

FOR SALE

10 ACRE HOME SITE

Wahoo, Nebraska | Saunders County

PROPERTY: **10.01 Acres**
ASKING PRICE: **\$125,000**

BLACK DIRT
LAND SALES & MANAGEMENT LLC



Parcel 2 - 10.01 Acres

LOCATION	4 miles south of Wahoo on Hwy 77. Just north of Northeast corner of Hwy 77 and Hwy 63/66.
ASKING PRICE	\$125,000
LEGAL DESCRIPTION	A part of the North ½ of the SE 1/4, Section 28, Township 14 North, Range 7 East, Saunders County, Nebraska
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> • Great location on paved surface • Easily accessible via Hwy 77 • Zoning – TA (Transitional Ag) • Located between Lincoln & Wahoo on commuter highway • 35 minutes to West Omaha or 20 minutes to I-80 and 56th Street in Lincoln, Nebraska • Additional acres for sale
CONTACT	Carrie Duffy • 402.290.7847 • blackdirt.us

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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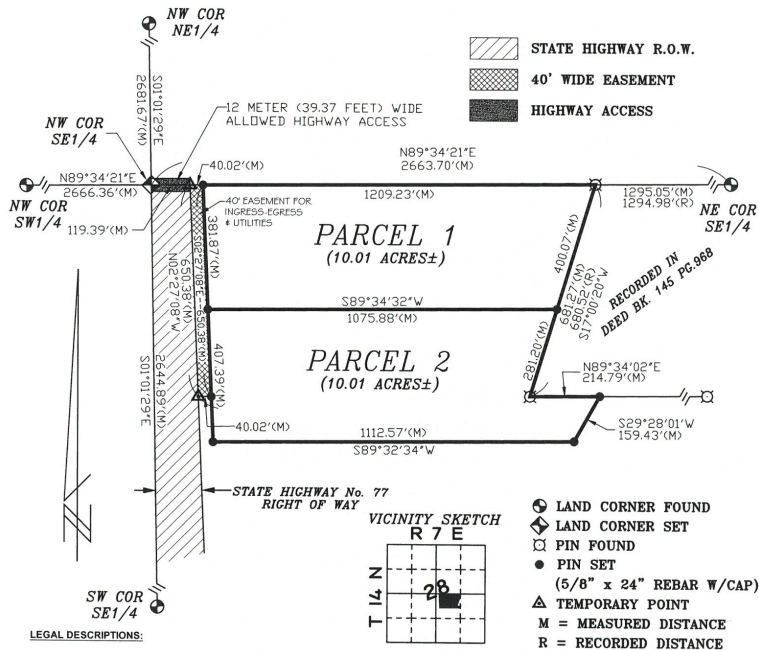
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LEGAL DESCRIPTIONS:

PARCEL 1:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE N89°34'21"E (ASSUMED BEARING), ON THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 159.41 FEET TO A POINT 40.00 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY No. 77; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°34'21"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1209.23 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 145, PAGE 968; THENCE S17°00'20"W, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 400.07 FEET; THENCE S89°34'32"W, A DISTANCE OF 1075.88 FEET TO A POINT 40.00 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY No. 77; THENCE N02°27'08"W, ON A LINE PARALLEL TO AND 40.00 FEET DISTANT FROM SAID EAST RIGHT-OF-WAY, A DISTANCE OF 381.87 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 10.01 ACRES MORE OR LESS.

PARCEL 2:

THAT PART OF THE NORTH HALF QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE N89°34'21"E (ASSUMED BEARING), ON THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 159.41 FEET TO A POINT 40.00 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY No. 77; THENCE S02°27'08"E, ON A LINE PARALLEL TO AND 40.00 FEET DISTANT FROM SAID EAST RIGHT-OF-WAY, A DISTANCE OF 381.87 FEET TO THE POINT OF BEGINNING; THENCE N89°34'32"E, A DISTANCE OF 1075.88 FEET TO A POINT ON THE WEST LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 145, PAGE 968; THENCE S17°00'20"W, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 281.20 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N89°34'02"E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 214.79 FEET; THENCE S29°28'01"W, A DISTANCE OF 159.43 FEET; THENCE S89°32'34"W, A DISTANCE OF 1112.57 FEET TO A POINT 40.00 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY No. 77; THENCE N02°27'08"W, ON A LINE PARALLEL TO AND 40.00 FEET DISTANT FROM SAID EAST RIGHT-OF-WAY, A DISTANCE OF 407.39 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 10.01 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY. THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN EPOCH 35 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

JEREMY A. CHARLES, L.S. 618



CHARLES SURVEYING LLC.
 JEREMY A. CHARLES
 21 N. 3RD CIRCLE
 MEAD NE 68041
 (402) 443-6955

Scale:	1"=200'
Date:	02/28/2016
Drawn by:	JC
Field sk:	JC/JH
Sheet:	1 of 2

SURVEY FOR K & W LAND LLC.
 PT. N1/2 SE1/4 SECTION 28, T14N R7E OF THE
 6TH, P.M., SAUNDERS COUNTY, NEBRASKA.

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