

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

SAUNDERS COUNTY NEBRASKA

COOPER ROAD, ASHLAND, NE 68003



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME DEVELOPMENT OPPORTUNITY IN ASHLAND, NEBRASKA

Developers and investors take notice! An undeveloped city block in Ashland, Nebraska is an extremely rare find. The south half of oversized Block 57 in the Miller & Clark Addition is available for purchase and encompasses 10 total lots with road frontage along Cooper Road and South 24th Street. Utility infrastructure is nearby with development options available, including built-in alley access along all lots running east and west through the block. This block, and all lots within, are currently zoned R2 and offer great topography and diversity for a multitude of approved uses, including single-family dwellings and multi-family options, as well. Currently, this block has only one home on the north half, with the

south half still undeveloped and full of mature timber. This presents an unordinary opportunity, in a high-demand setting, to offer more rustic lots with out-of-town views while enjoying in-town infrastructure. This property sits on the southwest side of town, only two blocks from the main east/west street (Silver Street) and only a block from the local grocery store. Due to Ashland's location, perfectly nestled between Omaha and Lincoln, it's experiencing some of the fastest growth in Nebraska, making this property even more valuable for Ashland's future goals. Call today to schedule your private tour or to discuss possible options for this Ashland gem.



PROPERTY FEATURES

COUNTY: **SAUNDERS** | STATE: **NEBRASKA** | ACRES: **2**

- Half of a city block in Ashland, Nebraska available for purchase
- Property is the south half of oversized Block 57, Miller & Clark Addition
- 10 total lots within the boundary
- Road frontage along Cooper Road and South 24th Street
- Currently zoned R2
- Single-family and multi-family dwellings permitted
- Utility infrastructure nearby
- Alley access running east and west through the block
- Great topography for walkout options
- Fully treed with mature timber
- Near the southwest corner of Ashland



10 TOTAL LOTS

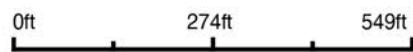


AERIAL MAP



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Boundary Center: 41° 2' 14.54, -96° 22' 52.77



Maps Provided By:



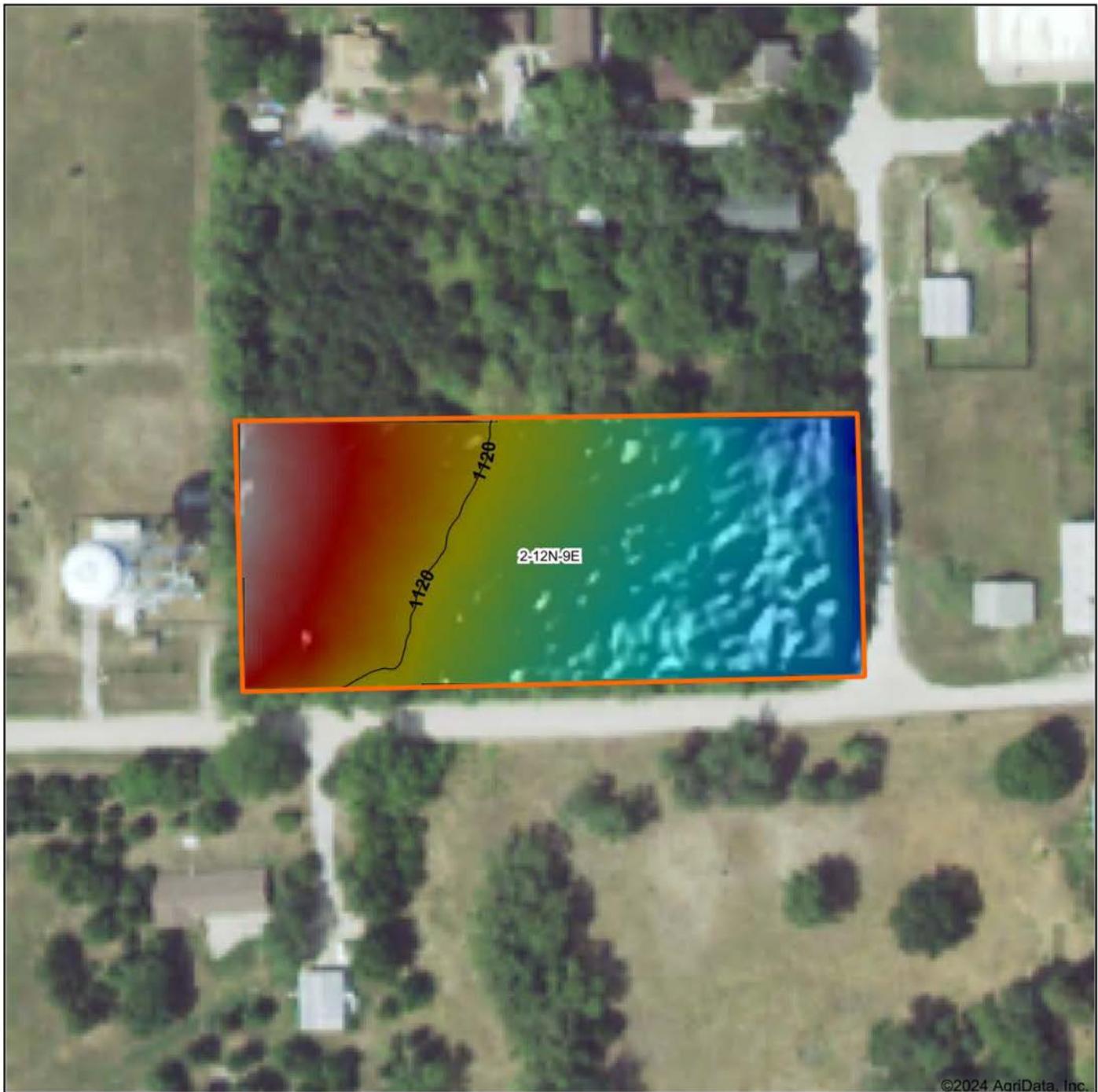
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2-12N-9E
Saunders County
Nebraska

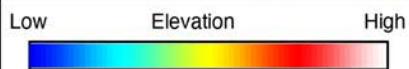


6/27/2024

HILLSHADE MAP



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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,107.7
Max: 1,131.8
Range: 24.1
Average: 1,118.1
Standard Deviation: 5.58 ft



6/27/2024

2-12N-9E
Saunders County
Nebraska

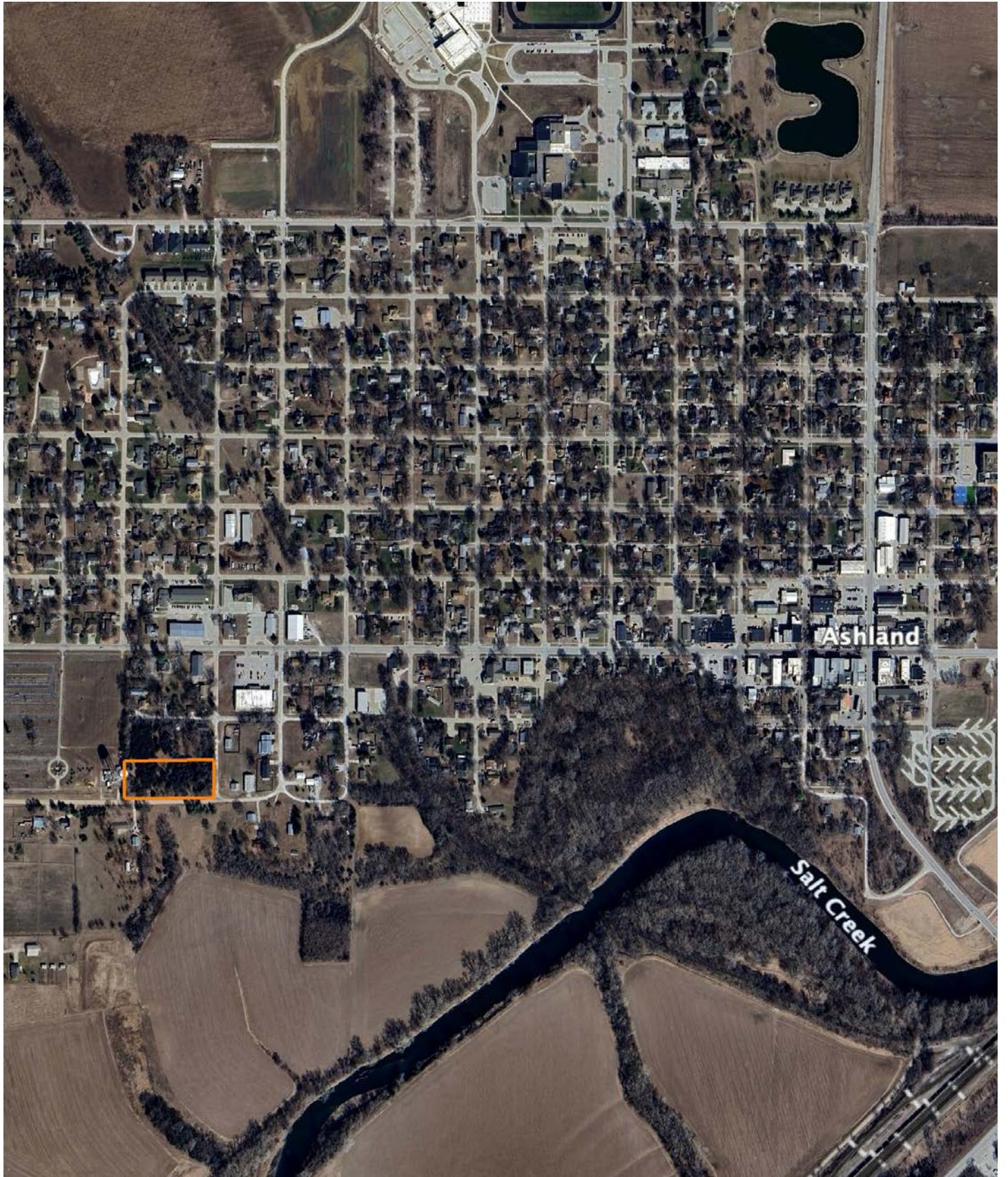
Boundary Center: 41° 2' 14.54, -96° 22' 52.77



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
LAND AGENT

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