

Gloor Development Potential

Platte County

6 acres +/-

Description

This is an outstanding opportunity for development. With close proximity to Columbus and a hard surface road, this property has many options for development. With 6 acres more or less and excellent access from Shady Lake Road this is a developer's dream. The property is currently zoned Residential. Don't let this opportunity pass.

Location

From the corner of 23rd Street and 48th Avenue the property is located one mile west and is on the South side of Shady Lake Road.

2017 Real Estate Taxes

\$360.46

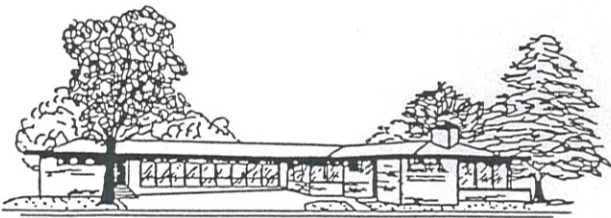
Price

\$195,000

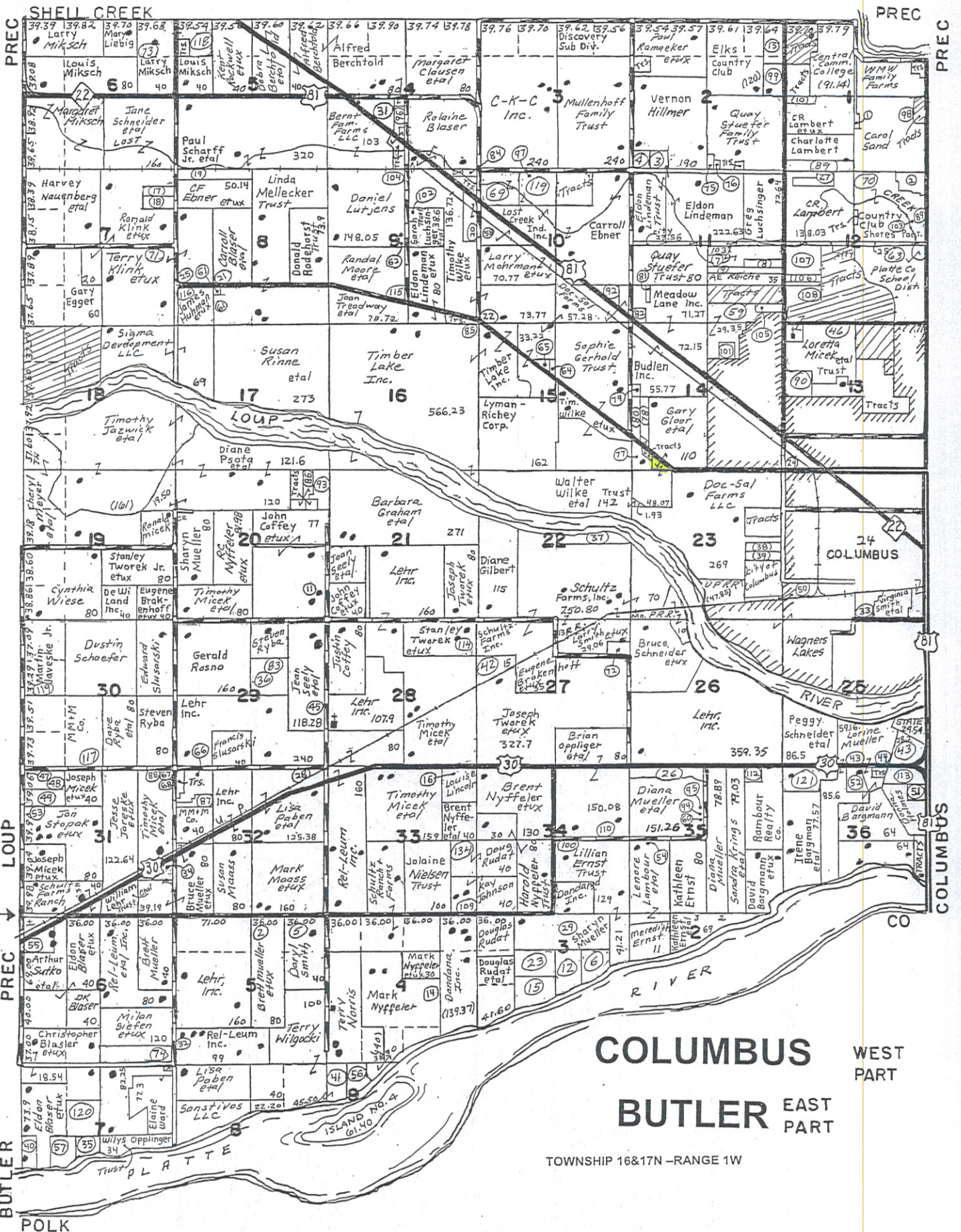
Offered Exclusively By:

Rambour Realty Co.

1554 26th Avenue • Columbus, Nebraska 68601
Phone (402) 564-2724



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COLUMBUS WEST PART
BUTLER EAST PART

TOWNSHIP 16&17N - RANGE 1W

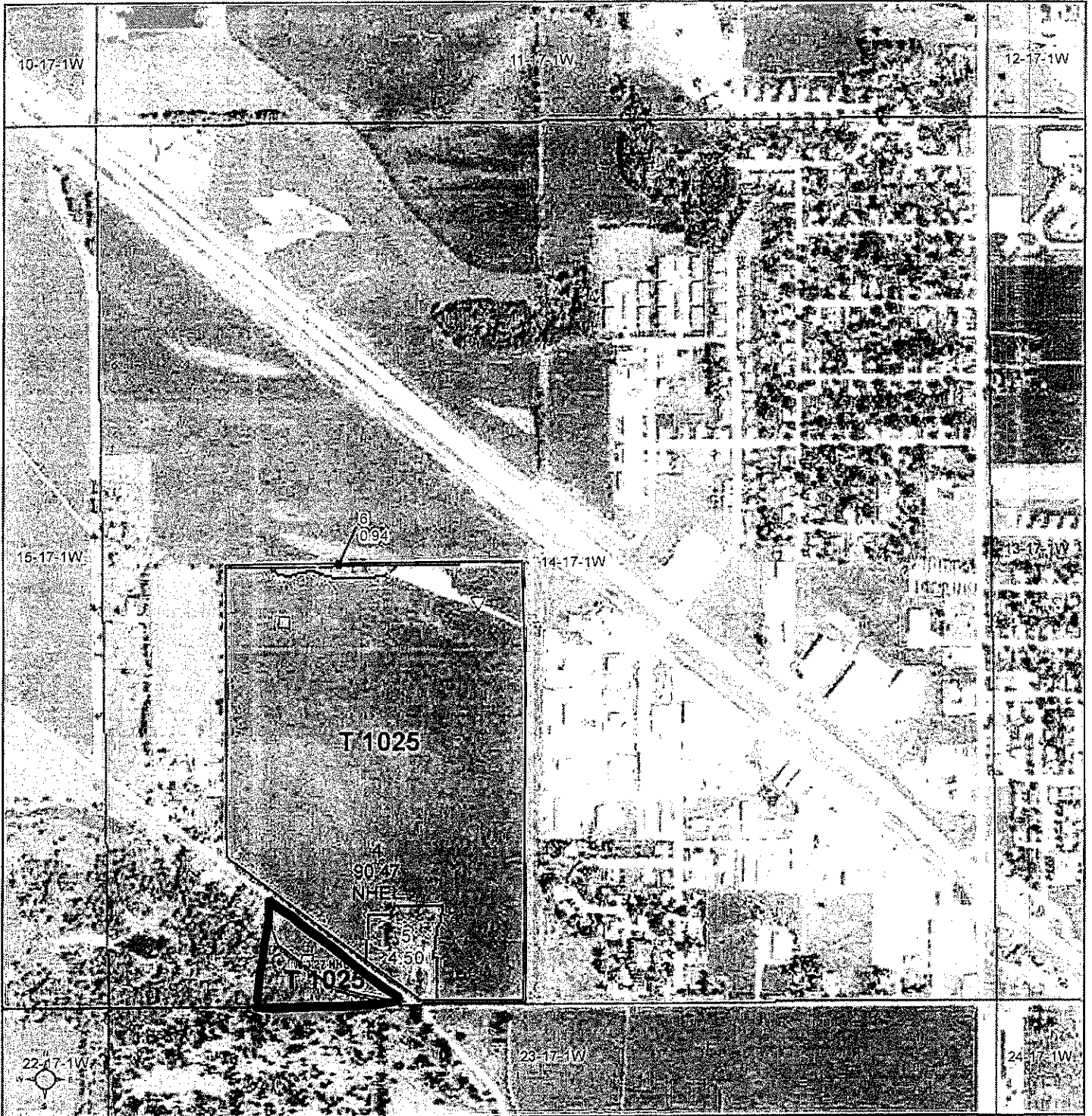




United States
Department of
Agriculture

Farm Service Agency
Platte County, Nebraska

Farm 219



Common Land Unit

	Tract Boundary
	PLSS
	Non-cropland
	Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2016 NAIP Imagery

2018 Program Year

Map Created December 19, 2017

1 inch = 811 feet

14-17-1W

Parcel Information	
Parcel ID:	710154577
Map Number	17-1WS-12-0000-02048
State Geo Code	2407-00-0-00629-000-2048
Cadastral #	1W-31F
Images	
Current Owner:	GLOOR/GARY D & GLOOR/CARY A % GARY D GLOOR 6192 SOUTHERN HILLS DRIVE WINDSOR, CO 80550-8069
Situs Address:	
Tax District:	4
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 3 HIRSCHTHAL SUBDIVISION
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	1.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2017	\$23,395	\$23,395	\$0	\$0
2016	\$23,395	\$23,395	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2017	\$360.46	1.628693
2016		1.64214

2017 Tax Levy	
Description	Rate
AG SOCIETY	0.01047300
COLUMBUS 1 BOND	0.20398000
COLUMBUS RFD	0.01443900
LOWER LOUP NRD	0.03008300
PLATTE COUNTY	0.19157400
COUNTY LIBRARY	0.00326000
COLUMBUS 1	1.04412500
ESU #7	0.01557100
CENTRAL COMMUNITY COLLEGE	0.09430200
COLUMBUS TWP	0.02088600

Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
08/12/2013	\$0.00	229 / 602	GLOOR/DANIEL O & MARILYN J REV TRST ETAL % GARY D GLOOR

Property Classification			
Status:	Unimproved	Location:	Rural
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	5.00-9.99 ac.

Residential Datasheet			
Zoning:	Single Family	Quality:	
Year Built:	0	Style:	
Exterior:		Bathrooms:	0.00
Bedrooms:	0	Heating/Cooling:	
Plumbing Fixtures:	0	Min Finish:	0 sq. ft
Basement Size:	0 sq. ft	Part Finish:	0 sq. ft
Building Size:	0 sq. ft		