



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**DEVELOPMENT  
PROPERTY**

Gretna, NE

**7.38 +/- Acres**

**OFFERED AT:**

**\$3,000,000**

***ABOUT THIS PROPERTY:***

Here's a chance to own a development property right in the heart of Gretna, NE. This 7.38 +/- acre property sits right on Highway 6/31 in a prime location. This tract has been slated for future mixed use development and is ready for its next owner. Give Tyler Johnson a call at 402-616-5801 to learn more.



**More About this Property:**

Taxes: \$8,195.13

Address: 12304 Hwy 6 Gretna, NE 68028

Legal Description: TAX LOTS 4 & 5C 2-13-10 (7.38 AC) Sarpy County, NE

Directions: From Gretna, head south on Highway 31/6. The property is on the west side of the highway, north of Jansen Dr.

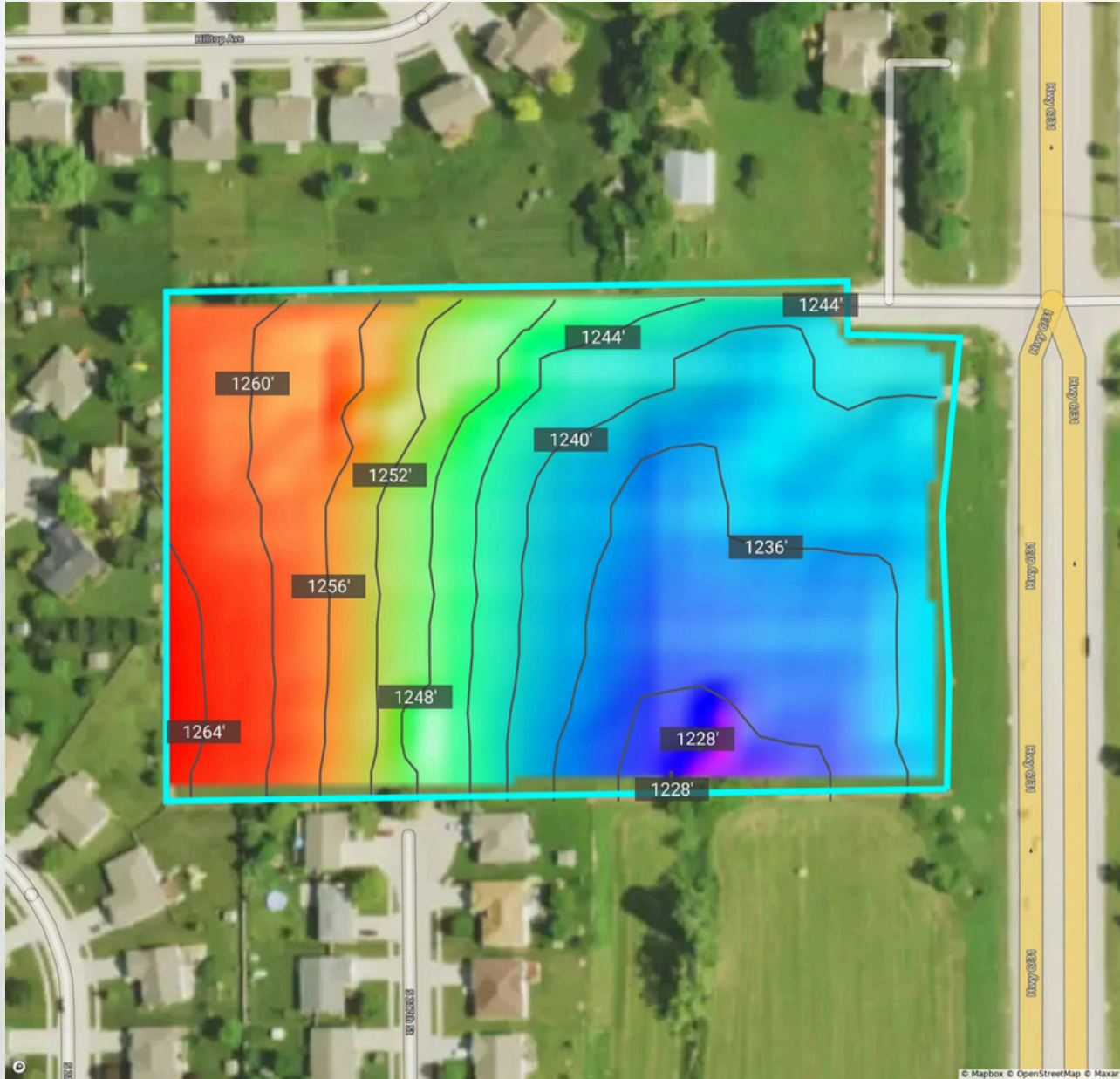
**FEATURES:**

- 7.38 +/- Acres
- Right on Highway 6/31 in Gretna
- Prime location
- Future mixed use development potential









1227.5 ft

1266.1 ft

Source: USGS 3 Meter Dem

Interval: 4.0 ft

Range: 38.5 ft

Min: 1227.5

Max: 1266.1



## Property Detail Report

Parcel ID: 010411127



### Parcel Information

Situs: 12304 Hwy 6 Gretna NE 68028

Owner: Horn Farms Inc  
22203 Lincoln Rd  
Gretna, NE 68028

Legal: Tax Lots 4 & 5C 2-13-10 (7.38 ac)  
Tax District: G37  
Approx. Size: 7.38 ac  
PLSS: SE-02-13-10  
City: City of Gretna

### Services

School District: Gretna  
Fire District: Gretna Fire  
Law: Sarpy County Sheriff  
Electricity: OPPD  
Wastewater: Gretna

### Environmental

Basin(s): Platte River ~100.0%  
Floodway: n/a  
Flood Zone(s):  
Area of Minimal Flood Hazard ~100.0%

### Southern Sarpy Wastewater System

Development Zone:  
Urban Development (Phase 1A) ~100.0%



### Zoning

Zoning:  
R-2 - Medium Density Residential (Gretna) ~100.0%  
Zoning Overlay:  
CCO - Crossing Corridor Overlay District (Gretna) ~100.0%  
CO - Corridor Overlay District (Gretna) ~100.0%  
Future Land Use:  
MX USE DIS - Mixed Use District (Gretna) ~100.0%

This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Sarpy County. This report may or may not accurately represent the source parcel completely and correctly. Any reliance on this data is at the sole risk of the user.



**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**





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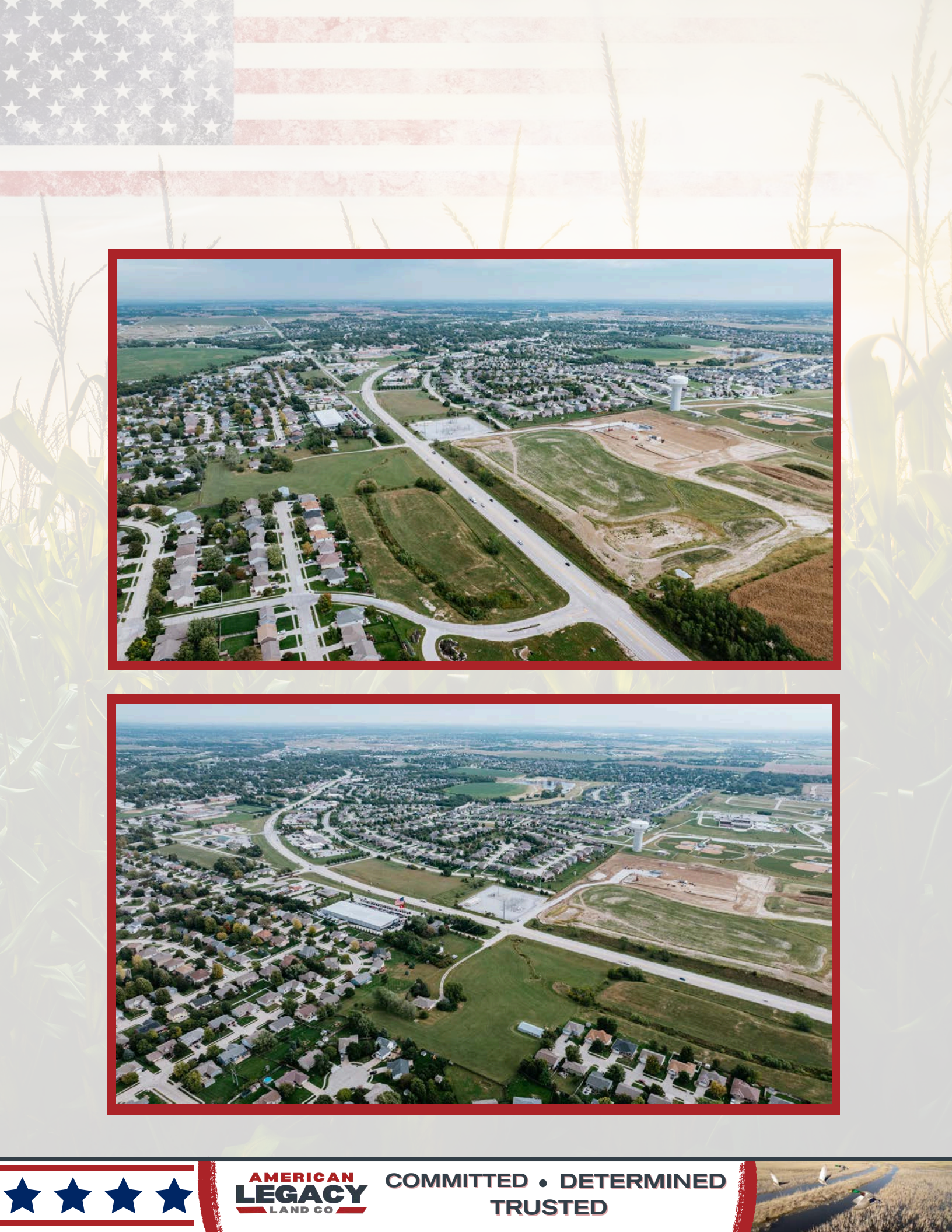


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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT







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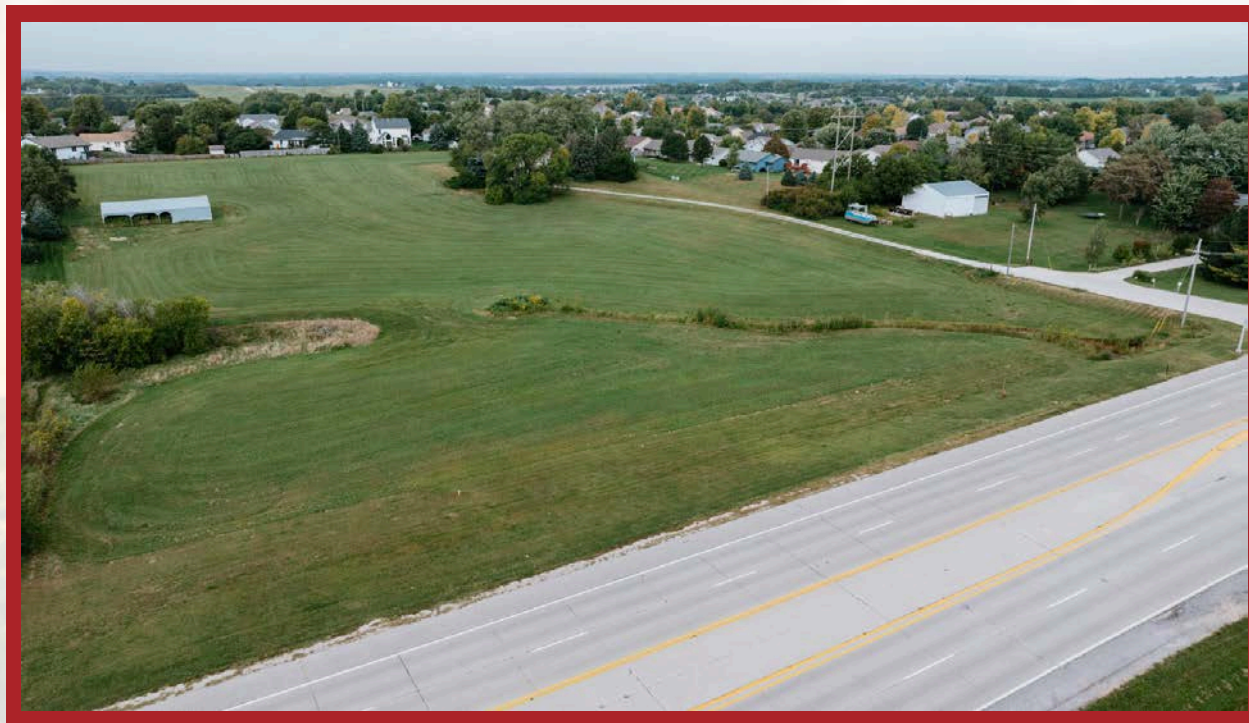
**COMMITTED • DETERMINED**  
**TRUSTED**











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LEGACY**  
LAND CO.

HELPING **YOU** BUY  
AND SELL LAND





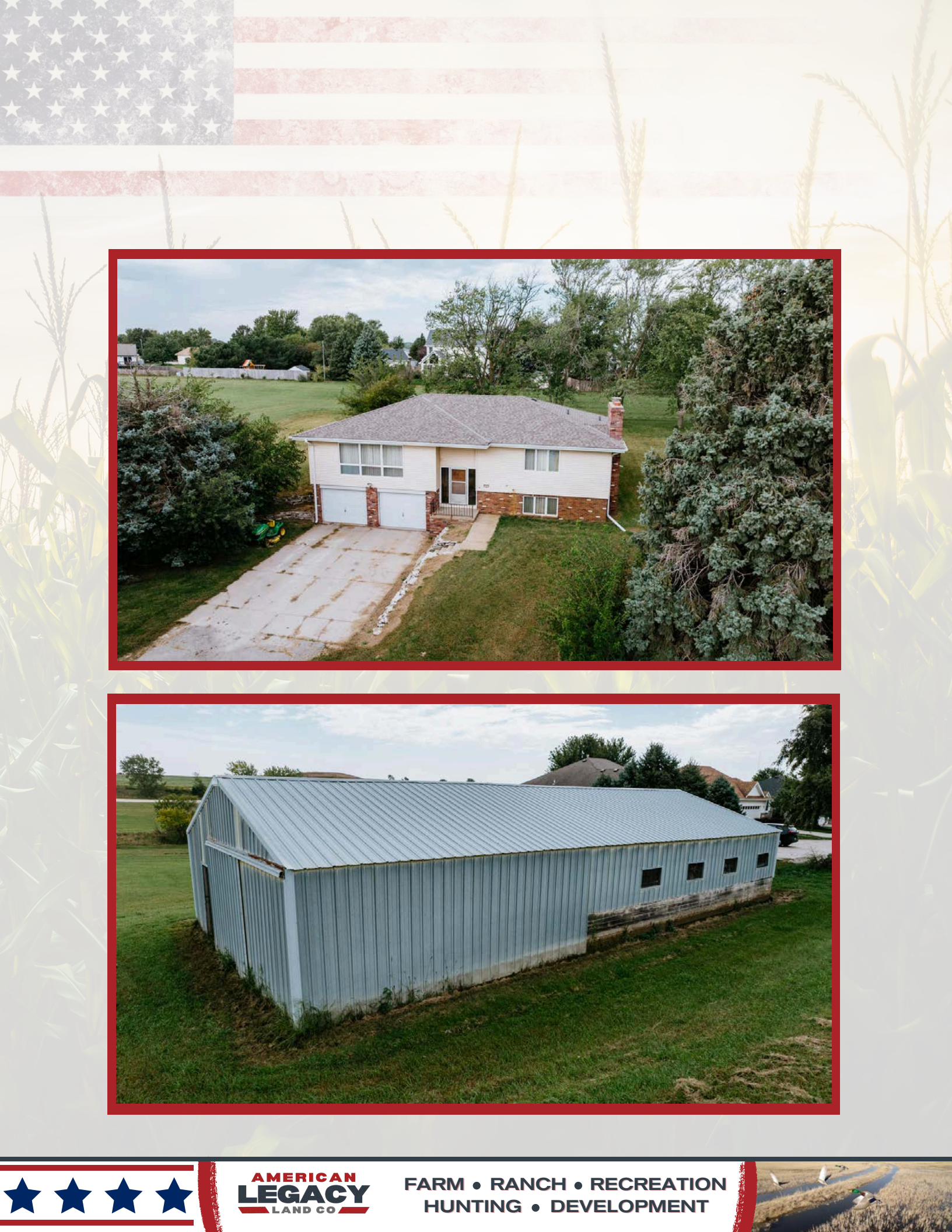


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### About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational, and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.



In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 6-year-old son, 2-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.

**TYLER JOHNSON** , LAND AGENT



**402-616-5801**



**Tyler@AmericanLegacyLandCo.com**