



SOUTH TABOR LOT



A 12± acre lot in close proximity to shopping and established residential areas.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$415,000**

Location South end of Tabor Ave., East of Wal-Mart

Legal Description

TRACT OF LAND IN PT. SE1/4 Section 4-Township 13-Range 30 West 6th P.M., Lincoln County, NE

Acres 12.36±

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 **\$266.84**

Property Summary

Just behind and to the East of Wal-Mart sits a 12.36 acre parcel of land. Approximately 9 acres are currently in alfalfa/rye mix with the balance in accretion/trees. This parcel has access off of the West side of South Tabor. Another development aspect to this property is that Leota Street is paved to the Southwest corner of the property. With some dirt work and development this parcel can have access from both South Tabor and Leota Street. This lot currently has city water to the Northeast corner of the property just off of Tabor. There is also city sanitary/sewer and a storm water drain that run along Tabor to the South end of the property. This lot has tremendous value with its proximity to major shopping centers and excellent access with street ready city improvements. This parcel is currently zoned A-1 Agriculture.

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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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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