news and information regarding the progress of the new Bypass, please visit www.kearneyhub.com archives.

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