

FOR SALE | 65 ACRES +/- | WAHOO, NE

HWY 77 & COUNTY RD 17 SWC

INVESTORS REALTY INC.

Commercial Land Development Opportunity in *Saunders County*

- Parcel 1 - Call for offers date: November 5, 2021
- Parcel 2 - $35,000.00 per Acre
- Parcel 3 - $27,500.00 per Acre
- 44.82 Ac., 10.07 Ac., and 10.37 Ac. sites
- Located on the north side of Wahoo off Hwy 77 & County Rd 17
- Being sold as 3 parcels
- Commercial Zoning Indication - Future Land Use Map
- Close proximity to Wahoo Municipal Airport, Lake Wanahoo, a 662 acre lake and recreation area, Wahoo High School and North Highlands Subdivision

FOR MORE INFORMATION CONTACT:



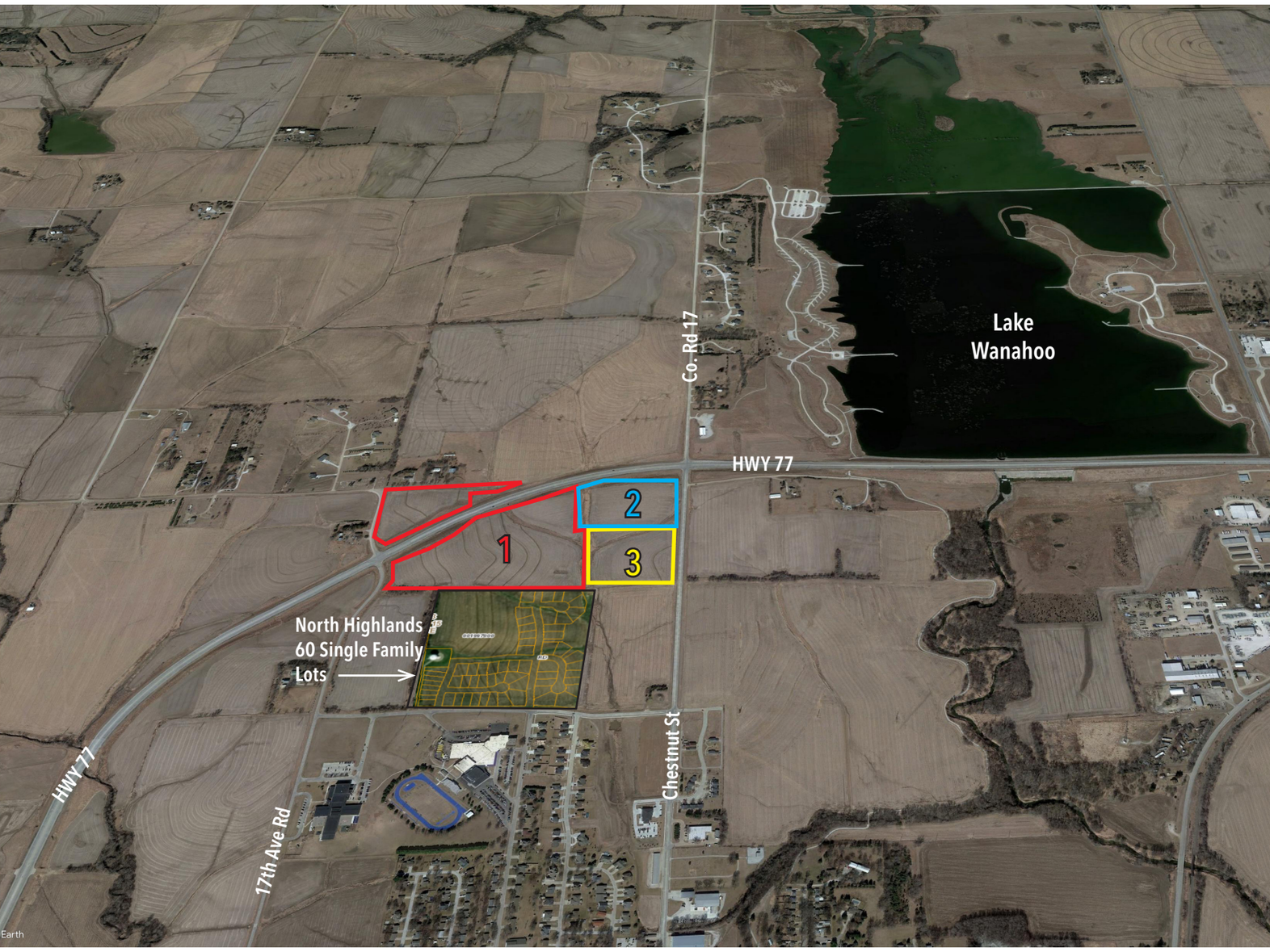
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FOR SALE | 3 PARCELS | WAHOO, NE

HWY 77 & COUNTY RD 17 SWC



Parcel #	Parcel ID#	Size	Price
1	002149001	44.82 Acres	Call for Offers
2	TBD	10.07 Acres	$35,000 per Acre
3	002149004	10.37 Acres	$27,500 per Acre

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7231	Judson silt loam, 2 to 6 percent slopes	12.8	16.9%
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	50.9	66.8%
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	12.5	16.4%
Totals for Area of Interest		**76.3**	**100.0%**

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FUTURE USE MAP

