LANCASTER COUNTY, NE

CROPLAND WITH DEVELOPMENT POTENTIAL

70.24 ACRES M/L



STRATEGIC GROWTH CORRIDOR | PRIME LOCATION | DEVELOPMENT POTENTIAL | QUALITY CROPLAND







Amy Mohr
402.948.0336
Amy.Mohr@PeoplesCompany.com
NE LIC 20230380

Chris Scow
402.480.4387
Chris.Scow@PeoplesCompany.com
NE LIC 20070639

Listing #19731

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY OVERVIEW

Strategic Multi-Frontage Location with Impending Infrastructure Lift.

At the crossroads of convenience positioned directly in the path of strategic county infrastructure growth, Peoples Company is pleased to present a **70.24+/- acre tract of highly productive dry cropland** representing a premier acquisition for forward looking investors, ag-business operators, future-minded land syndicates, as well as a perfect opportunity for 1031 Exchange buyers.

Boasting extensive **dual-street frontage on both Fletcher Avenue and North 148th Street,** this property perfectly balances immediate agricultural income generation with exceptional transitional value: generate farm income today, create up to three residential acreage tracts tomorrow, and position yourself for potential future land value appreciation with the area's continued rapid growth and success.

Infrastructure & Access Highlights

- **The Fletcher Avenue Paving Corridor:** This property sits at the epicenter of Lancaster County's major paved heavy-truck bypass initiative. The transformation of Fletcher Avenue into a fully paved commercial transport loop drastically elevates this parcel's logistical, residential, and commercial viability.
- **Turn-Lane Accessibility:** Planned infrastructure improvements include a dedicated eastbound left-turn lane at the North 148th Street intersection, ensuring seamless, high-volume equipment or transport access directly to the property's borders.
- **Unmatched Dual-Frontage:** Two-sided corner frontage eliminates layout constraints and provides ideal configurations for potential future subdivision into premium acreage estates or ag-commercial layouts.
- **Build 3 Residential Acreages in the highly desirable Waverly School District:** The property can easily be split into three highly sought after 20+ acre residential lots on pavement under Lancaster County AG zoning. Or, with the Lancaster AG Preservation Program, the dwelling lot sizes can be as little as 3 acres, subject to 75% minimum of the total subdivision being put into an out lot for agriculture. Perfect for a family compound, investors, or developers.
- **Proximity to Growth:** This parcel sits at the crossroads of convenience. Located directly south of Waverly on North 148th Street, it is only a 4-minute drive to Waverly High School. And Fletcher Road's direct connection to the Cornhusker Highway makes it a breeze to reach Interstate 80 and downtown Lincoln.

Looking further ahead, the proposed East Beltway and potential Fletcher Avenue interchange could bring an important new transportation connection just over a mile from the property, adding another layer of exciting long-term upside to an already exceptional piece of land.

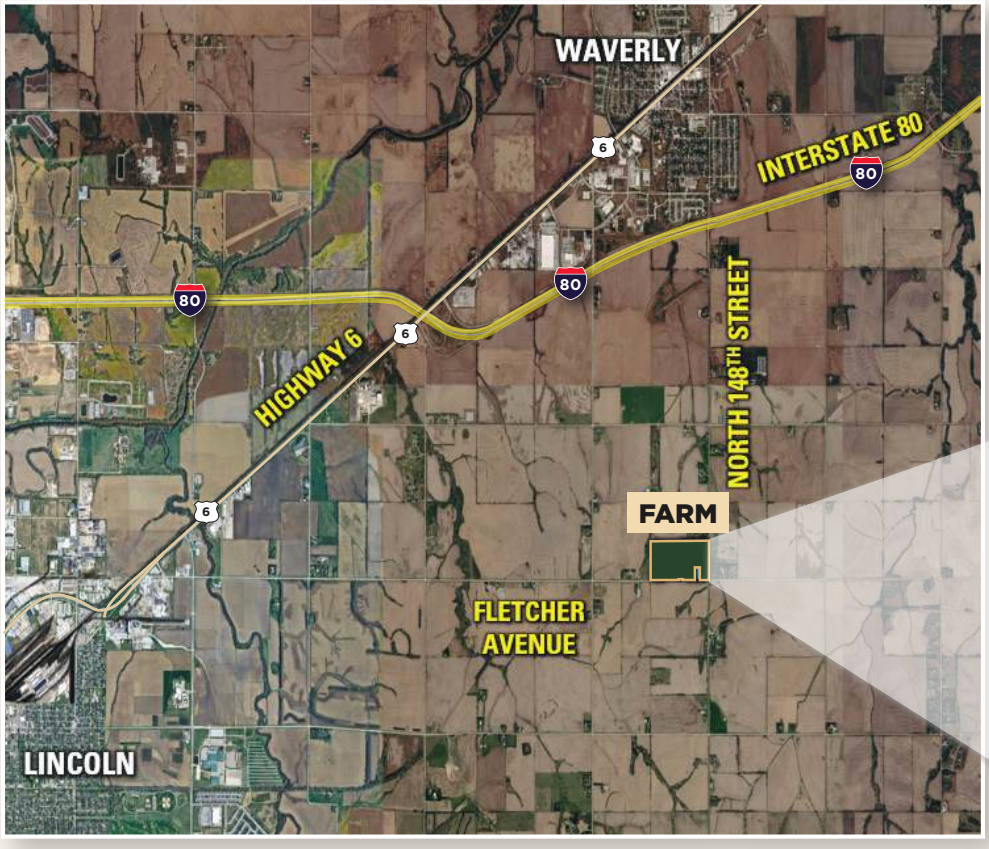
Agricultural & Investment Profile

- **Current Use:** Income-producing, high-yield dry cropland.
- **Soil & Topography:** Primarily high-tier Lancaster County soil types featuring an excellent NCCPI productivity profile, offering a stable ag-income floor while holding for transition. Gently rolling topography ranging from 2% to 11% slopes promotes drainage while maintaining efficient farming operations. The property is located outside the flood zone.
- **Majority soil types:** Class II and III Aksarben silty clay loam with an overall NCCPI rating of 64.4.
- **Crop Yields:** According to the FSA, the property includes 71.16 acres of certified cropland. The corn base totals 35.58 acres with a 132-bushel PLC yield and a five-year average APH corn yield of 176.37 bushels per acre. The soybean base totals 35.58 acres with a 43-bushel PLC yield and a five-year average APH soybean yield of 54.58 bushels per acre.
- **Conservation Practices:** The land features expertly contoured terracing designed to manage surface runoff and preserve nutrient-rich topsoil. The area receives approximately 31 inches of average annual precipitation, supporting dryland acres.
- **Tax Integrity:** Fully protected under Lancaster County's Special Valuation (Greenbelt) status, ensuring low, agriculture-tier property tax carrying costs for the owner until development is actively pursued.
- **Investor Opportunity:** Opportunities to acquire a property of this caliber and location are rare.

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GEOGRAPHICAL MAP



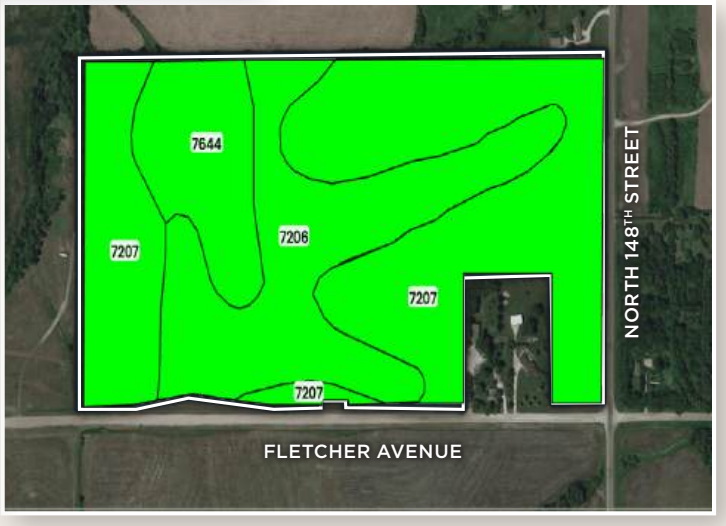
DIRECTIONS

From Lincoln: travel northeast on Highway 6 to Fletcher Avenue. Turn east onto Fletcher Avenue and continue approximately 4.5 miles to the intersection of Fletcher Avenue and North 148th Street. You will be at the southeast corner of the farm.

From Waverly: travel south on North 148th Street approximately 2.5 miles to the intersection of Fletcher Avenue and North 148th Street. You will be at the southeast corner of the farm.







TOTAL SOILS

Code	Soil Description	Acres	% of Field	Overall NCCPI
7207	Aksarben silty clay loam	39.29	55.93 %	65
7206	Aksarben silty clay loam	21.65	30.83 %	66
7644	Yutan silty clay loam	9.30	13.24 %	58
			Average	64.4

The seller will begin reviewing offers October 30, 2026.

Disclaimers: The property will be available for the upcoming growing season. There are no known easements in place. All owned mineral rights convey with the sale of the land.

Listing #19731

Price: $ 948,000

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1108 S. 44th Street, Suite 102
Cumming, IA 50061

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