



Midway Estates, 96 +/- Acres

96 +/- Acres | Washington County, NE | \$1,824,114



National Land Realty
P.O. Box 164
Blair, NE 68008
NationalLand.com



Ryan Schroeter, ALC
Office: 855-384-LAND
Cell: 402-699-4250
RRS@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This unimproved farm with Highway 133 frontage would be a great addition to your investment portfolio. The property consists of 96 +/- acres of land with income potential from row crops. The farm is well-maintained with good soils and excellent terraces all around the hillsides. The property also offers residential development potential with 31 platted lots of approximately three +/- acres in size. The Blair municipal airport is located approximately one mile south of the subject property. Currently, the Blair Airport Authority has a proposal to expand the existing runway by 1,300 +/- feet to the north. In the event the expansion is approved, the Runway Protection Zone will need to be enlarged and will infringe on the subject property which could result in a potential Airport Community or Fly-In Community development. Additional acres can be purchased, contact the listing agent for additional information.



ADDRESS

Blair, NE 68008

LOCATION

North of the Blair airport on the West side of Highway 133.

ACREAGE BREAKDOWN

95+/- tillable acres

PROPERTY HIGHLIGHTS

- This unimproved farm with Highway 133 frontage would be a great addition to your investment portfolio. The property consists of 96 +/- acres of land with income potential from row crops. The farm is well-maintained with good soils and excellent terraces all around the hillsides.
- Blair Airport Authority has a proposal to expand the existing runway 1,300 +/- feet to the north. In the event the expansion is approved, the Runway Protection Zone will need to be enlarged and will infringe on subject property.
- Potential Airport Community or Fly-In Community development.
- This property is located between Blair and Omaha, NE. Blair, a bedroom community, located approximately 15 minutes north of Omaha has a population of 8,000+ offering excellent schools and medical care.



nationalland.com/listing/blair-96-acres





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Seller's Land Disclosure

This statement is a disclosure of the condition of the real property described below made to the best of seller's knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Midway Estates LLC - Kari Nelson
 Property Address: N/A - Bare Land
 Legal Description: NE 1/4 SW 1/4 & TL 133 & Lots 1-32 in Sec 24-17N-11E
 Year Purchased: 2021 Annual Taxes: \$10,000 +/-
 Property Currently Zoned: Agricultural

Description of Property (list approximate acres in each category):

Irrigated Tillable: _____ Pasture: _____ Other: _____
 Non-Irrigated Tillable: 143 +/- Lake/Pond: _____
 Timber/Creek: 6 +/- Home Site: _____ Total Acres (+/-) 149.646

<< Please Check "Yes," "No" or "Unknown" for each question >>

1. Has the property been surveyed? ☐ Yes ☒ No ☐ Unknown
 If "Yes," explain: _____
2. Does the Seller own mineral rights to the property? ☒ Yes ☐ No ☐ Unknown
 If "Yes," explain: _____
3. Does the Seller own water rights to the property? ☒ Yes ☐ No ☐ Unknown
 If "Yes," explain: _____
4. Does anyone other than the seller own or have any interest or claim to the mineral or water rights on the property? ☐ Yes ☒ No ☐ Unknown
 If "Yes," explain: _____
5. Does the property lie in a flood plain or zone? ☐ Yes ☐ No ☒ Unknown
 If "Yes," state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding: _____
6. Is the property subject to any covenants or homeowners association regulations? ☐ Yes ☒ No ☐ Unknown
 If "Yes," explain: _____
7. Is the property connected to city/rural water? ☐ Yes ☒ No ☐ Unknown
 If "Yes," indicate service providers name: _____

8. Is there a well on the property? Yes ☒ No ☐ Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Depth: _____ Approx. Gal/Min.: _____ Date Last Tested: _____

Please describe any problems with the well (if any) that you are aware of: _____

9. Is the property connected to a public sewer system? Yes ☐ No ☒ Unknown

If "Yes," indicate service providers name: _____

10. Is there a septic system on the property? Yes ☐ No ☒ Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Date Last Tested: _____ Location & Orientation of Laterals: _____

Please describe any problems with the septic system (if any) that you are aware of: _____

11. Is there electricity on the property? Yes ☐ No ☒ Unknown

If "No," what is the distance to the nearest source: _____

12. Is there gas on the property? Yes ☐ No ☒ Unknown

If "No," what is the distance to the nearest source: _____

13. Are there any propane tanks on the property? Yes ☐ No ☒ Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

of Tanks: _____ Owned or Leased: _____ Current Fuel Level: _____

14. Are there any leases on the property? (Farm, Hunting, other)? ☒ Yes ☐ No ☐ Unknown

If "Yes," please describe the terms of lease, provide contact info for lessee: _____

15. Is the property enrolled in any federal, state or local program? Yes ☐ No ☒ Unknown

☒ CRP ☒ WRP Acres Annual Payment Amount: _____ Contract End Date: _____
☐ Other _____ Enrolled: _____

16. Does the property produce any income? ☒ Yes ☐ No ☐ Unknown

If "Yes," please describe the nature and annual amount of any income: _____

In 2021 it generated approximately \$120,000 in crop sales.

17. Are the property boundaries marked? Yes ☐ No ☒ Unknown

Fence Describe fence type and condition: There are old fenceposts on the west side of property.
Other Describe boundaries: _____

18. Are there any crops currently planted or growing on the property? Yes ☒ No ☐ Unknown ☐
 If "Yes," explain: Corn was planted this year (2022) and will be harvested soon.
19. Are there any improvements on the property (e.g. outbuilding, pit blinds, other permanent structures)? Yes ☐ No ☒ Unknown ☐
 If "Yes," please describe the nature, size and condition of each: _____
-
20. Are there any lakes or ponds on the property? (If Yes, answer following): Yes ☐ No ☒ Unknown ☐
 Stocked w/ Fish: _____ Date Last Stocked: _____
 Approx. Size (+/- Acres): _____ Approx. Depth: _____ Type of Fish Stocked: _____
 Does anyone else share access to the lake/pond? _____
 (Name & Nature of access): _____
21. Is there any irrigation system being sold with the property? Yes ☐ No ☒ Unknown ☐
 If "Yes," please give specifications and describe in detail: _____
 Type: _____
 Condition: _____
22. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property? Yes ☒ No ☐ Unknown ☐ *I believe there is an encroachment along the fence posts on the west end.*
23. Are there any easements on the property? Yes ☐ No ☒ Unknown ☐
24. Are you aware of any hazardous waste products, chemicals, or other hazardous items on the property? Yes ☐ No ☒ Unknown ☐
25. Are you aware of any underground storage tanks on the property? Yes ☐ No ☒ Unknown ☐
26. Are you aware of any notices from any governmental agency or other party affecting this property? Yes ☐ No ☒ Unknown ☐
27. Does ownership of the property entitle owner to use any common areas? Yes ☒ No ☐ Unknown ☐
28. Are there any features of the property shared with adjoining landowners, such as a wall, fence, road or driveway? Yes ☐ No ☒ Unknown ☐
29. Are you aware of any violations of local, state or federal laws or regulations relating to this party? Yes ☐ No ☒ Unknown ☐
30. Are you aware of any existing or threatened legal action related to or involving this property? Yes ☐ No ☒ Unknown ☐
31. Are you aware of any proposed or pending zoning charges that might apply to this property? Yes ☐ No ☒ Unknown ☐
32. Are you aware of any human remains, burials or cemeteries located on the property? Yes ☐ No ☒ Unknown ☐
 If "Yes" please explain: _____
33. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property? Yes ☐ No ☒ Unknown ☐
34. Please describe the wildlife commonly found on the property (e.g. Deer, turkey, upland birds, waterfowl, etc.):
Unknown

35. Has the subject property been issued, or is it operating under, a special use permit and/or conditional use permit? If "Yes,"

- Can the permit be transferred to the new buyer?
- Does the new buyer have to reapply for the permit?
- Permit expiration date (if applicable): _____

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

Additional Miscellaneous Comments:

The Blair airport has expressed interest in acquiring some of the acres on the south end of the property to re-route CRs 35 & 38. This will require an environmental study & acquisition of grant funding, neither of which have yet been completed.

☐ Check here if additional pages are attached to this Land Disclosure Statement!

Seller's Certification: Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provide copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised Land Disclosure Statement to the Buyer as soon as is practicable.

Seller:

Kari L Nelson
Kari L. Nelson
Seller Printed Name

Date: 10/12/22

Seller Printed Name

Date: _____

Buyer's Acknowledgement: Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller's agent.

Buyer:

Buyer Printed Name

Date: _____

Buyer Printed Name

Date: _____

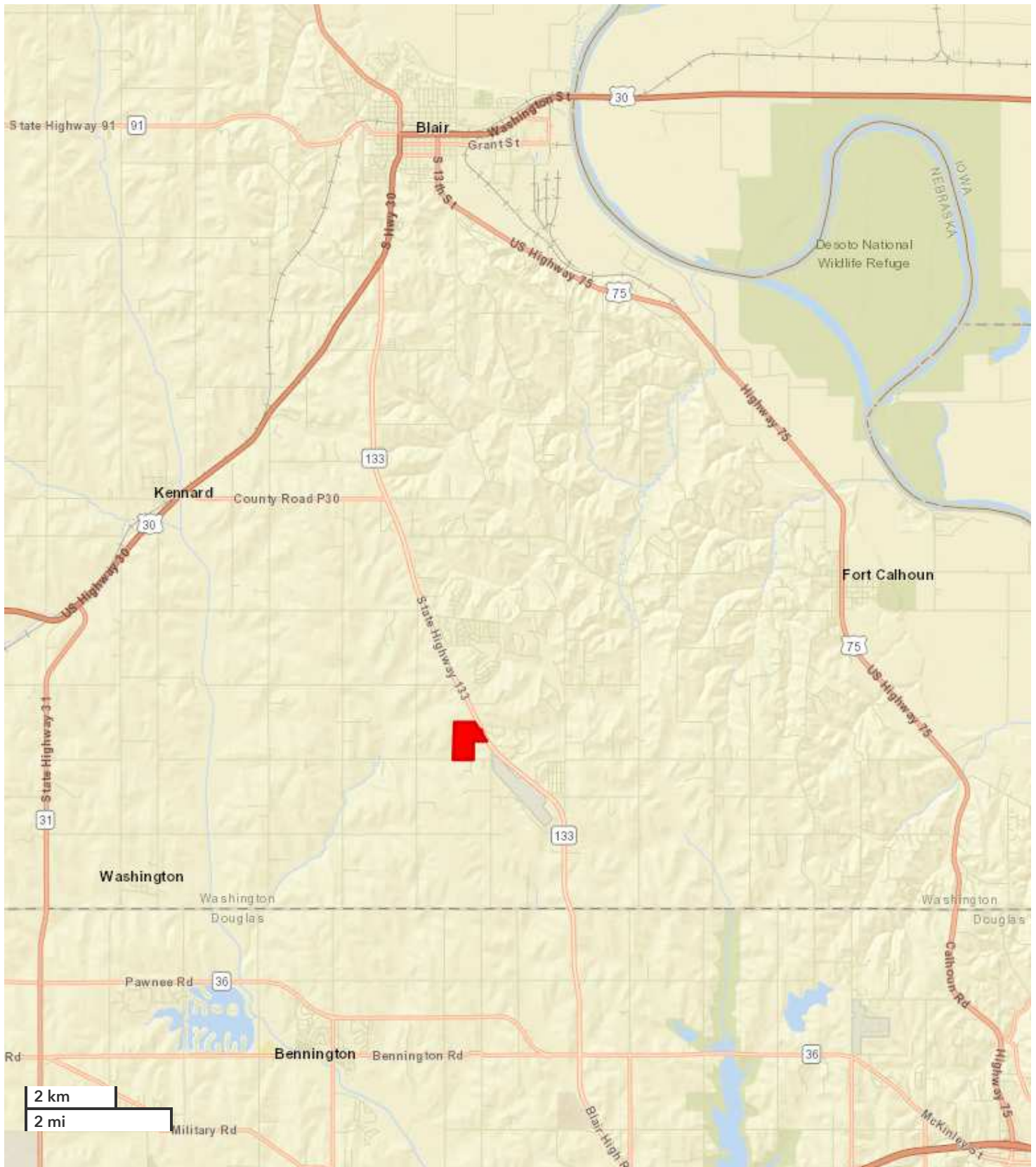
National Land Realty Office: _____ City _____ State _____ Zipcode _____



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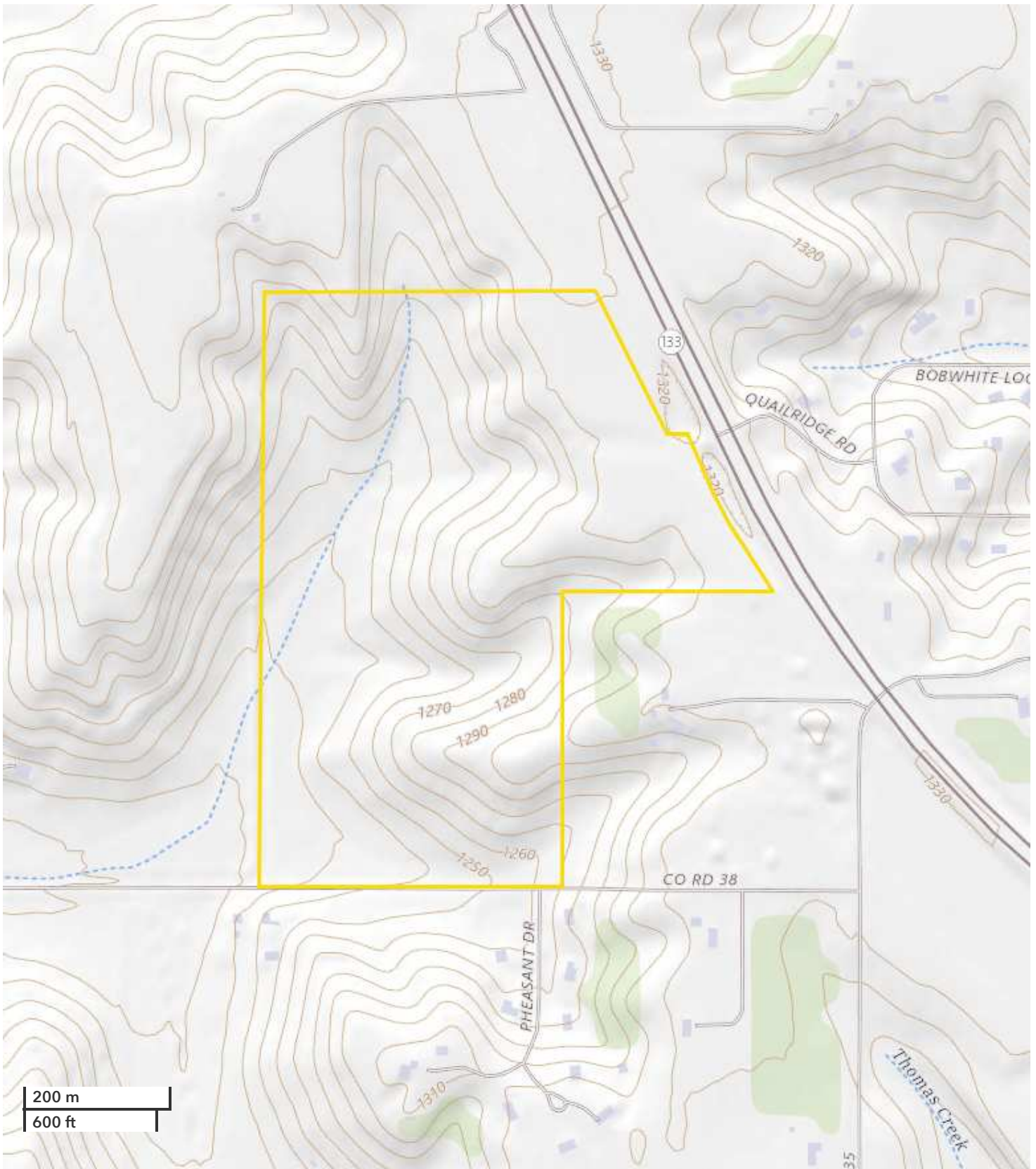
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