



HAZARD ACRES



A perfect property to build upon right on the edge of Hazard, NE.

BRYAN NORTH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$210,000
Location	On the Western edge of Hazard, NE
Legal Description	18 13 15PT SE1/4 SE1/4 18-13-15 UNPL TR. 3.8AC TR. 5.5 AC TR. 19.72AC TR. 13.4 AC
Acres	42.42±
Taxes - Estimated	\$1,008.88

Property Summary

If you've been looking for an ideal location to build your new home this is the one!

Located just on the edge of Hazard, Nebraska this property has some beautiful rolling prairie hillsides located right off the pavement of HWY 10 and 469th road. This land would make an excellent location for a new home or building site. Enjoy the quiet small town atmosphere and country living that Hazard has to offer. It is also only 30-35 minutes straight north of Kearney. It is divided into 4 separate residentially zoned parcels for a fantastic investment opportunity as well. The sellers are selling this all as one tract but it gives the new buyers opportunity to divide it off if they so choose. The north and east sides of the property are bordered by the two roads and the south and west sides of the property are located within city limits of the village of Hazard.

There is great income potential on this property as well as it has consistently produced around 100 prairie hay bales per year on average. This property could also be fenced and provide a nice pasture for cow/calf pairs and or horses.

If you've been waiting for an opportunity to purchase some land make sure to take a hard look at this one!

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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