

LAND FOR SALE



Adams County Premier Building Site

12.5 ± ACRES | ADAMS COUNTY, NEBRASKA

Take advantage of this exceptional opportunity to own a premier building site conveniently located just a short drive from any of the Tri-Cities. Experience stunning countryside views, wide-open spaces, and the peaceful lifestyle that only country living can offer!



Adam D. Pavelka, J.D.

LISTING AGENT:

ADAM D. PAVELKA, J.D.

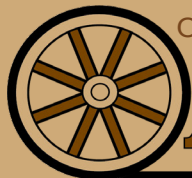
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*Kent Richter, Bryan Danburg, Bart Woodward,
Mike Wilken, Jeffrey D. Parr, Scott Speck*



**See Full Online
Listing**



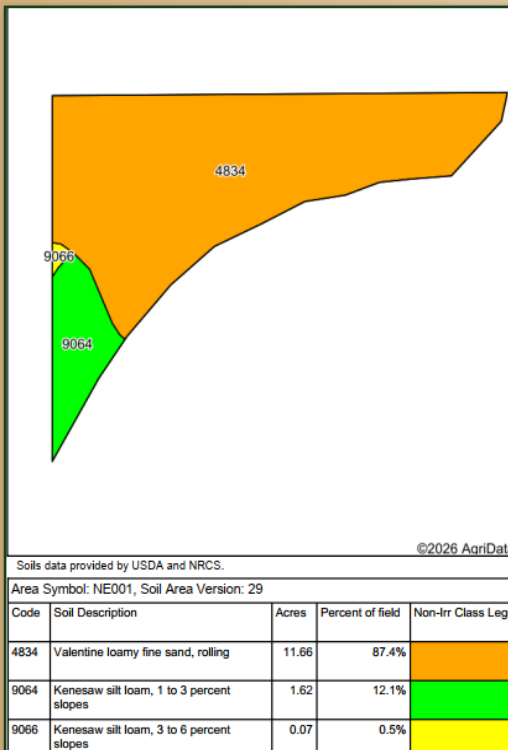
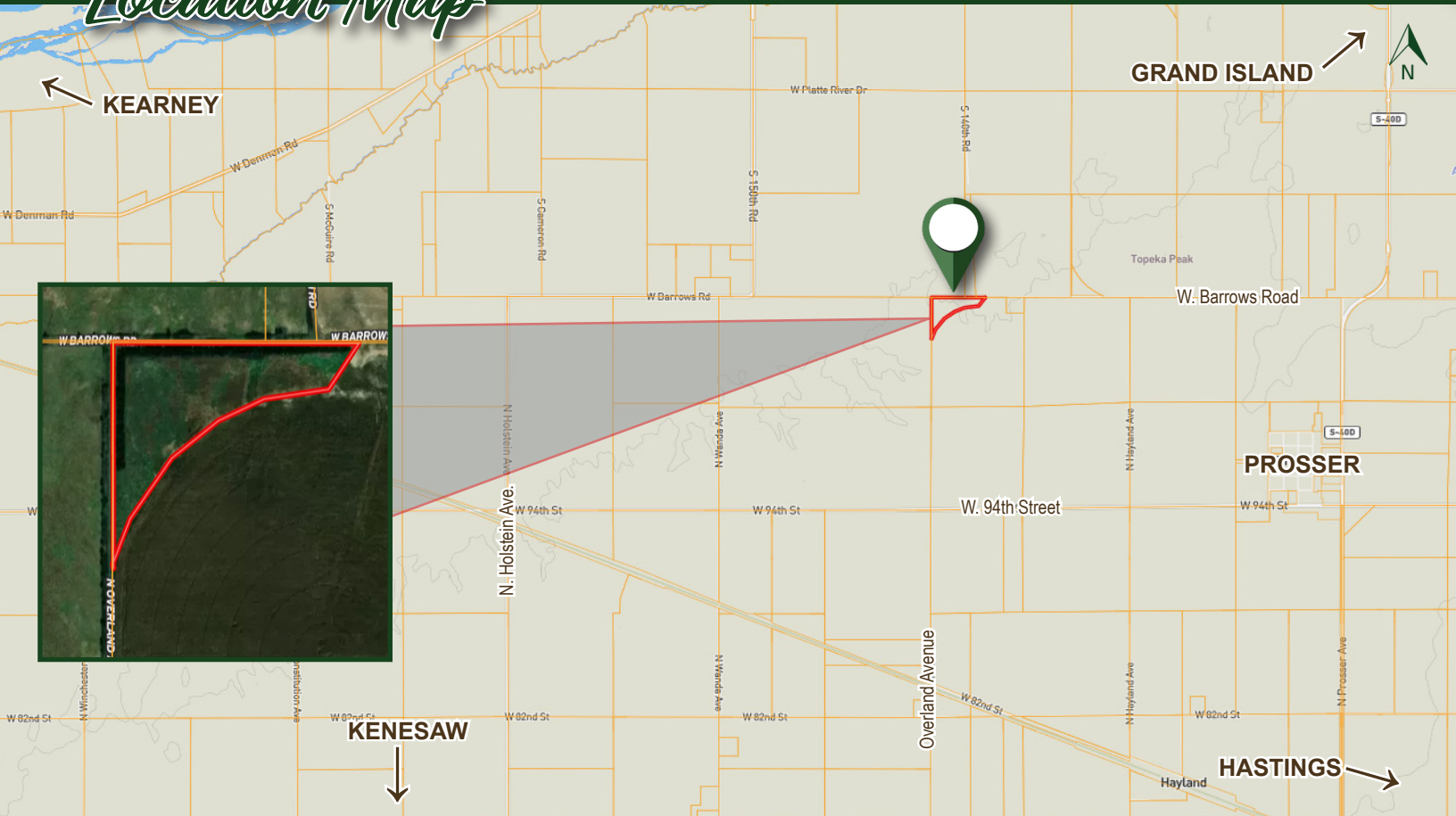
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Location Map



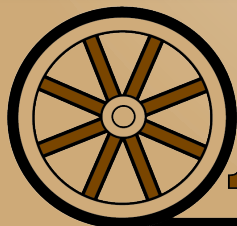
Property Details

LEGAL DESCRIPTION:	Approximately 12.50 ± acres in the Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section Six (6), Township Eight (8) North, Range Eleven (11) West of the 6th P.M., Adams County, Nebraska. <i>Exact legal description to be determined by a survey.</i>
LOCATION:	From Prosser, Nebraska: approximately 0.5 mile north on North Prosser Ave, then 1.7 miles west on West Barrows Road, to the northeastern corner of the property. ♦ <u>19 miles</u> to Hastings, Nebraska ♦ <u>27 miles</u> to Grand Island, Nebraska ♦ <u>32 miles</u> to Kearney, Nebraska
ACRES:	Estimated Acres <u>12.5 ± acres</u>
LEASE:	Full possession at closing!
COMMENTS:	Fun topography combined with well-established warm and cool season grasses nestled against an amazing windbreak that would take a generation to grow, making this a must-see opportunity for those looking for a premier location for a rural residence.
PRICE:	\$97,500



PROPERTY HIGHLIGHTS

- ◆ 12.5 ± acres of warm and cool season grass
 - ◆ Premier building site for country living
 - ◆ Rural setting with breathtaking views
 - ◆ Excellent location amongst the Tri-Cities



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