



WEST DENTON ROAD FARM



A highly productive farm on the outskirts of Lincoln, NE.

BRYAN NORTH

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PROPERTY HIGHLIGHTS

List Price	\$425,000
Location	3 miles East of Denton or approximately 4 miles West of Lincoln.
Legal Description	W1/2 of the E1/2 of SW1/4 13-9-5
Acres	40±
Taxes - Estimated	\$2,412

Property Summary

Available as a whole or in two separate tracts. This is a beautiful tract of farmland located just 3 miles East of Denton or approximately 4 miles West of Lincoln off Highway 77. The farm has excellent access along West Denton Road. This road has become a popular place to build as it is just on the outskirts of Lincoln, and perfect for someone looking to build a dream home while still having all the benefits that Lincoln has to offer.

This dryland crop ground is highly productive and income producing. Approximately 35 acres are currently farmed with the remainder being trees and a seasonal creek.

This area also is known for having some very good hunting and this property is set up perfectly for archery deer and turkey hunting.

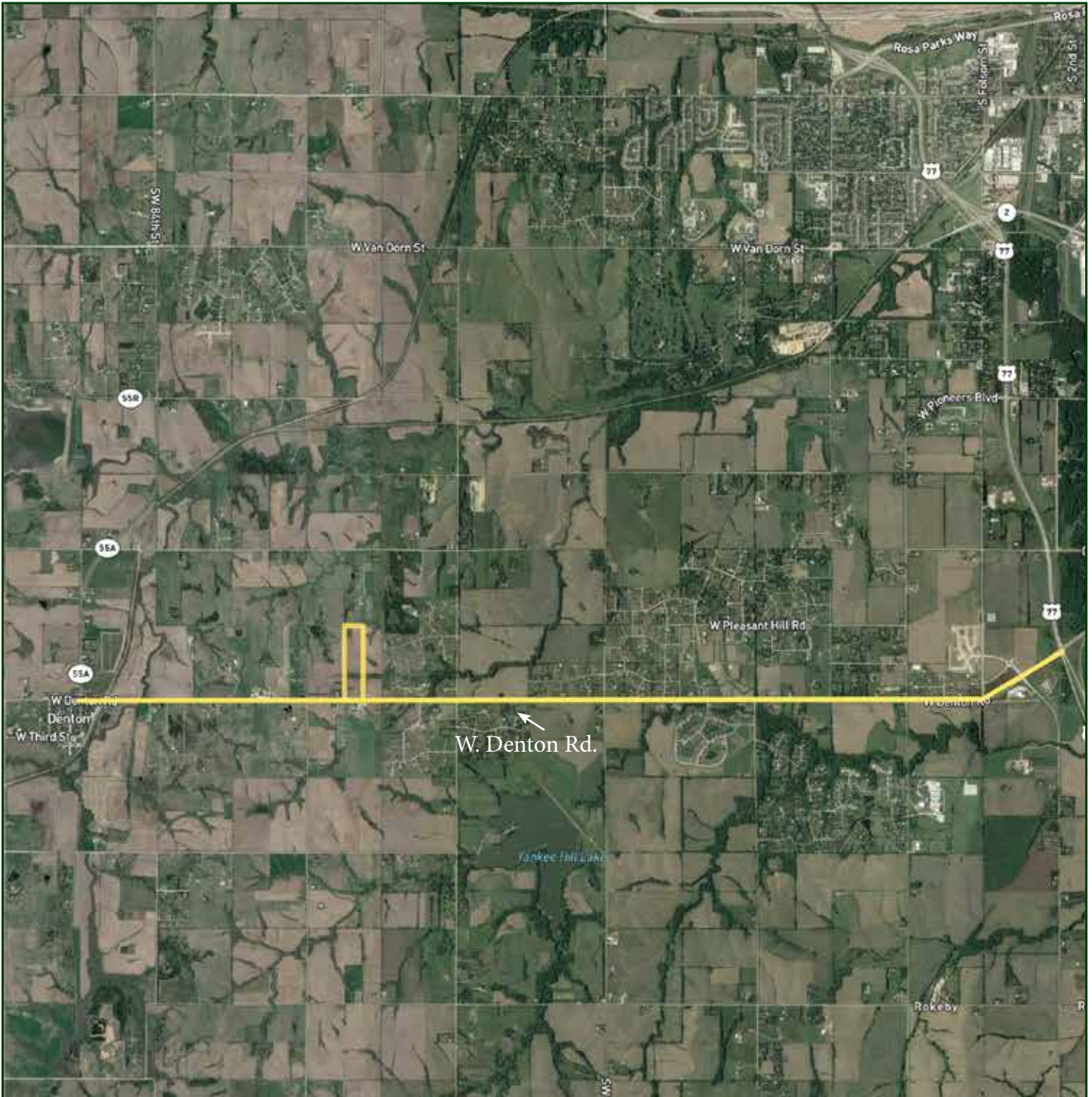
All in all, this is a beautiful income producing property with great hunting potential. This tract has been in the same family since the early 1900's and they are offering an excellent opportunity for a great investment.

There are two buildable lots included with the sale of this property with no covenants. The remainder of the land is zoned agricultural.

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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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