

WALKER OAK ACREAGE



A 30± acre lot off of Walker Road with unlimited potential.

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

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PROPERTY HIGHLIGHTS

List Price

~~\$575,000~~

\$450,000

Location

South of Walker Rd. and Oak St. in North Platte, NE.

Legal Description

A tract of land in PT. NE1/4 17-13-30 (#5) 10.01A

A tract of land in PT. NE1/4 17-13-30 (#6) 10.01A

A tract of land in PT. NE1/4 17-13-30 (#7) 10.01A

Acres

30.03±

Taxes - Estimated

\$1,823.70

Property Summary

This 30 acres just off of Walker Rd. to the South is currently zoned agricultural; however, it could be commercial with a conditional use permit. It would also make a great building site for a potential home, and has sewer and water. It is currently leased for this year to harvest the alfalfa and brome grass. It has so much potential to be a commercial or home site. With Fremont Slough running through this property, there is great recreational value as well. These three 10.1 acre tracts are being sold as a whole. There is access from the North and the South. Don't miss this opportunity to own an acreage on the edge of North Platte!

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.

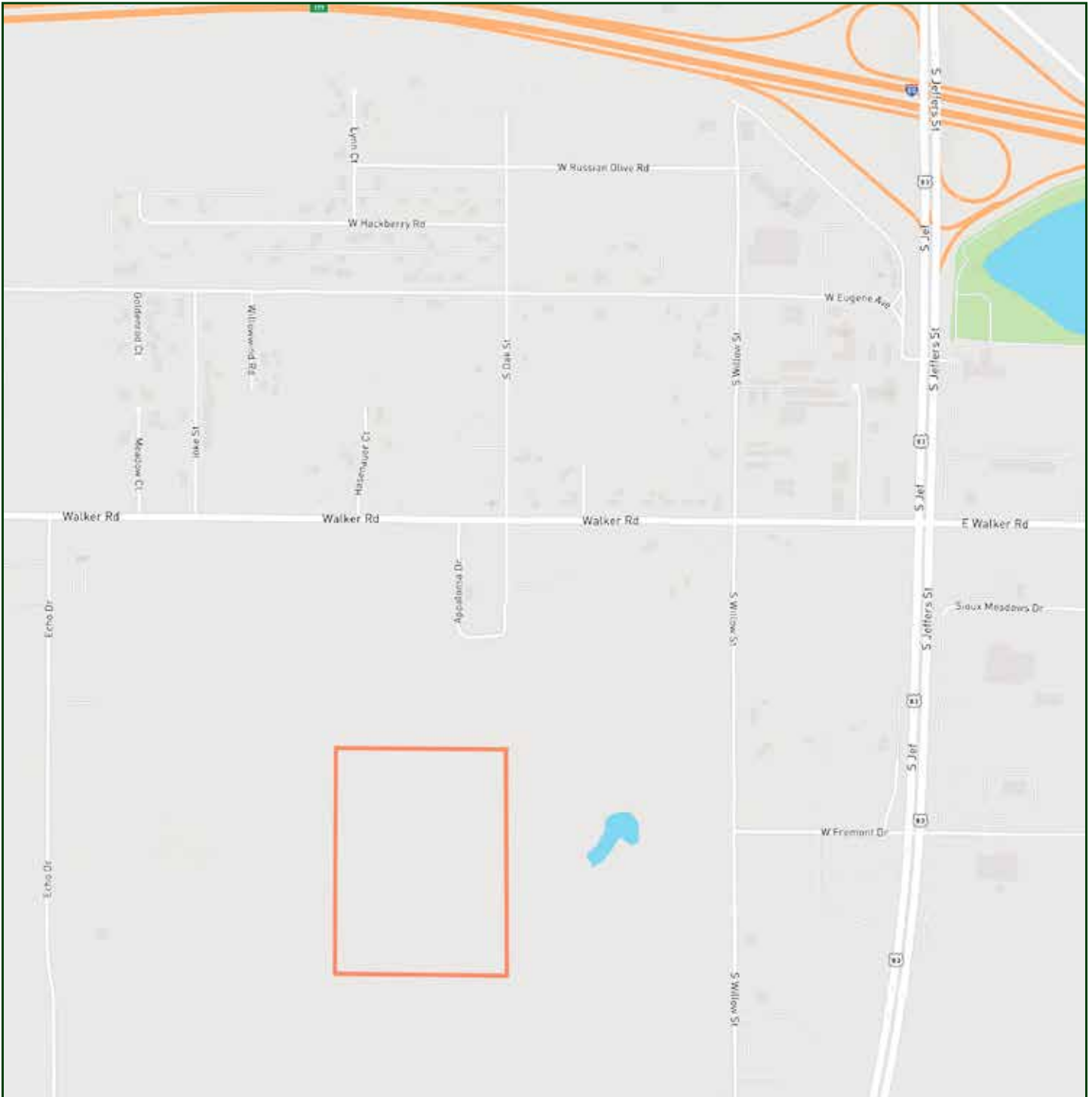
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





THE REAL ESTATE EXPERTS YOU CAN TRUST

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