

**COUNTRYWIDE
MARINA & YACHT
CLUB**

**130.67 +/- Acres
Washington County, NE**

\$950,000

**NATIONAL
LAND
REALTY™**



National Land Realty
428 S Bryan Cir
Ste 100
Gretna, NE 68028
www.NationalLand.com



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OVERVIEW:

This private 130+/- Ac recreational paradise with Missouri River frontage, located minutes North of Omaha, NE. Featuring a large clubhouse/pavilion with bathrooms, showers and garage storage and 55 RV/campers pads each with electrical service, 53 acres of income producing, prime, Nebraska farm ground. Join friends and family at the RV pad overlooking miles of scenic, historical Missouri River.

ADDRESS:

2164 County Road P51
Omaha, NE 68112

LOCATION:

4 miles North of NP Dodge Park on N. River Dr.

ACREAGE BREAKDOWN:

130.67 +/- acres with 53 tillable acres, Missouri River frontage, R/V pads and boat ramp.

TAXES:

7,064/year (2015)



PROPERTY HIGHLIGHTS:

- An amazing opportunity to own one of the most picture perfect property in all of Eastern Nebraska!! A very diverse property...make it your very own recreational retreat, or 'open the doors' to an income producing getaway close to the Omaha metro. Unlimited, year-round recreational opportunities...include camping, boating, white-tail deer, turkey and waterfowl hunting.
- The 53 acres of cropland is currently rented for the 2016 growing season on a 50/50 crop share. All income is estimated and is subject to change.
- Call Ryan Schroeter 402.699.4250 for your private showing, listing agent must be present for all showing.

ESTIMATED INCOME: \$27,575

LEGAL DESCRIPTION:

Tax Lot 48 in Sec 28-17-13 and Tax Lot 15 in Sec 27-17-13, Washington County NE.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=777434





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