

FOR SALE - HICKMAN DEVELOPMENT LAND

68TH & PANAMA ROAD , HICKMAN , NE 68372

LAND | 76.11 ACRES | \$1,902,750



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:
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PROPERTY DESCRIPTION

Lee & Associates is proud to present the exclusive listing of two contiguous parcels totaling 76.11 acres of visible and pristine dryland farm ground, with AG zoning. These tracts MUST be sold together, no exceptions. The land offers a multitude of future uses, including residential lots, hospitality/event space, short term rentals, and many other options. These parcels offer running water, a catch pond, and lots of established timber. Accessible via paved surfaces, this property not only promises convenience but also enhances its value for future uses.

PROPERTY HIGHLIGHTS

- 76.11 acres between two parcels that MUST sell together
- Potential to be subdivided into residential lots
- Parcels have water features, are well timbered, and have the grade for walkout lots
- Located in Norris School District

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LOCATION DESCRIPTION

Located just 2 miles south of Hickman, one of Nebraska's fastest growing towns, and immediately across 68th St from Stagecoach State Recreation Area. These parcels sit just minutes away from Wagon Train Lake as well and the many amenities of Hickman. The land is located in the highly sought after Norris School District.

OFFERING SUMMARY

Sale Price:	\$1,902,750
Lot Size:	76.11 Acres

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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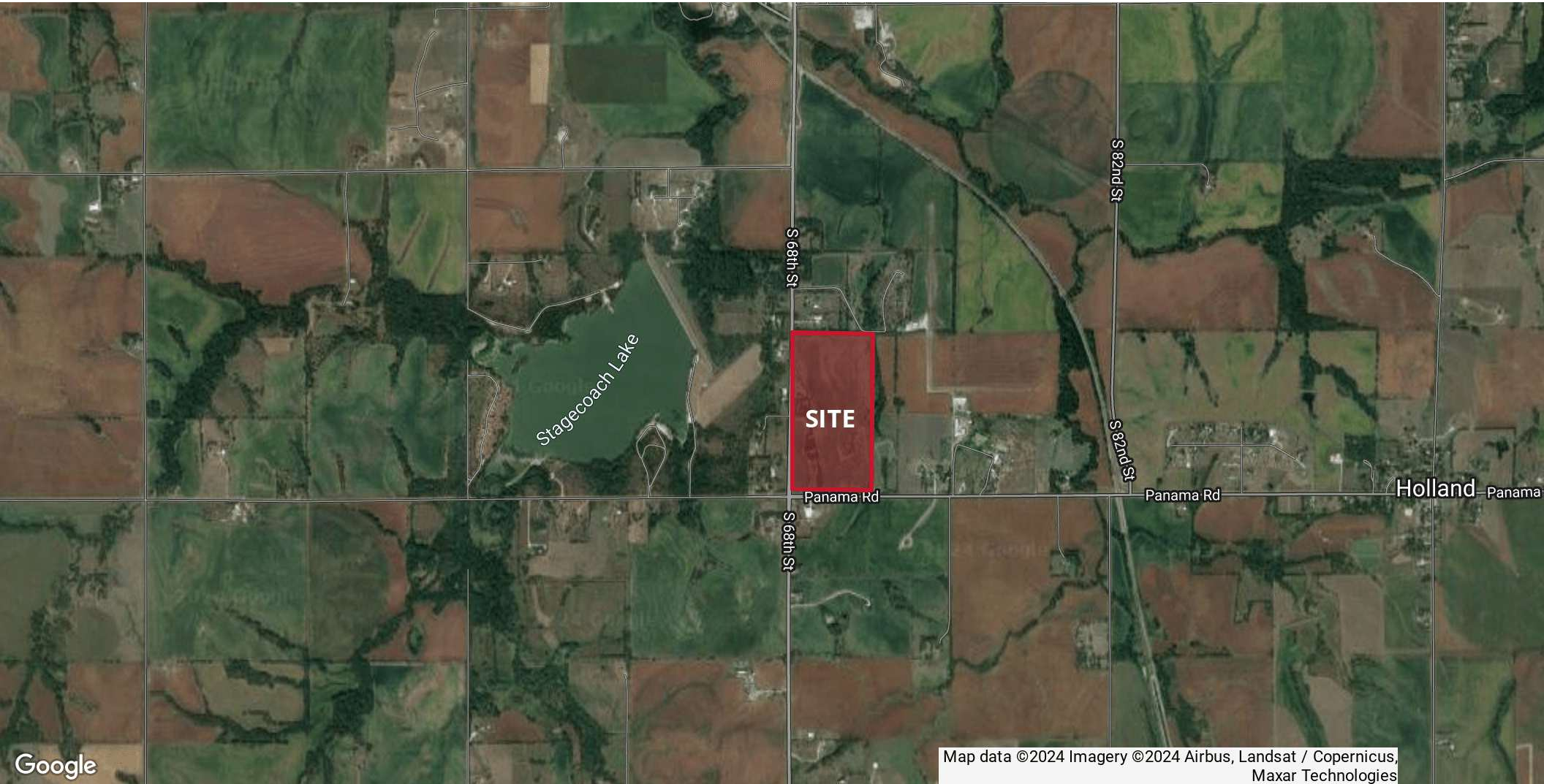
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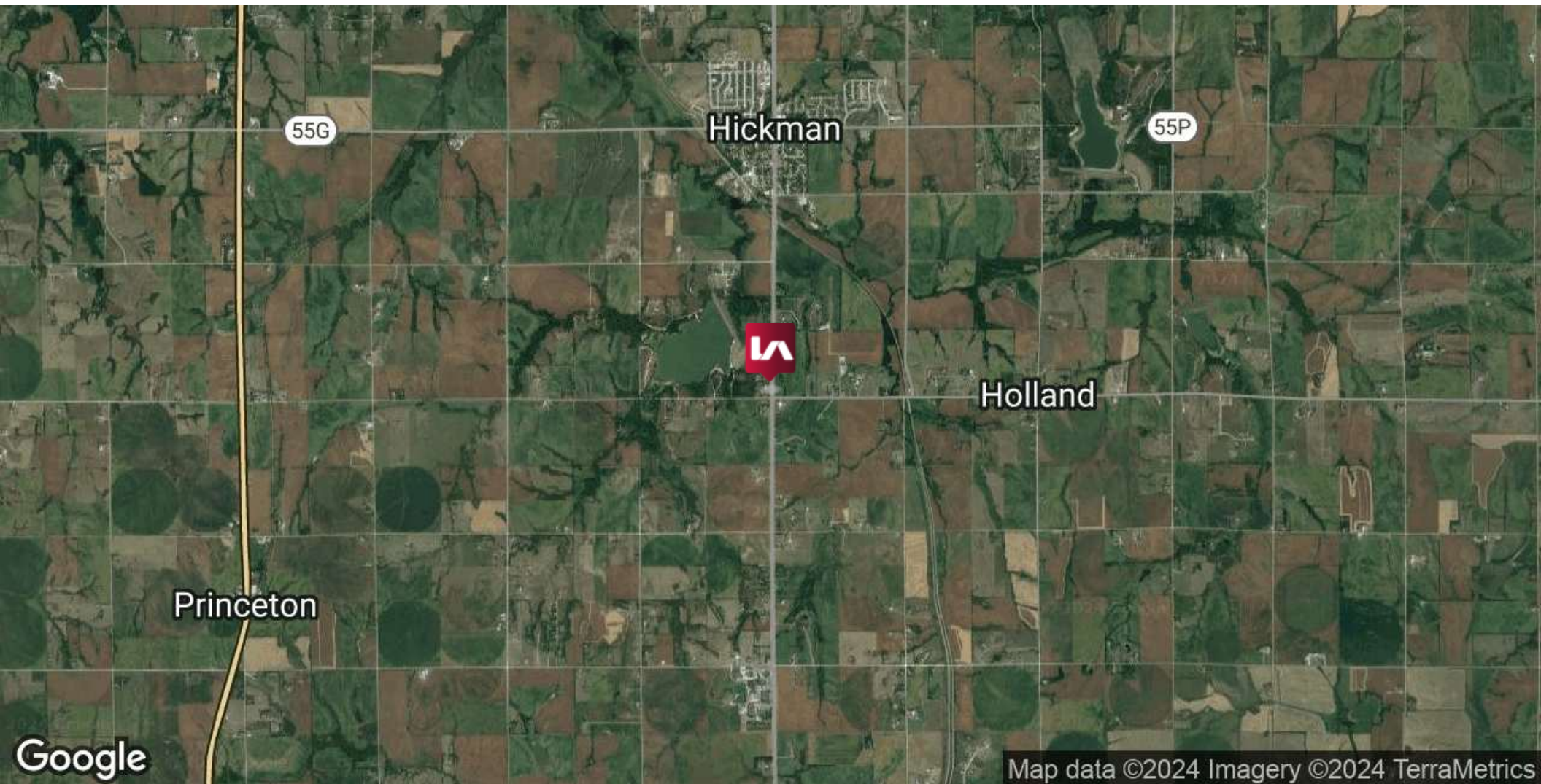
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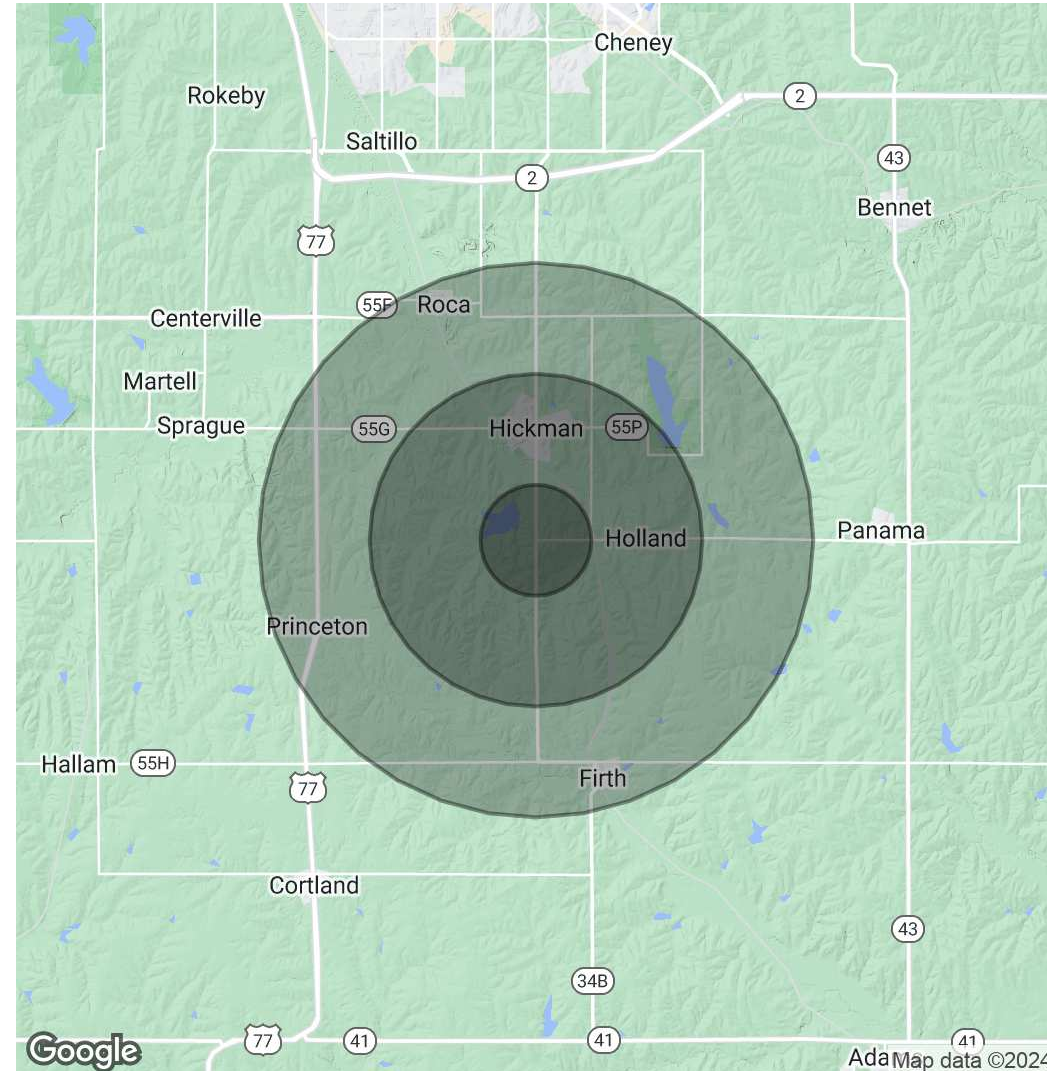
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	121	3,866	6,684
Average Age	38	34	36
Average Age (Male)	38	33	35
Average Age (Female)	39	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	36	1,167	1,994
# of Persons per HH	3.4	3.3	3.4
Average HH Income	\$126,182	\$129,700	\$126,607
Average House Value	\$547,457	\$391,428	\$448,450

Demographics data derived from AlphaMap



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