LASHLEY LAND AND RECREATIONAL BROKERS

CEDAR CREEK RETREAT LOT 2

20± versatile acres just 30 minutes South of Omaha, NE.

Adam Shada

Sales Associate

Adam's Cell: 402-960-5643

Email: adam@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	**$275,000**
Location	Southeast of Louisville, Nebraska off of 120th St.
Legal Description	TBD once survey is complete

Acres	**20.5±**

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.

Taxes - Estimated	**TBD**

Property Summary

Check out these 20.5± gorgeous & versatile acres only 30 minutes from Omaha. The perfect walkout home site sits close enough to road frontage, electrical and rural water lines, but deep enough to feel the privacy, warmth and seclusion being tucked away and framed by Cedar Creek and mature timber. This land is the perfect blend of beauty and character, income producing agriculture and recreational life. If you're looking for an acreage close to Omaha, there's nothing comparable on the market (except the neighboring 26 acres to the South… which is also for Sale)!

Agent must accompany all Showings

Farmer has the 2022 crop season.

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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Sales Associate
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LOCATION MAP

Boundary lines are estimates - Map for illustration only

AERIAL MAP

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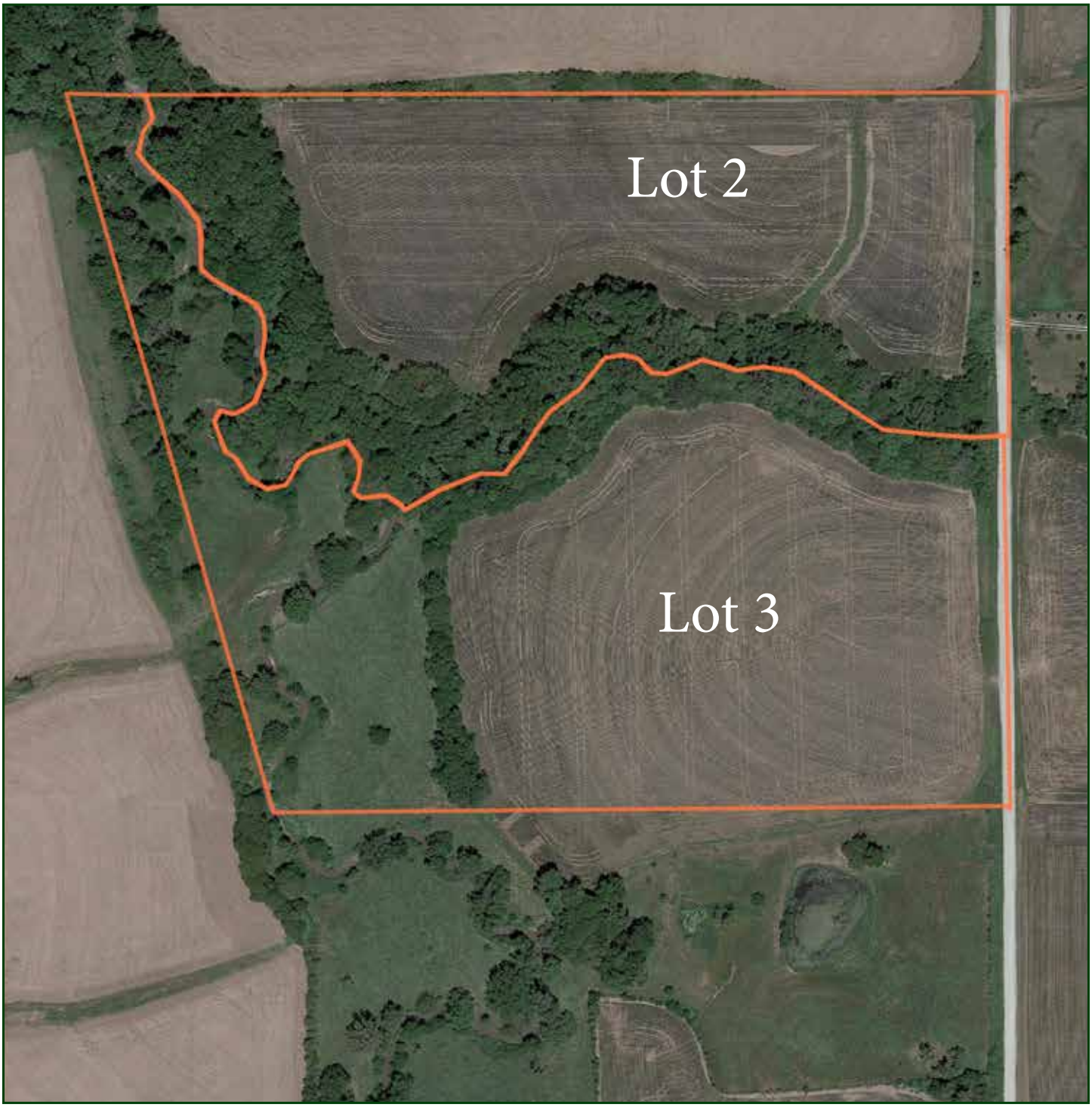
AERIAL MAP-BOTH TRACTS

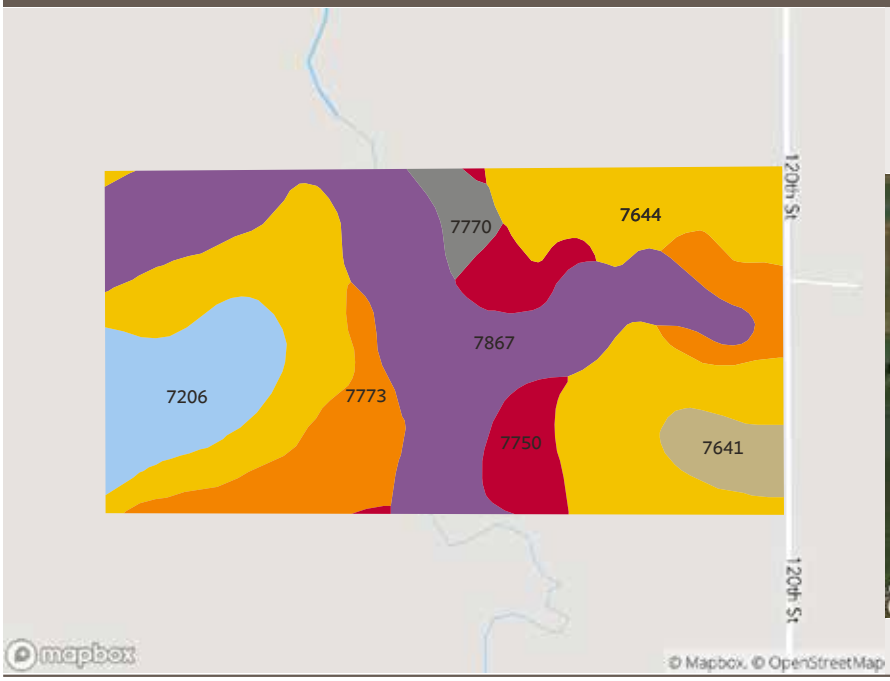


Boundary lines are estimates - Map for illustration only

SOILS MAP

1 field, 80 acres in Cass County, NE

TOWNSHIP/SECTION 12N 12E – 31, 32



AVG NCCPI
58.6

COUNTY AVG
60.7

QUALITY 48 88

Source: NRCS Soil Survey

All fields

80 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	29.18	36.6%	3	53.3
7867	Nodaway silt loam, channeled, frequently flooded	23.31	29.2%	6	50.4
7773	Colo-Nodaway complex, frequently flooded	9.54	12.0%	3	64.8
7206	Aksarben silty clay loam, 2 to 6 percent slopes	7.72	9.7%	2	66.3
7750	Nodaway silt loam, occasionally flooded	5.44	6.8%	2	94.0
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	2.79	3.5%	2	53.8
7770	Colo silty clay loam, occasionally flooded	1.81	2.3%	2	84.3
		79.79			**58.6**

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PROPERTY IMAGES

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THE LAND EXPERTS YOU CAN TRUST

Contact Information

Office: 308-532-9300
Fax: 308-532-1854
Email: info@lashleyland.com
Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Adam Shada, and Shane Mauch

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Facebook.com/LashleyLand

2218 E. Walker Road • North Platte, NE 69101

Adam Shada

Sales Associate
Adam's Cell: 402-960-5643
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