



10301 SW 40TH ST. LINCOLN, NE 68523



ACREAGE FOR SALE

10+/- ACRES | LANCASTER COUNTY, NE
OFFERED AT \$549,900



PROPERTY DESCRIPTION

Here is a beautiful, move-in ready home on 10+/- acres waiting for you outside Lincoln, NE. The 4-bed, 2-bath house is charming and spacious - kitchen appliances are included with the sale. Outside is a detached garage and large building with concrete floors, lights, and an electric overhead door. This home is in a perfect location, with breath-taking views of Nebraska sunrises and sunsets. Included with the property is 8+/- farmable acres, perfect to be leased out. Don't miss this wonderful opportunity of country living!



HOUSE FEATURES



4 BEDROOM



2 BATHROOM



GARAGE & BUILDING



JEFF MOON, ALC

Farm & Ranch Specialist (308) 627-2630

Holdrege, Nebraska Jeff.Moon@AgWestLand.com

415 W. 4TH AVE. | PO BOX 1098 | HOLDREGE, NE 68949 | AGWESTLAND.COM | 308.995.8067



LEGAL DESCRIPTION:

S31, T9, R6, 6th Principal Meridian, Lot 8 NE

PROPERTY TAXES: \$4,647.58

TOTAL ACRES: 10.01+/-

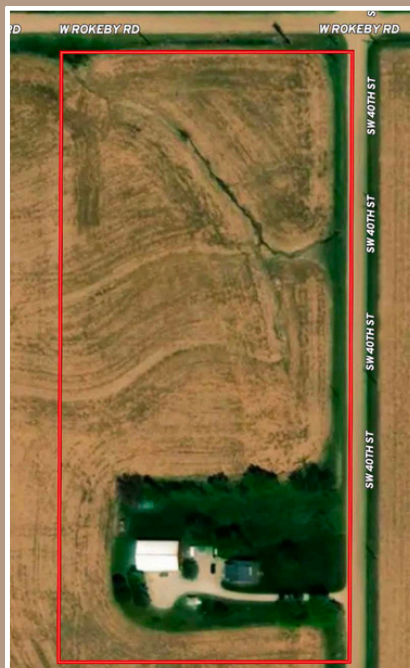
- Dryland Acres: 8.27+/-
- Other Acres: 1.74+/-

INDOOR FEATURES:

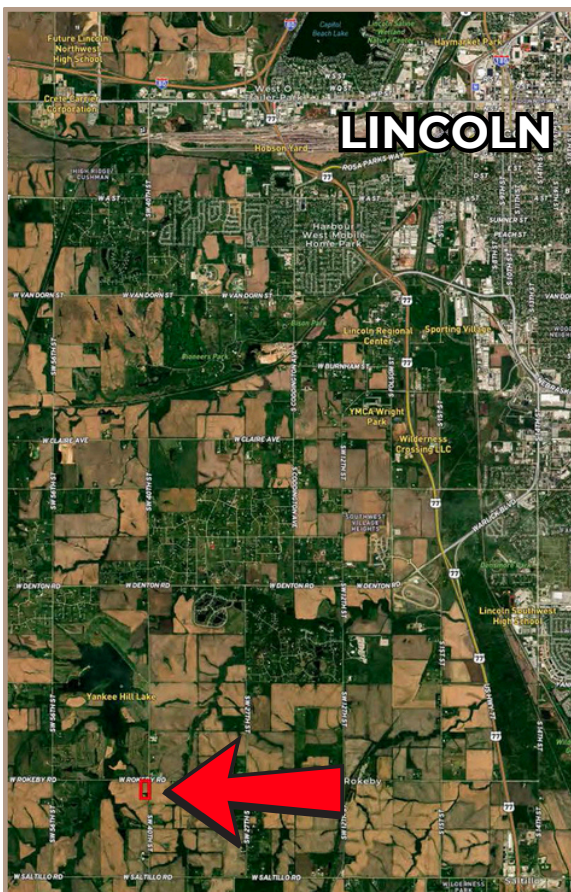
- 1.5 Stories with 1,680 total sq. ft.
- Move in ready
- Kitchen appliances included
- Unfinished basement

OUTDOOR FEATURES:

- Detached Garage (480 sq. ft.)
- Building (2,880 sq. ft.) with concrete floor and an electric overhead door
- Perfect location with beautiful views of sunrises and sunsets

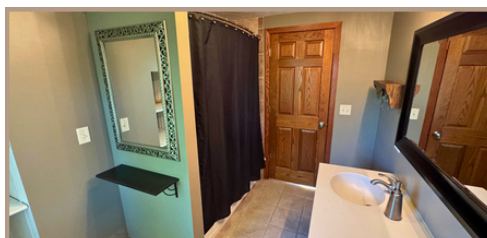


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	5.99	59.9	0	61	3e
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	2.99	29.9	0	46	4e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	1.02	10.2	0	46	3e
TOTALS		10.0()	100%	-	54.99	3.3



*Farmable acres are under lease for the 2025 crop season. Buyer will gain possession after crop is harvested or no later than Dec. 31, 2025

*All mineral rights owned by seller, if any, convey to buyer.



PROPERTY DIRECTIONS: Out of Lincoln, head west on Warlick Blvd/W Denton Rd. to SW 40th St. Turn south and travel 4 miles to W Rokeby Rd. The property is to the southwest of this intersection.

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