



BRADY ACREAGE LOTS



Four premium country acreage lots near Brady, NE.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

Location

Northwest side of the village of Brady, Nebraska along Smith Road.

Legal Description

Tracts to be surveyed in SW 1/4 Section 2- Township 12- Range 27 West of the 6th P.M. Lincoln County Nebraska see "exhibit A"

Taxes

TBD

Property Summary

Dream Home Opportunity Awaits: Premium County Acreage near Brady, NE

Escape the city limits without sacrificing convenience! Presenting a rare opportunity to secure the perfect parcel of vacant land for the custom home you've always envisioned. Located near the charming Village of Brady and offering an easy, direct 20-minute drive to North Platte, Nebraska, this acreage offers the ideal balance of peaceful county living and quick access to essential amenities, shopping, and services.

The Perfect Building Site

Imagine waking up to the tranquility of the Nebraska countryside. These thoughtfully prepared lots boast excellent, panoramic views that stretch across the rural landscape, providing a picturesque backdrop for your new life.

- **Ready for Development:** Each lot is poised and ready for immediate development, allowing you to start the process of building your dream home without delay.
- **Convenient Utilities:** Power infrastructure is already established and available along Smith Road, simplifying the initial development phase.
- **Ideal Location:** Enjoy the space and quiet of county life while maintaining the convenience of a short commute to a major hub like North Platte.
- **Recreational:** Close proximity to world class golf courses (Wildhorse, Public Course) & (Graybull, Private Course) as well as many recreational opportunities including Jeffery Lake.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Accessibility and Development Support

We understand the importance of easy access to your investment. The current owner is committed to supporting the successful development of this unique property:

Road Development: The seller is prepared to work directly with buyers of Southeast 10 lot and East 15 lot to facilitate the development and construction of a dedicated access road.

Guaranteed Easement Access: A defined, roughly 60-foot permanent easement access is guaranteed along the South boundary of the property to ensure secure, year-round entry to the Southeast 10 Lot and the East 15 Lot.

Pricing & Availability

Don't miss your chance to claim your piece of the country!

Lot Descriptions (acres are approximate. Final acres to be surveyed.)

Northwest Lot: 10 Acres | \$115,000

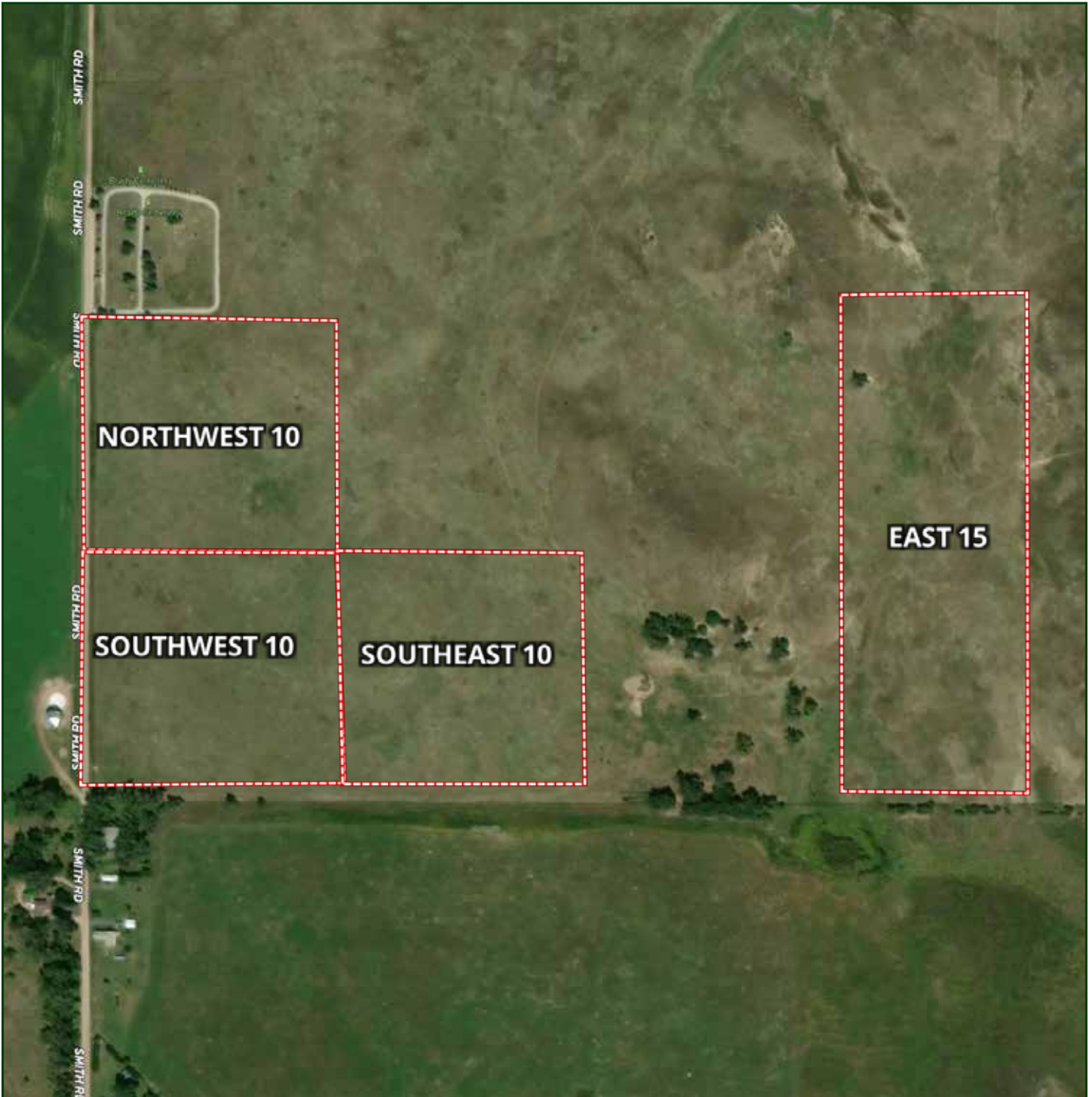
Southwest Lot: 10 Acres | \$115,000

Southeast Lot: 10 Acres | \$100,000

East Lot: 15 Acres | \$100,000

This is more than just land; it's the foundation for your future. Contact us today to schedule a private viewing and take the first step toward building your Nebraska dream home.

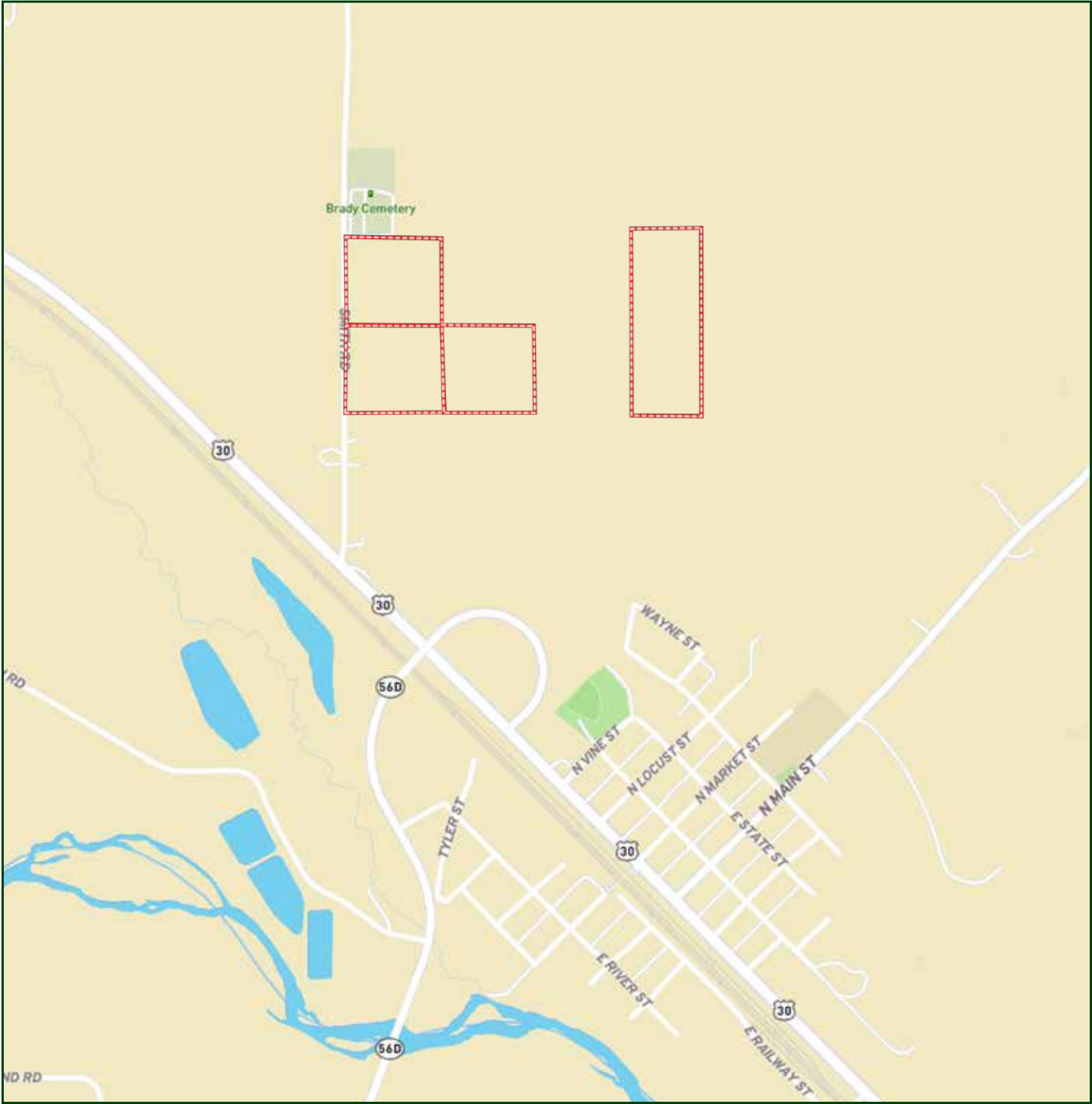
AERIAL MAP



Boundary lines are estimates - Map for illustration only

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LOCATION MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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