



## Wauneta Lot With Development Potential

3.2 +/- Acres (\$30,938/acre) | Chase County, NE | \$99,000



### ADDRESS

514 S Tecumseh  
Wauneta, NE 69045

### LOCATION

Turn south on Tecumseh from Highway 6. Property is located on the west side of the road.

### PROPERTY SUMMARY

This parcel has excellent development potential. Comprised of 3.2 acres recently cleared and leveled, this would make an excellent location for a business, or with Village of Wauneta's permission it could be re-zoned residential. Just outside of city limits the property is on city water and electric. There are two buildings. The smaller, tan building has concrete floor and electric. The larger metal building has concrete floor and is insulated and heated with a propane-fueled ceiling furnace. The propane tank is owned and conveys with the property. Located in far eastern Chase County the property is surrounded by wonderful hunting and conveniently located just south of Highway 6. 2024 property taxes are \$1020. Call the listing agent for more details on this unique opportunity.

[nationalland.com/listing/wauneta-lot-with-development-potential](https://nationalland.com/listing/wauneta-lot-with-development-potential)



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