



## HWY 83 DRYLAND DEVELOPMENT QUARTER



A 153± acre tract of farmland with good access near Lake Maloney.

**JORDAN MAASSEN**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$625,000**

**Location** 1/2 mile East of Lake Maloney or 4.5 miles South of Interstate \*0 along Hwy 83 South of North Platte, NE.

## Legal Description

Pt. NW 1/4 Section 4- Township 12- Range 30 West of the 6th P.M. Lincoln County, Nebraska.

**Acres** 153.49±

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** **\$2,432.30**

## Income Potential

153.49 acres x \$60/acre = \$9,209.40 cash rent.

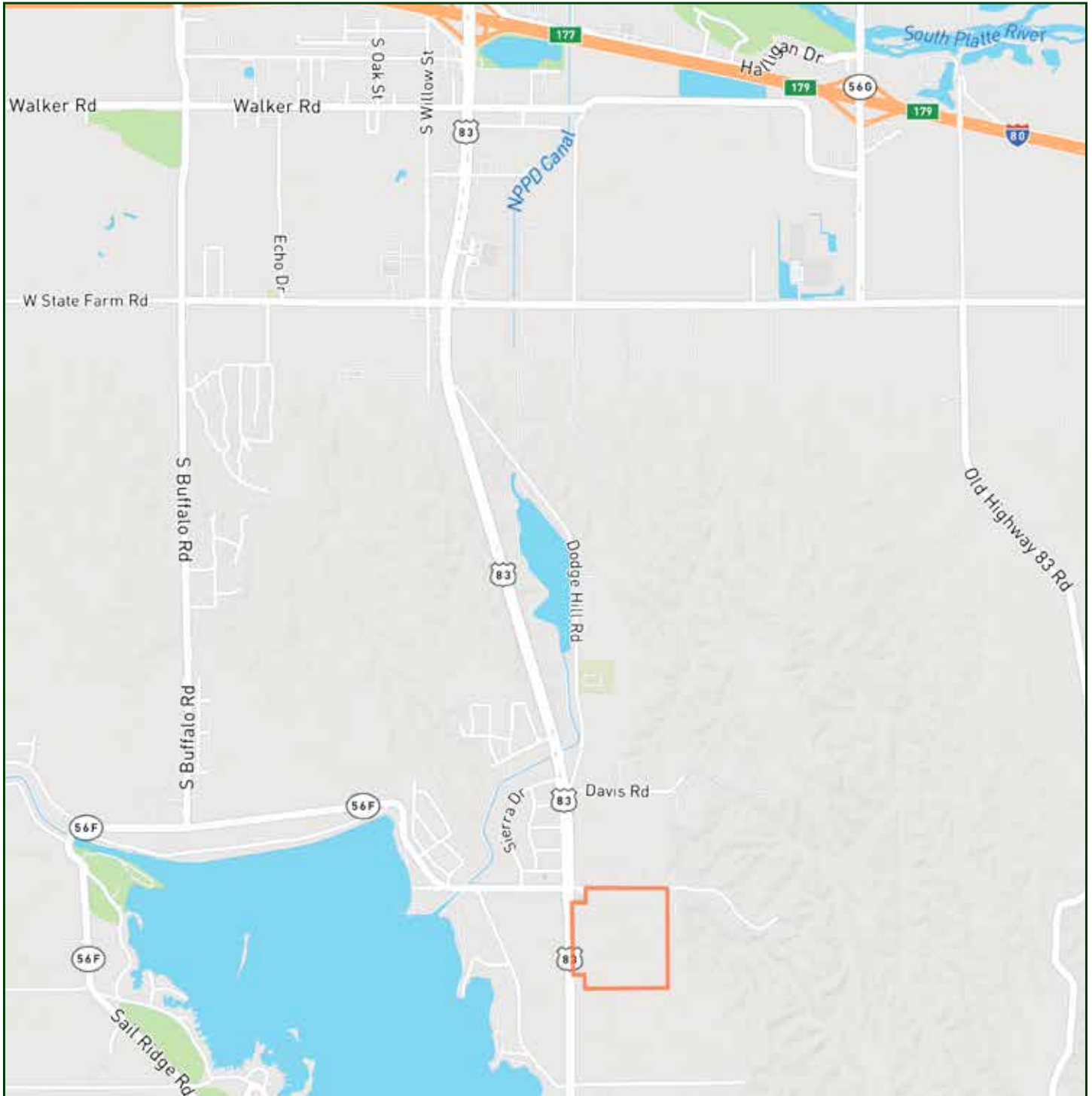
## Property Summary

Location, Location, Location. This property is located just East of Hwy 83 and just East of Lake Maloney State Recreation area. Lake Maloney Elementary School is located on the Northwest corner of the property. There is county road access on the North boundary line. This location could make for an excellent development area for future home sites that is close to a school, Lake Maloney, and has easy Highway 83 access. There is a restrictive aerial easement with the FAA that encumbers an arc on the North border of the property. This easement covers approximately 8.529 acres and runs to the South approximately 400 feet from the County road. The yearly payment for this easement is \$700.

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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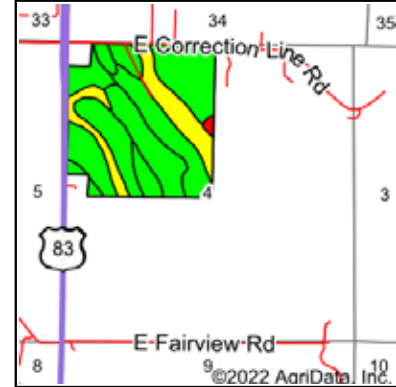
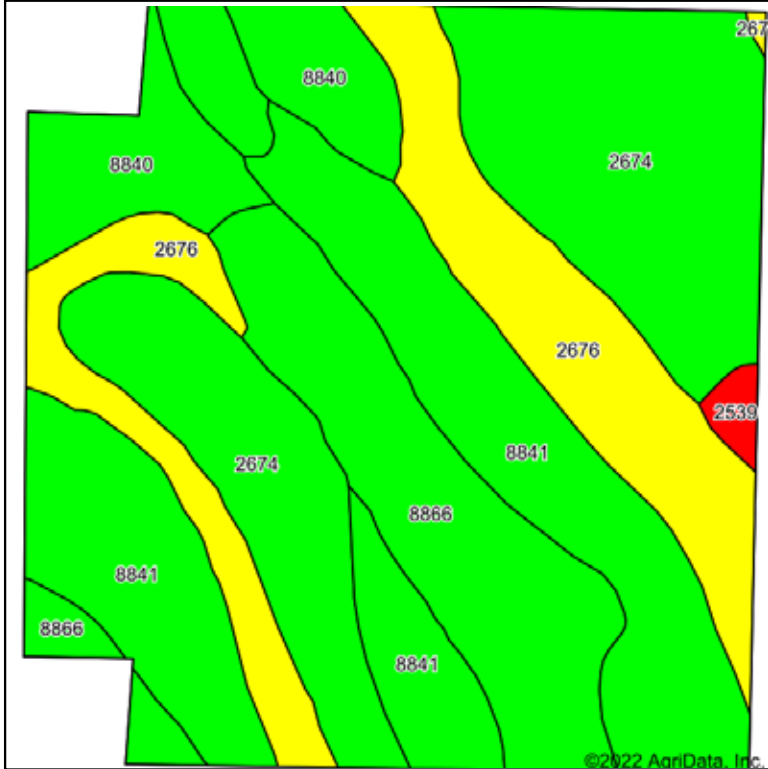
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# SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Lincoln**  
 Location: **4-12N-30W**  
 Township: **Sellers**  
 Acres: **153.91**  
 Date: **3/1/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE111, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans		
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	44.61	29.0%		Ile	Ile						76		
8841	Hall silt loam, 1 to 3 percent slopes	42.02	27.3%		Ile	Ile	69	2	48	45	38	64		
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	28.30	18.4%		IIle	IIle						71		
8866	Hord silt loam, 0 to 1 percent slopes, warm	24.34	15.8%		Ilc	Ile						79		
8840	Hall silt loam, 0 to 1 percent slopes	13.53	8.8%		Ilc	Iw	70	3	54	49	39	65		
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	1.11	0.7%		Vlle		46					27		
<b>Weighted Average</b>							<b>2.22</b>	<b>1.92</b>	<b>25.3</b>	<b>0.8</b>	<b>17.9</b>	<b>16.6</b>	<b>13.8</b>	<b>*n 71</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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# FAA EASEMENT MAP



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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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Jordan Maassen, April Good, Jon Farley, Bryan North,  
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