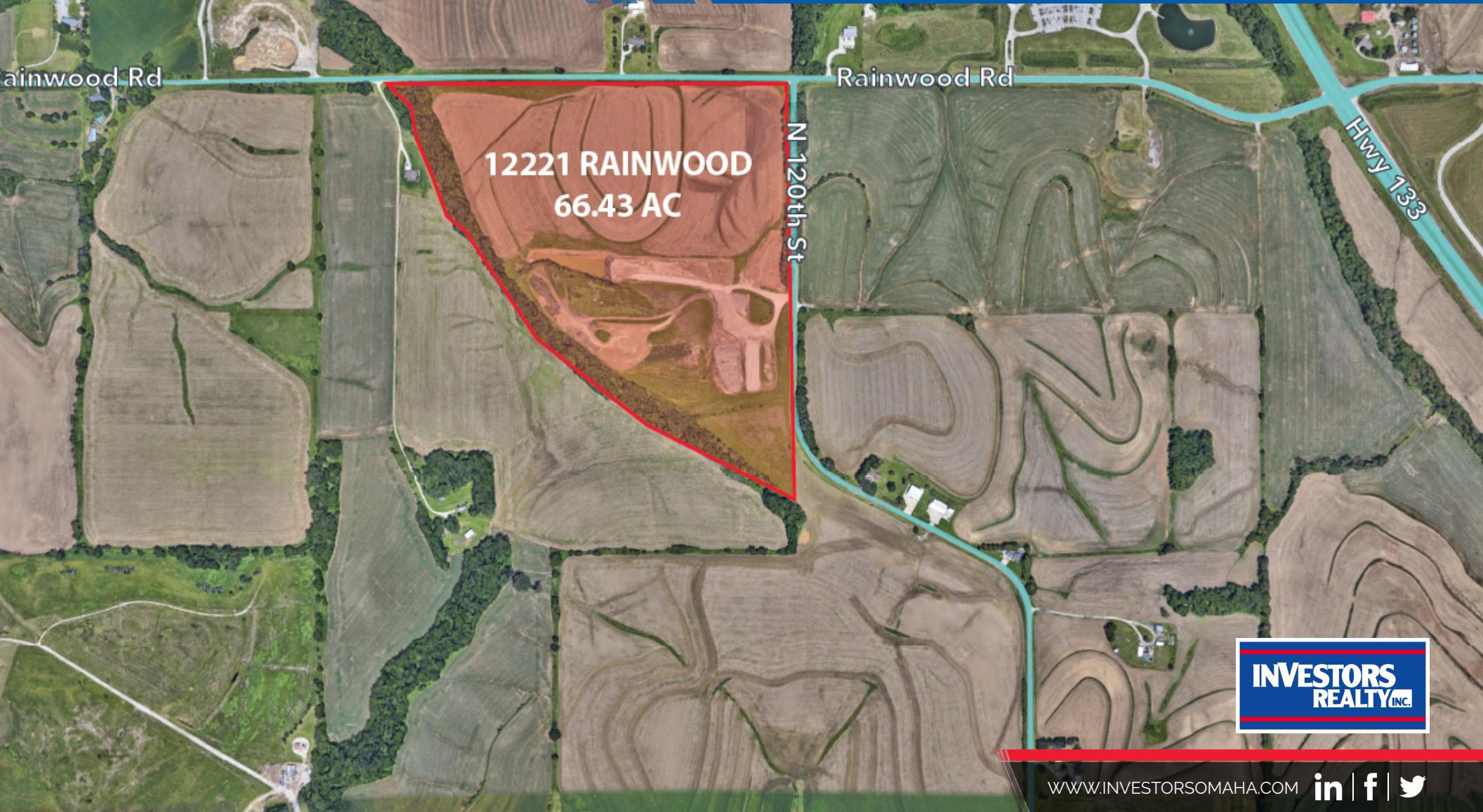


# 66.43 ACRES 120TH & RAINWOOD

66.43 ACRES | \$2,125,760

12221 RAINWOOD ROAD, OMAHA, NE 68142



**INVESTORS  
REALTY INC.**

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# 66.43 ACRES 120TH & RAINWOOD

12221 RAINWOOD ROAD, OMAHA, NE 68142

## DESCRIPTION

This property has been used as a landfill for building materials. The current permit goes to Sept. 2022. There remains 49,100 cubic yards of capacity in the current cell.

There are approximately 40 acres currently used for agriculture that could expand the capacity of the site for many years.

## SITE INFORMATION

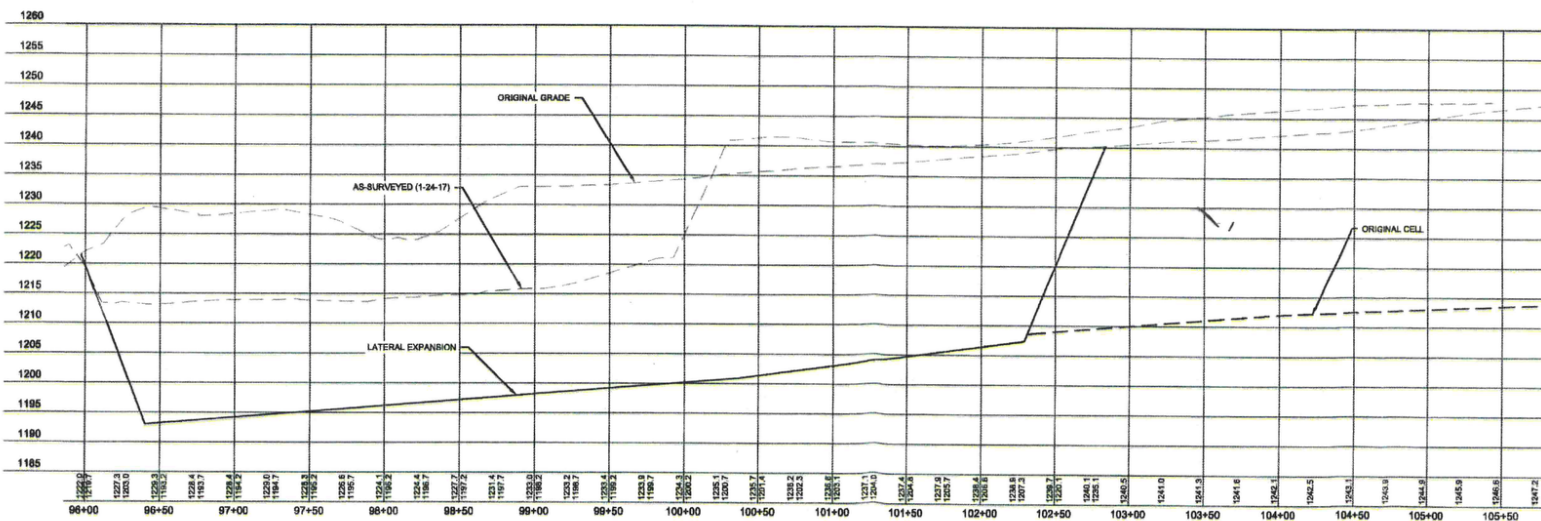
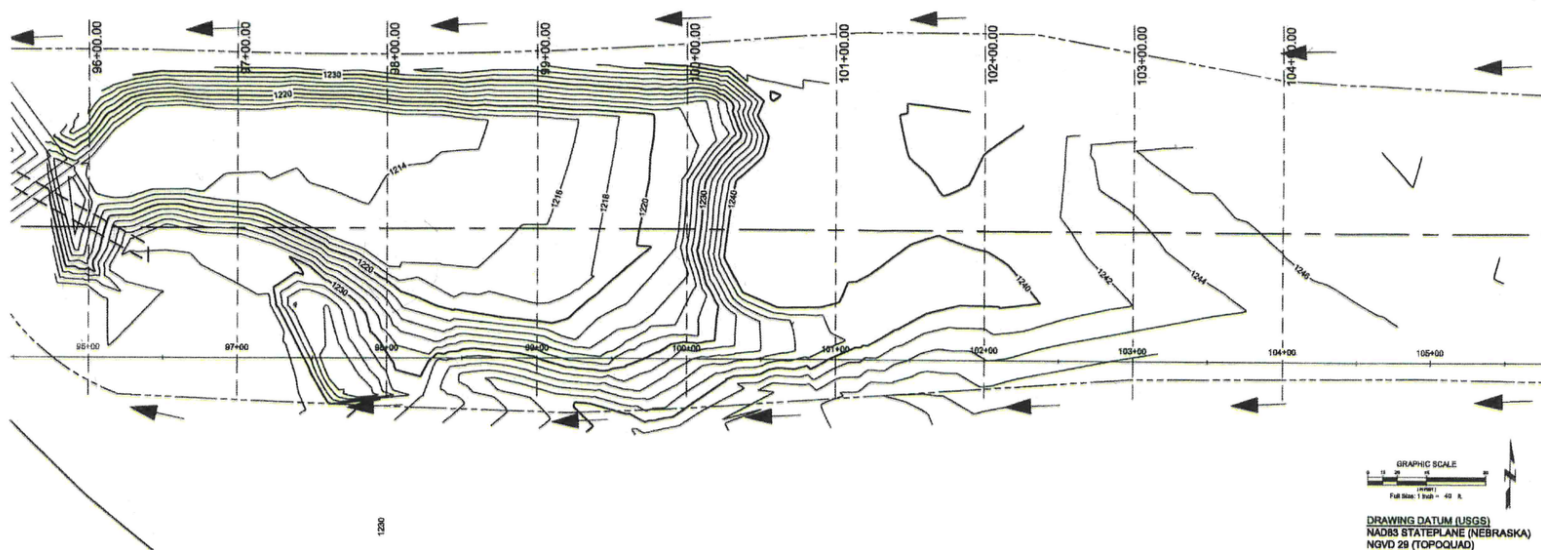
County	Douglas
Zoning	AG
Lot Size	66.43 Acres
Location Description	Easy Access to Hwy 133.

## UTILITIES & AMENITIES

Power	N/A
Gas / Propane	N/A
Sewer/Water	Closest city water main located approx. 1,985 feet to the east. Sewer nodes located to the east of site. Electricity is onsite, unknown capacity
Security Guard	N/A

## OFFERING SUMMARY

SALE PRICE:	\$2,125,760
\$/AC	\$32,000
LOT SIZE AC	66.43



2017  
RAINWOOD HILL PROPERTY  
DEMOLITION LANDFILL  
SEC. 19-T16N-R12E  
DOUGLAS COUNTY, NEBRASKA

AS-BUILT GRADING (1/24/17)









APPROVED

4/11/2017  
PROJECT: 12221 RAINWOOD ROAD  
SHEET: 1 OF 1  
SCALE: 1" = 40'  
PROJECT: DOUGLAS CO #14  
FILE NO: 88/100  
PROJECT: 12221 RAINWOOD ROAD  
SHEET: 1 OF 1  
SCALE: 1" = 40'  
PROJECT: DOUGLAS CO #14  
FILE NO: 88/100  
PROJECT: 12221 RAINWOOD ROAD  
SHEET: 1 OF 1  
SCALE: 1" = 40'

C1.2







- |   |  |   |  |
|---|--|---|--|
|  | LANDFILL AREA AFTER CLOSURE                  |  | EQUIPMENT STORAGE                                |
|  | LANDFILL AREA OPEN (FILL AREA)               |  | LANDFILL LATERAL EXPANSION                       |
|  | CURRENTLY AGRICULTURE                        |  | DETENTION POND (EXISTING)                        |
|  | DRIVEWAY & PARKING (PAVED OR GRAVEL SURFACE) |  | RECYCLING, SALVAGE, & TEMPORARY MATERIAL STORAGE |

**SPECIAL USE EXHIBIT  
SITE PLAN (F.2)  
CONTOURS WHEN CLOSED**


**2017  
RAINWOOD HILL PROPERTY  
DEMOLITION LANDFILL  
SEC. 19-T16N-R12E  
DOUGLAS COUNTY, NEBRASKA**



GA#	01110017		Quota #1	01110017
PROJECT NO.	928SW1		WELPS GROUP	001
SCALE	1" = 100'			
FIELD BOOK	DOUGLAS CO. #14			
FIELD CREW	JH / HJ			
FILE NAME	C21A12.C211.dwg			
ACVSION				
REV BACK				
REVISION		REV#	DATE	
PLAN TO DATE				
NO. PREVIEW				
NO. PREVIEW				
SURVEY FILE INC.				
SHEET				
C2.1A				

**C2.1A**

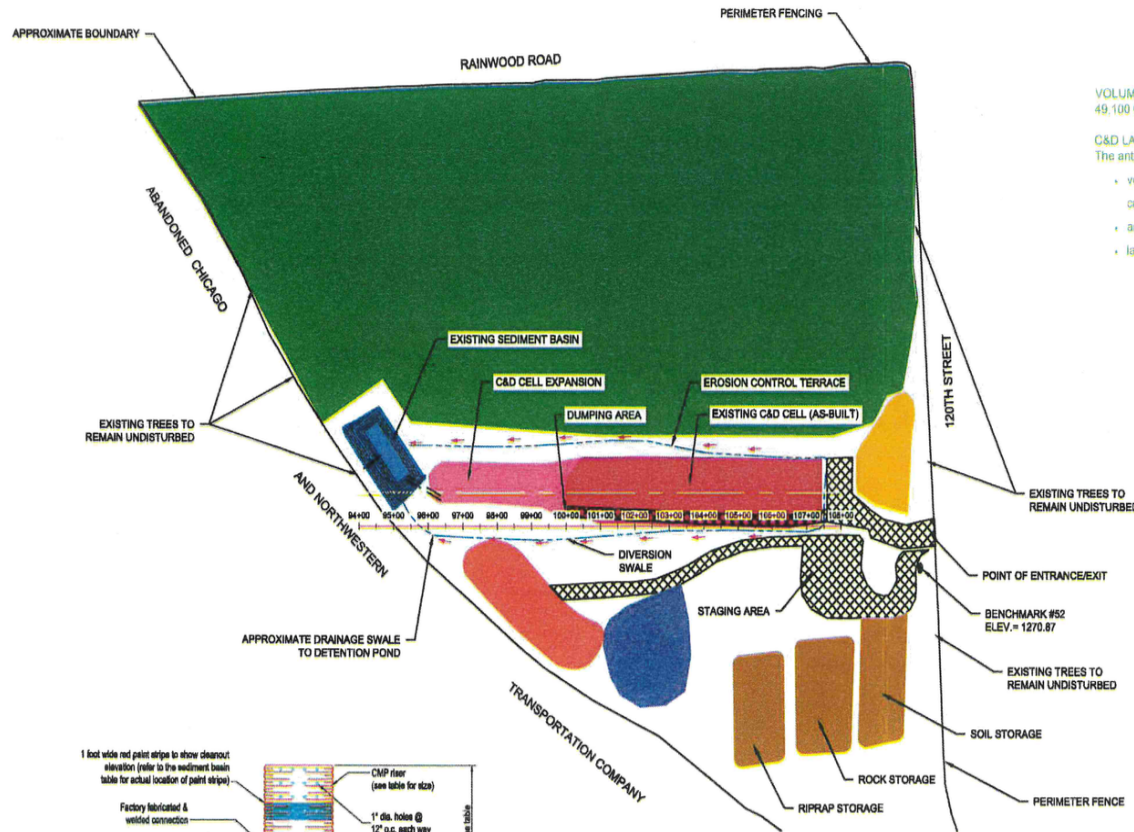
**GRAPHIC SCALE**



(IN FEET)  
Full Scale: 1 inch = 100 ft.

DRAWING DATUM (USGS)  
NAD83 STATEPLANE (NEBRASKA)  
NGVD 29 (TOPOQUAD)





VOLUME EXISTING CELL \ LATERAL EXPANSION - REMAINING  
49,100 Cu. Yd.

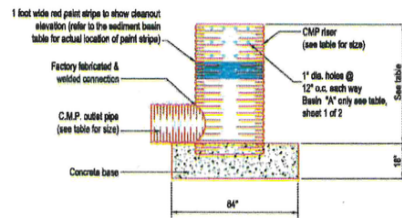
C&D LANDFILL, FACILITY LIFE: EXISTING CELL \ LATERAL EXPANSION

The anticipated life of the C & D landfill is calculated as follows:

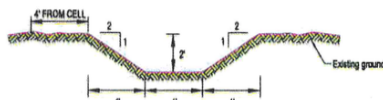
- volume available for waste disposal (i.e. area between the floor of the cell and the base of the cap), is about 42,700 yd<sup>3</sup>
- annual volume used is: 6,100 tons/year @ 1,500 lb/yd<sup>3</sup> = 8,133 yd<sup>3</sup>/year
- landfill life: 42,700 / 8,133 = 5.3 years

#### LEGEND

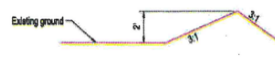
- |   |  |
|---|--|
| LANDFILL AREA COMPLETED (FILLED TO BOTTOM OF CAP) | EQUIPMENT STORAGE                                |
| LANDFILL AREA OPEN (FILL AREA)                    | LANDFILL LATERAL EXPANSION                       |
| CURRENTLY AGRICULTURE                             | DETENTION POND (EXISTING)                        |
| DRIVEWAY & PARKING (PAVED OR GRAVEL SURFACE)      | RECYCLING, SALVAGE, & TEMPORARY MATERIAL STORAGE |
| BORROW AREA                                       | RIPRAP, ROCK, AND SOIL STORAGE                   |



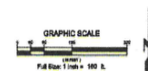
**RISER DETAIL (EXISTING)**  
NOT TO SCALE



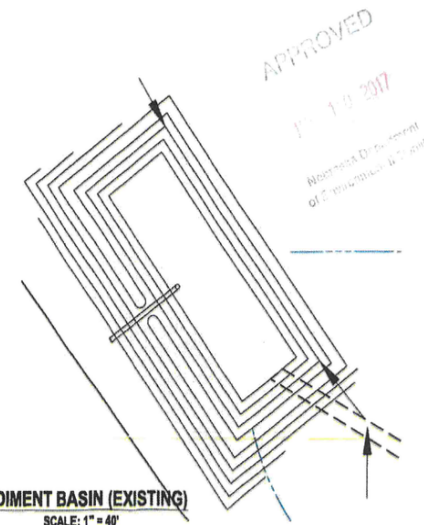
**DIVERSION SWALE DETAIL**  
NOT TO SCALE



**TYPICAL EROSION CONTROL TERRACE**  
NOT TO SCALE



DRAWING DATUM (USGS)  
NAD83 STATEPLANE (NEBRASKA)  
NGVD 29 (TPOQUAD)



**SEDIMENT BASIN (EXISTING)**  
SCALE: 1" = 40'

SPECIAL USE EXHIBIT  
SITE PLAN (F-1)  
LATERAL EXPANSION

2017  
RAINWOOD HILL PROPERTY  
DEMOLITION LANDFILL  
SEC. 19-T16N-R12E  
DOUGLAS COUNTY, NEBRASKA

C1.1