



# DEVELOPMENT OPPORTUNITY

30.83 +/- Acres  
Buffalo County, NE

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Offered at  
\$285,000



**KORY KOCH**  
Farm & Ranch Specialist  
Davenport, Nebraska  
☎ 402.364.3071  
✉ [Kory.Koch@AgWestLand.com](mailto:Kory.Koch@AgWestLand.com)





# PROPERTY DETAILS



Here's a great property located just off Interstate 80 that offers endless business building potential. 30.83 +/- acres gives you plenty of room to build with both Highway access and Interstate traffic.

Located just south of Shelton and adjacent to the Union Pacific Rail line, this property has a great location! Don't miss out on this unique property!

## Legal

NE 1/4 of NE 1/4 part of Govt Lot Two (2) Section Twenty-six (26), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian

## Property Directions

Located just north of Interstate-80 and 3 miles south of Shelton, situated on the southwest corner of Shelton Road and 56th Road.

**2021 Taxes - \$559.96**

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