



## DC DEVELOPMENT LOT 3



A  $4.7\pm$  acre tract in a new industrial park close to Waverly, NE.

AMY LASHLEY-JOHNSTON  
Sales Associate  
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# PROPERTY HIGHLIGHTS

**List Price** **\$851,400**

**Location** Waverly, NE 68462

## Legal Description

A tract of land located in the west half of the northeast quarter, Section 10, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska DC 1st Addition, Block 2, Lot 3

**Acres** 4.73±

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.

## Property Summary

DC development is a new commercial/industrial park catering to manufacturers, builders, and industrial businesses of any kind. Each lot is between 3 and 5 acres to fit your entire campus of needs! Power, Sewer and Water utilities pulled to each lot and wide, well-built rock road services all lots. This park is located just northeast of Waverly, NE on Mill Rd. A U-shaped road includes N 155th Street on the west, Fence line Rd on the south, and 158th on the east.

This burgeoning development will be expanded to include more businesses and manufacturing in the coming years, ensuring that your investment will be located in a bustling commercial and industrial "neighborhood" that will only increase in value over time as the area grows. This development has quick and easy access to Hwy 6 (Cornhusker Hwy) and is only minutes to I-80. Covenants are written to accommodate industrial manufacturing as well as backgrounding of supplies and materials. The access road has been built to accommodate tractor trailers for delivery and pick up of whatever your business needs. Reasonable Association Fees will be levied to cover road and ditch maintenance and snow removal of the main access road.

Sellers are capable and experienced in offering design and build services for large and small scale construction if so desired. Block 2 Lot 3 is subject to the zoning laws of the City of Waverly, NE.

Block 2 Lot 3 is 4.73 Acres.

The approximate dimensions of Lot 3 are:

North Line - 505'

West line - 356'

South line - 468'

East line - 420'

Many other lots are still available. Reach Amy Lashley-Johnston for further information

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.

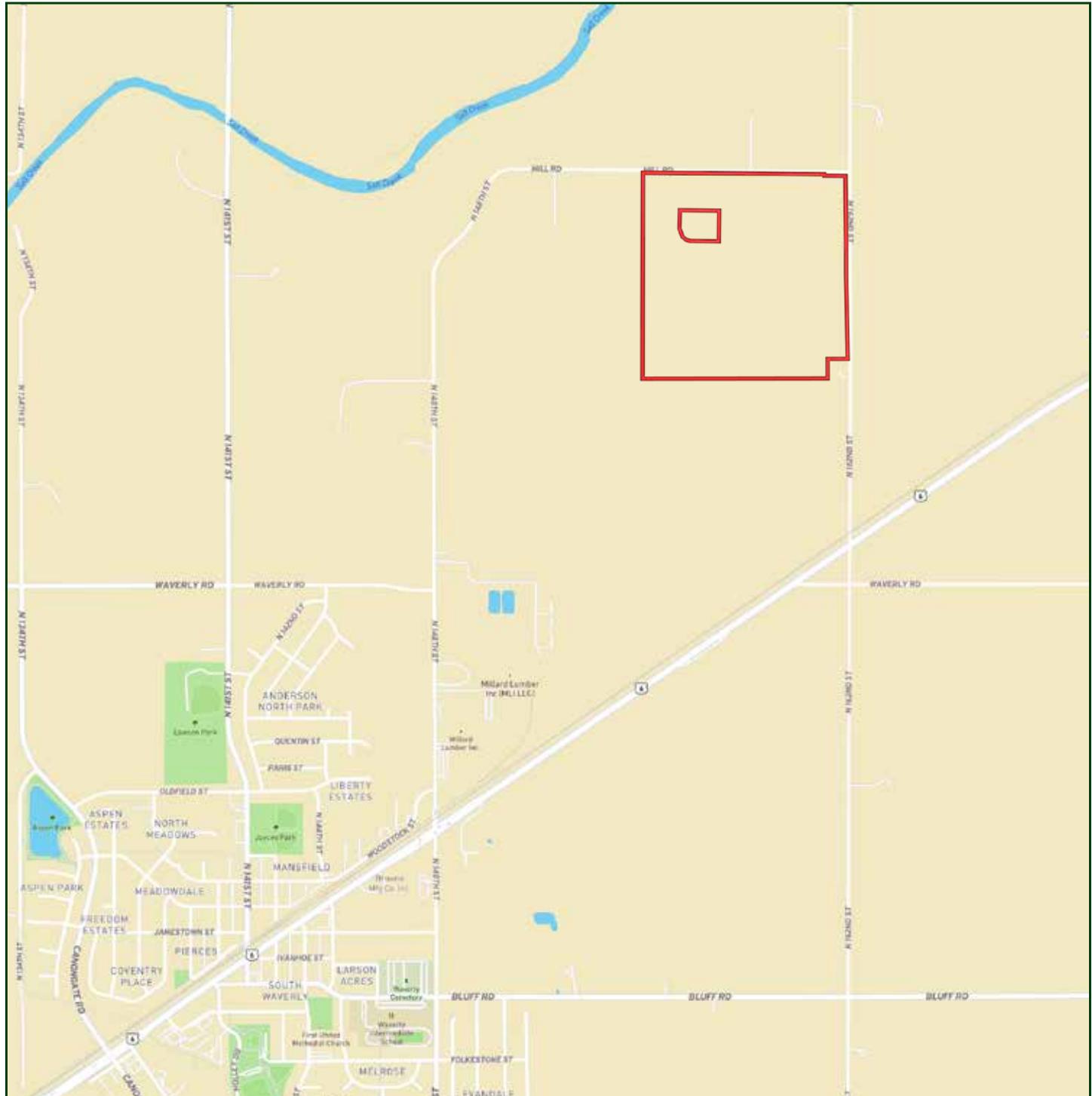
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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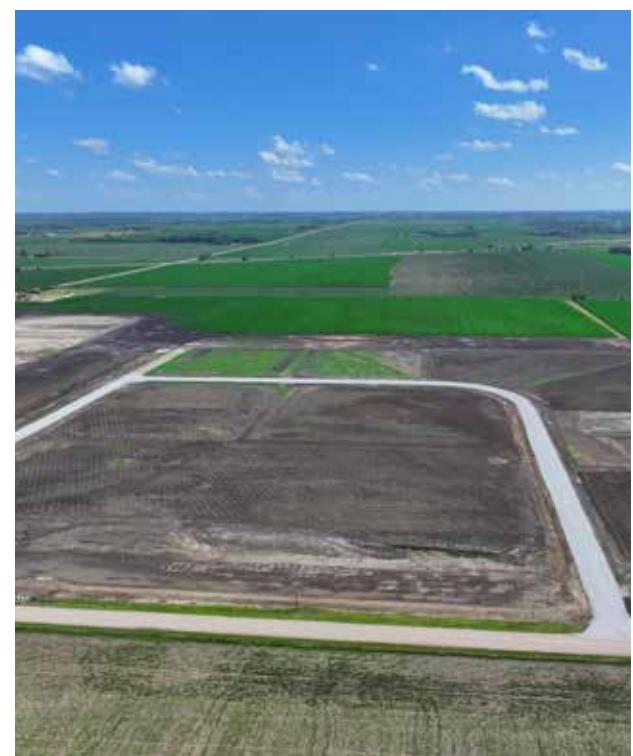
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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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## Mike Lashley, Owner|Broker

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