



CASS COUNTY ACREAGE



A turnkey acreage and livestock facility located between Lincoln and Omaha.

JAKE MCQUILLEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$1,150,000
Location	34816 O St. Avoca, NE 68307
Legal Description	TL5 SW1/4 SW1/4 20-10-11 Cass County Nebraska
Acres	4.07±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated	\$5,098.82
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Property Summary

Exceptional 4-Acre Livestock Facility strategically located between Lincoln and Omaha right off highway 34, offering state-of-the-art infrastructure designed for efficient, year-round livestock production.

The property features two 36' x 120' livestock buildings (constructed in 2021), each equipped with fully automated, computer-controlled ventilation systems, evaporative cooling cells, and programmable environmental controls to maintain optimal conditions in every season. Spray-foam insulated walls and ceilings enhance climate stability, energy efficiency, and overall operational performance.

Designed with flexibility in mind, the facility is well suited for show livestock, commercial production, boarding, calves, goats, sheep, poultry and egg production, exotic animal programs, and other specialized livestock operations. The layout supports clean, bio secure, and scalable management while accommodating a variety of production models.

Additional improvements include a 24' x 24' insulated building with heating and air conditioning, ideal for use for a workshop, tack room, cooler room for show stock, or dedicated 4-H and small animal facility. Adaptable corrals with movable panel systems provide customizable pen configurations. The widened driveway allows easy access for semi truck to gain entry to the facilities on the property.

A whole-property backup generator supplies uninterrupted power to both livestock buildings and the residence in the event of a power outage.

The property has a well-maintained 2-bedroom, 2-bath residence, providing comfortable on-site living for owners, managers, or caretakers. The home has had many major updates in the past few years allowing reliability with many big-ticket items.

This is an outstanding opportunity to acquire a modern, turnkey livestock facility offering advanced environmental controls, operational versatility, and a highly desirable location in Cass County, Nebraska.

Outbuildings:

Two 36' x 120' livestock buildings built in 2021 equipped with fully automated, computer-controlled ventilation systems, evaporative cooling cells

24' x 24' insulated building with heating and air conditioning

Backup generator

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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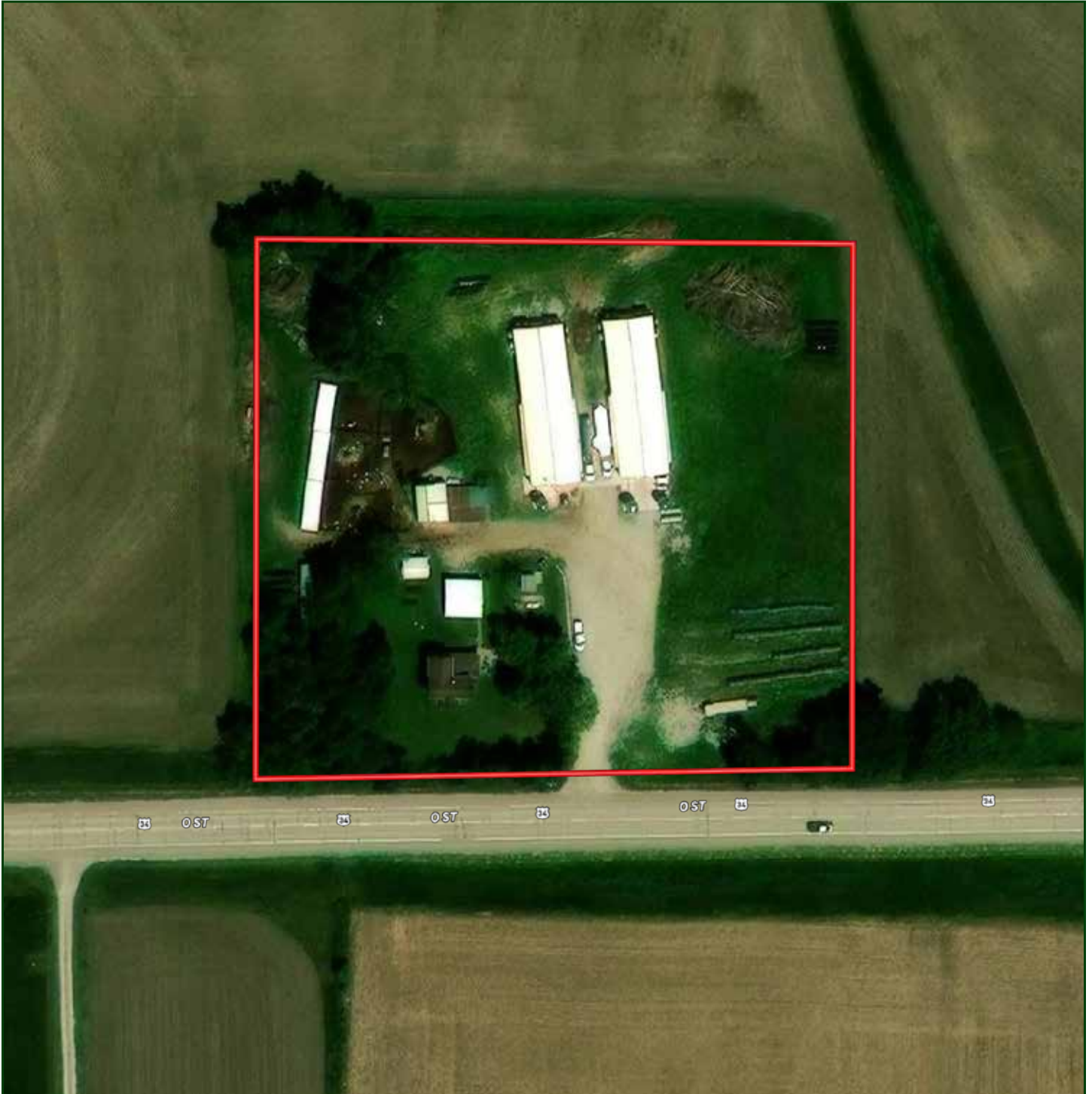
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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