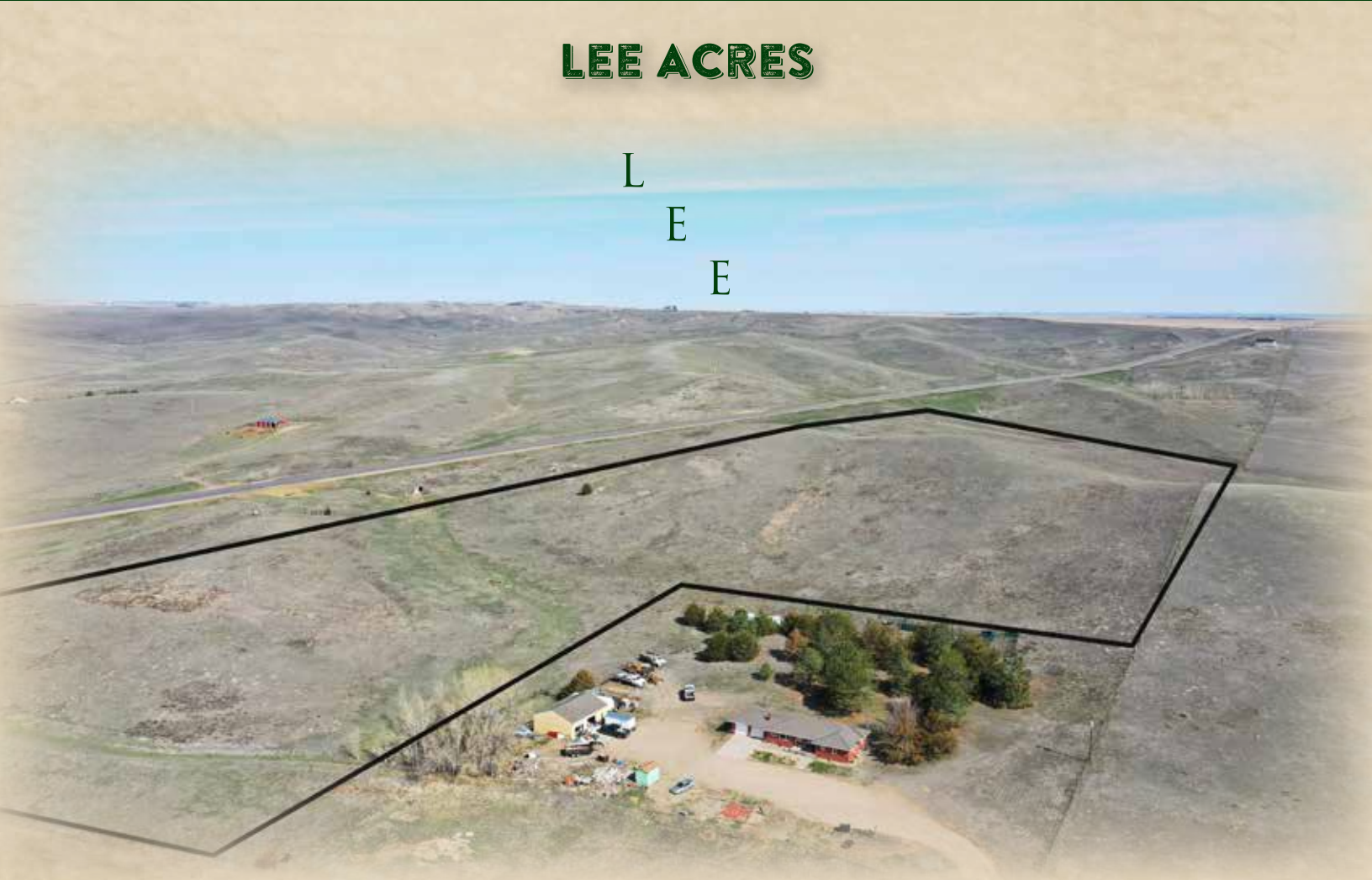


LEE ACRES

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A 25± acre parcel on the outskirts of Ogallala with excellent development potential.

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$500,000**

Location West of Ogallala, NE

Legal Description

TR IN NE 1/4 2-13-39 25.24A. 1A-O-16STR (2-13-39), S-T-R: 02-13-39L, KEITH COUNTY, NEBRASKA

Acres 25.24±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$643.48**

Property Summary

Here is your chance to own a multi-use property with long-term development possibilities, close to Ogallala, NE. This tract features 25± acres of buffalo grass with good 4-wire barbed fencing. Enjoy city views with a country feel on this acreage. This would be a perfect place to develop into a dream country acreage, commercial property, or residential lots. There are two registered wells and city water and electricity are close by. This property sits above the famous Ogallala aquifer, which produces excellent quality water. Enjoy world-class fishing and hunting near Lake McConaughy, which is just a few minutes away.

The property is close to the Ogallala Municipal Airport, and has highway frontage access. The remaining ingress/egress from the highway is available for the I-80 bypass per the State of Nebraska. There is Priefert fencing and pens, as well as a lean-to enclosure and water tanks that will be sold with the property. Don't miss out on this fantastic opportunity to purchase an acreage with development potential.

NOTE: Seller to retain all mineral and gas rights. Land is zoned industrial. Only remaining ingress/egress.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

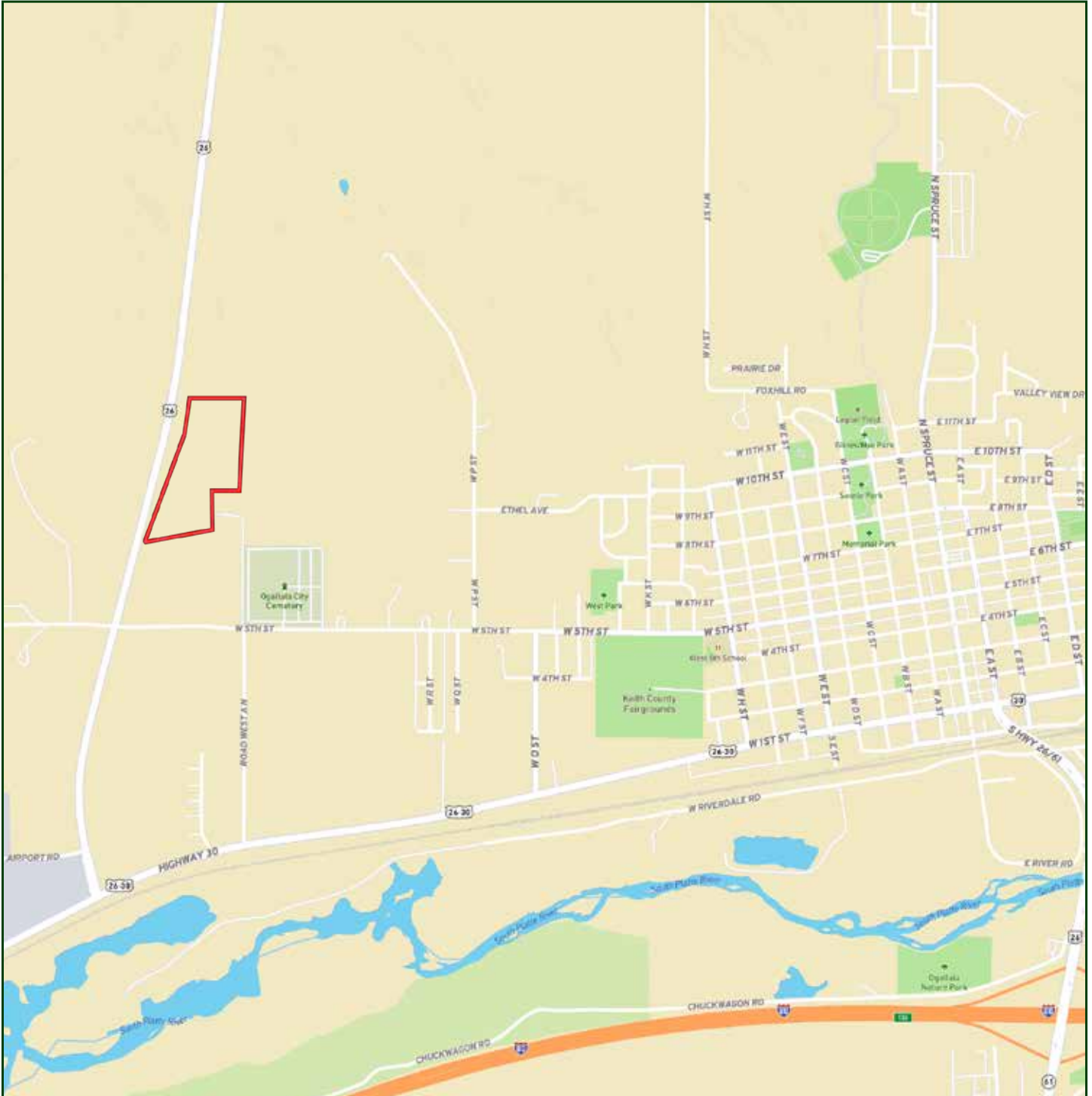
JON FARLEY

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

JON FARLEY

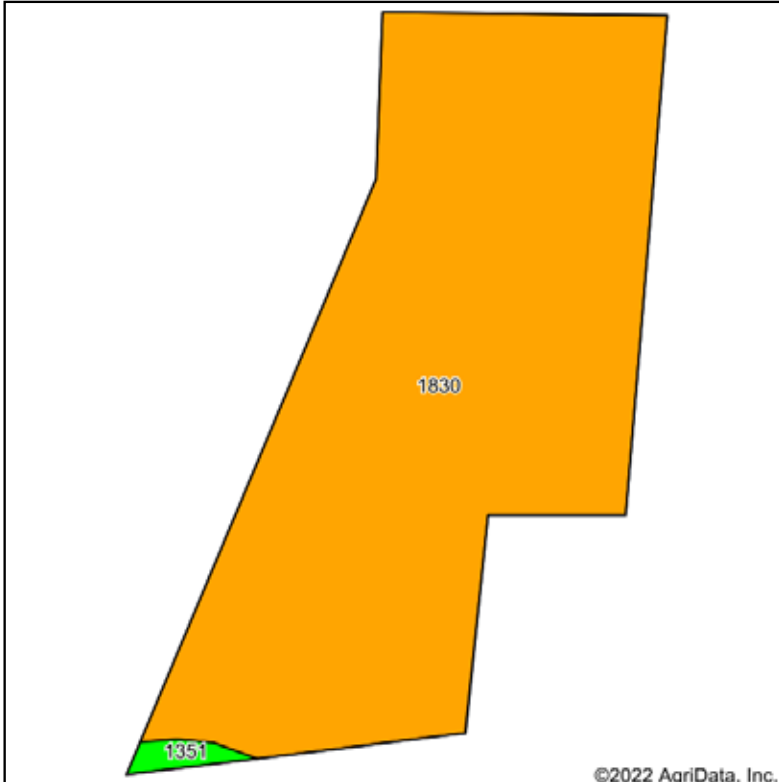
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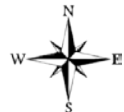
Email: jon@lashleyland.com

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Keith**
 Location: **2-13N-39W**
 Township: **Brule**
 Acres: **24.04**
 Date: **12/19/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE101, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Winter wheat Bu	*n NCCPI Soybeans
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	23.76	98.8%		Vle		38	2	29
1351	Bridget loam, 1 to 3 percent slopes	0.28	1.2%		Ile	Ile	55	40	53
Weighted Average					5.95	*	38.2	2.4	*n 29.3

*n: The aggregation method is "Weighted Average using all components"

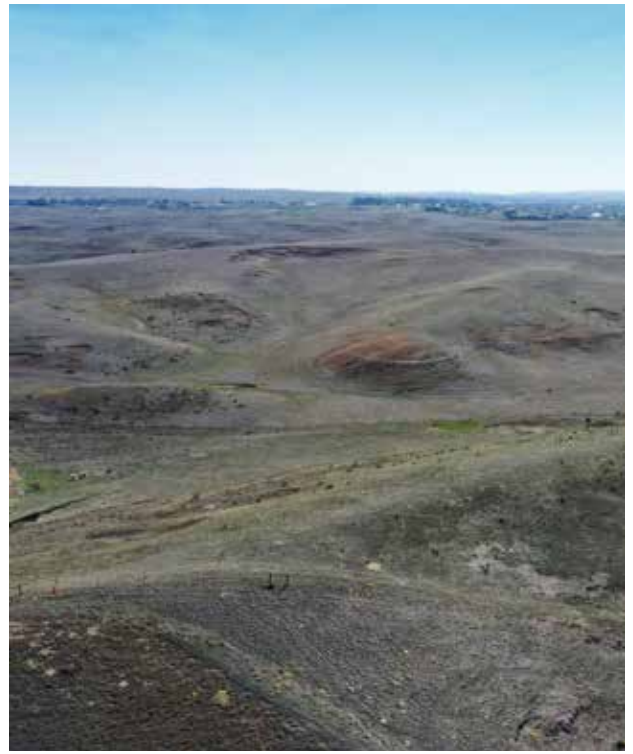
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE

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