

# OPEN GRASSED LOT ALBION, BOONE COUNTY, NEBRASKA LOT FOR SALE

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

PRICED AT  
**\$20,000**

**Sellers: Donald & Lois Peterson**

**Contact Your Listing Agents**

**Dennis Fowlkes 402.741.0809 | Ashley Kaiser 308.750.1630**

Explore the Property from Above

**DRONE TOUR**



## Information

Very rare opportunity to purchase a highly visible lot with a ton of potential. Level 48' x 66' open grassed lot at the 4-way stop intersection of Hwy 14 (6th Street) and Hwy 91 (W State Street). Presently zoned R-2, Residential Medium Density, surrounded to the north and east by a zoning of C-2, Commercial.

**Note:** The house adjoining this lot to the east is also listed for sale and being offered separate from the lot, but offers to include the house in an offer will be considered. This lot can only be sold provided the house is also sold.

## Legal

The S ½ Lot 7, Blk 3, Clark's 1st Add. Albion, Boone County, NE.

**2023 Taxes:** \$1,231.04 (includes lot and home)



Outlines are approximate.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.



