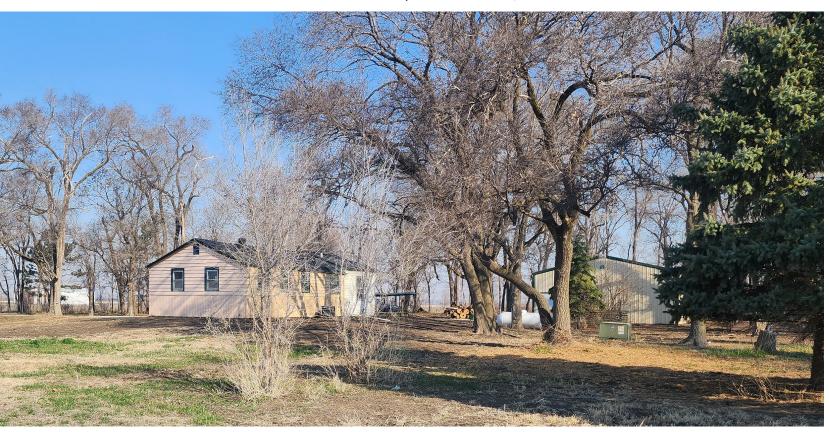
# LAND FOR SALE

### **Dodge County Acreage**

4.55 Acres | Fremont, NE





10037 S 171st St • Omaha, NE 68136

McClureLandInc.com



**Molly McClure** Listing Broker 402.650.1816

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, Land Unlimited, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. McClure Land Unlimited, Inc. and all agents are acting as Agent of the Seller.



### PROPERTY INFORMATION

**LIST PRICE:** \$290,000

LOCATION: 5426 Morningside Rd, Fremont, NE 68025

#### **DIRECTIONS:**

Exit Hwy 275 at Morningside Road, head east for approximately 3/4 of a mile, and the property will be located on the NORTH side of Morningside road.

#### PROPERTY HIGHLIGHT:

Access to Hwy 275 doesn't get much closer! Huge amounts of opportunity on this 4.55+/- Acre property! The house is a blank canvas! You can make it whatever you want! Not to mention the 30x40 outbuilding with power and concrete floors! Private and somewhat secluded amongst all the big trees, and your own little fishing stream right out your front door! It doesn't get better than this!

#### **LEGAL DESCRIPTION:**

TL 23 4.55A 20 17 9

#### **2022 TAXES:**

\$2.411.00

#### HOME INFO:

- 2 Bedrooms | 1 Bath | 860 SF
- Built in 1940
- Cooling: Central AC
- Heating: Propane
- · Basement: 600 sf
- 3 Car Detached Garage
- Construction Material: Frame
- Style: Bungalow

#### SHOP/GARAGE INFO:

- 30x40
- 2 overhead doors

#### **UTILITIES:**

- · SEWER: Private Septic
- WATER: Private Well

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