



**AMERICAN
LEGACY
LAND CO**

FOR SALE

DEVELOPMENT PROPERTY

Lancaster County, NE

71.09 +/- Acres

**OFFERED AT:
\$2,350,000**

ABOUT THIS PROPERTY:

Located at 9725 S 148TH ST on the edge of Lincoln, this 71 +/- acre property offers a strategic development opportunity directly on the north side of Highway 2, two miles east of the Nebraska Parkway Highway 2 junction, one of Lancaster County's primary east-west transportation corridors connecting Lincoln to surrounding growth areas. The property benefits from its large size, excellent visibility, direct corridor influence, and strong accessibility—key fundamentals for successful residential, mixed-use, or commercial-adjacent development.



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More About this Property:

Highway 2 is a major commuter and commercial route for the Lincoln metro, making this location well-positioned along a proven path of growth. As development continues to expand outward from Lincoln, properties with highway frontage and scalable acreage are increasingly scarce, elevating the long-term value of this tract.

The property's topography is generally level to gently rolling, supporting efficient site layout, roadway design, and utility planning. The size and configuration allow flexibility for multiple development strategies, including residential subdivision, estate-lot development, frontage-oriented commercial use, or a hybrid mixed-use concept.

Surrounding land uses include a mix of agricultural operations, residential development, and transitional properties, indicating ongoing expansion and favorable entitlement potential. Access is supported by established county road infrastructure, providing strong connectivity for future traffic flow and ingress/egress planning.

Public utilities are located adjacent to the property, with extension and capacity to be confirmed by the utility providers and the Lancaster County Planning and Zoning Department. The property's location, exposure, and development characteristics make it an attractive candidate for phased development or land banking with near- and long-term upside.



GROW YOUR
LEGACY





Directions: On the north side of Highway 2, two miles east of the Nebraska Parkway Highway 2 junction

Address: 9725 S 148th St Bennet, NE 68317

Legal Description: S28, T9, R8, 6 Th Principal Meridian, Lot 19 Se Lancaster County, NE

Taxes: \$6958.82

FEATURES:

- **71.09 +/- Acres**
- **North side of Highway 2 with strong visibility and access**
- **Located in a primary growth corridor serving the Lincoln metro**
- **Scalable development tract with multiple end-use options**
- **Favorable topography for cost-efficient site development**
- **Limited supply of comparable highway-exposed development land**
- **Strong long-term appreciation and exit potential**

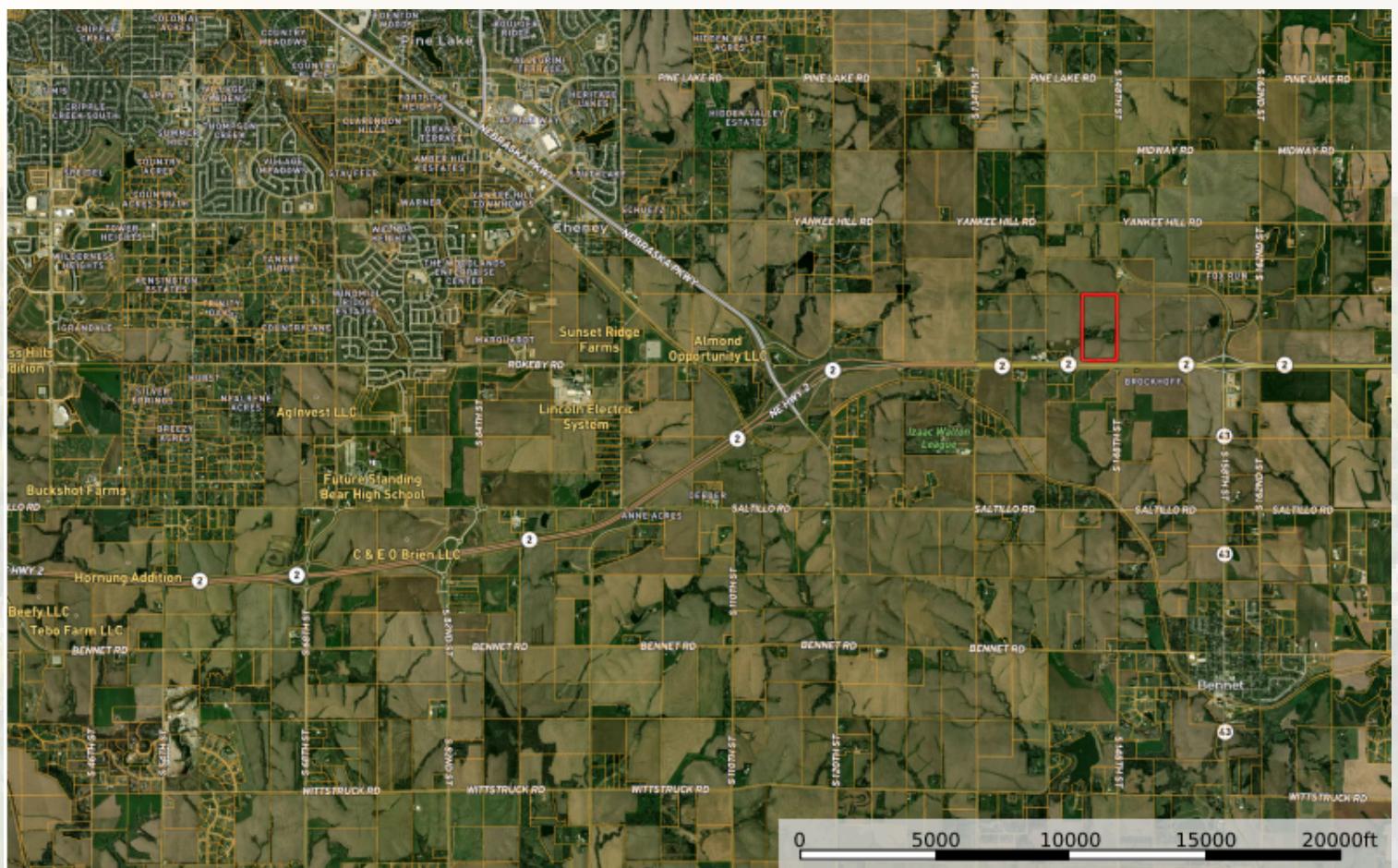


LANCASTER COUNTY,
NEBRASKA

Boundary Map



Location Map

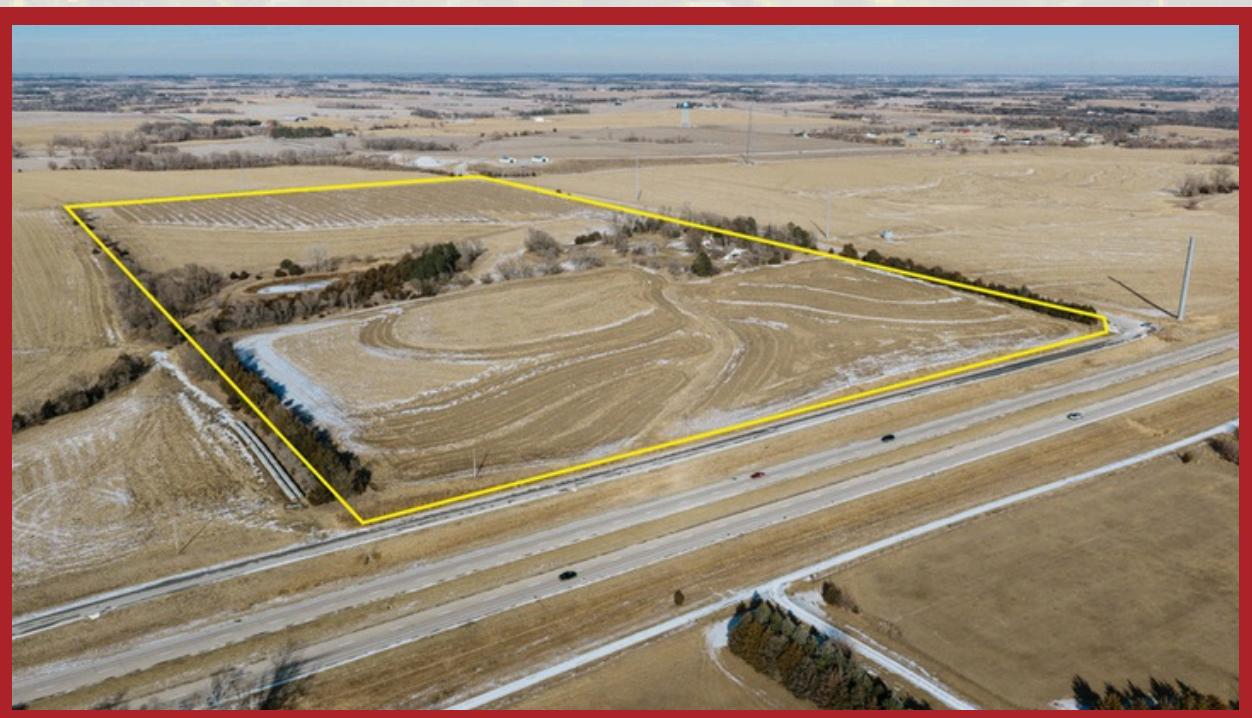


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	38.17	52.5	0	61	3e
7680	Wymore silty clay loam, 0 to 1 percent slopes	21.86	30.06	0	67	2s
7681	Wymore silty clay loam, 1 to 3 percent slopes	12.46	17.14	0	64	2e
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	0.22	0.3	0	57	3e
TOTALS		72.71(*)	100%	-	63.31	2.53

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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LAND CO.**

**COMMITTED • DETERMINED
TRUSTED**



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HELPING YOU BUY
AND SELL LAND





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

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