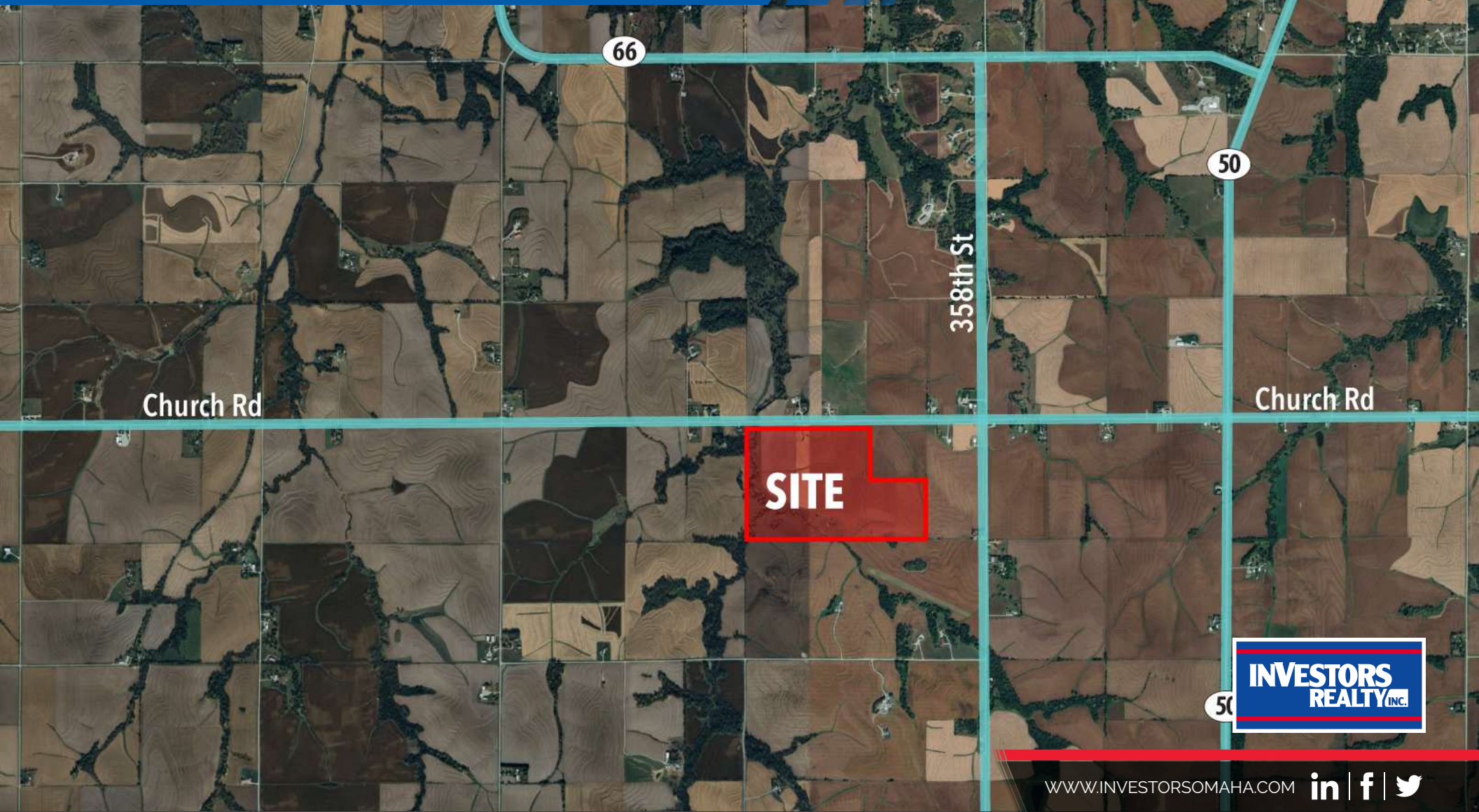


SWC OF 358TH & CHURCH ROAD

199.55 ACRES | CALL BROKER FOR PRICING

358TH STREET & CHURCH ROAD, MURDOCK, NE 68123



RYAN KUEHL, CCIM

402.778.7545

rkuehl@investorsomaha.com



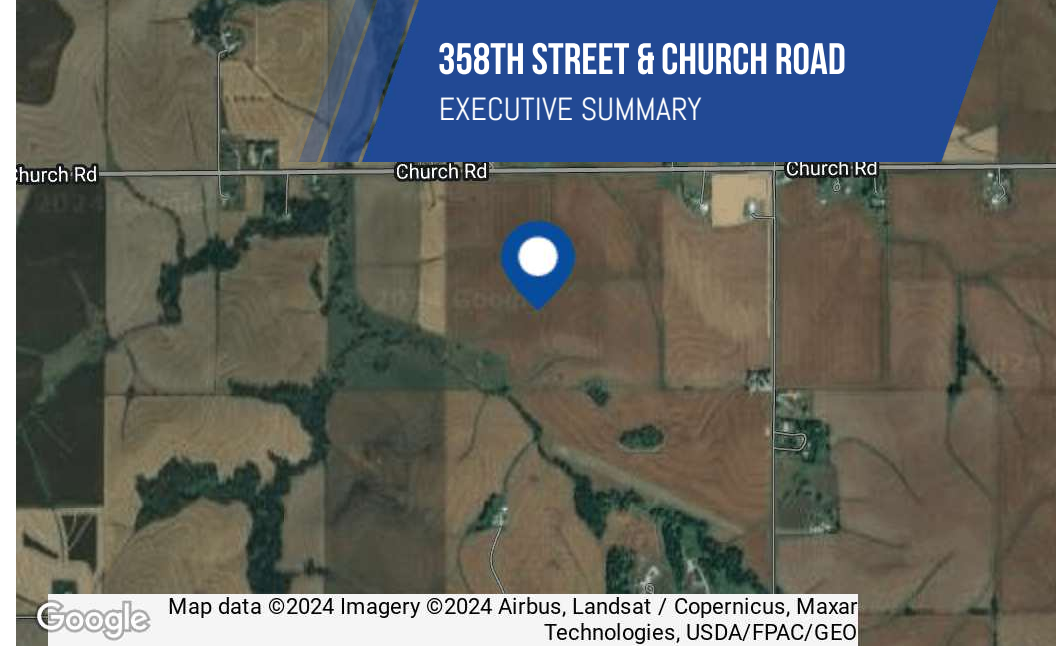
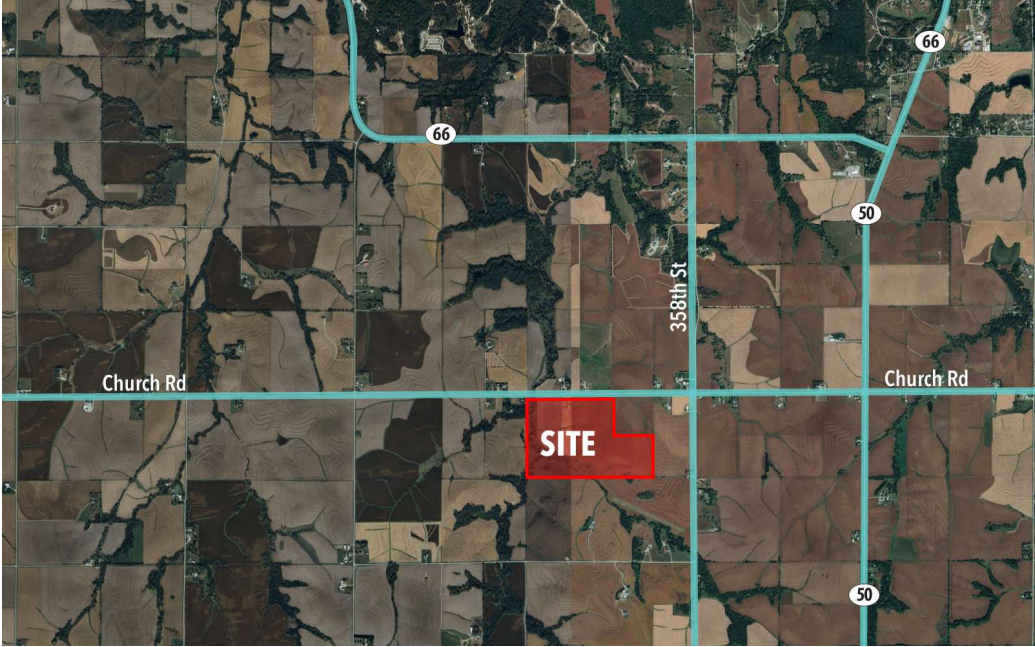
RYAN ZABROWSKI, CCIM, SIOR, CRE

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OFFERING SUMMARY

SALE PRICE:	CALL BROKER FOR PRICING
Lot Size AC:	199.55 Acres
Lot Size SF:	8,692,398 SF
Zoning:	AG - Agricultural District
Location:	SWC of 358th & Church Road

PROPERTY OVERVIEW

Prime investment opportunity located at Church Road & 358th Street in Murdock, NE. This property is zoned AG - Agricultural District, offering a range of potential uses for the discerning investor. Situated in the sought-after Murdock area, this parcel provides the ideal setting for agricultural pursuits, presenting a blank canvas for a variety of ventures. With its desirable zoning and location, this property is a valuable prospect for land or other investors looking to capitalize on the burgeoning opportunities in the area.

PROPERTY HIGHLIGHTS

- Zoned AG - ideal for agricultural pursuits
- Versatile potential uses
- Prime location in the Murdock area
- Valuable investment opportunity
- Spacious parcel of land
- Desirable zoning for land investors

DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	3,491	10,253	352,284
Average Age	42	43	38
HOUSEHOLDS			
Total Households	1,329	3,934	132,285
People Per HH	2.6	2.6	2.7
Average HH Income	\$132,691	\$133,968	\$133,069
Average HH Value	\$381,196	\$404,349	\$350,605

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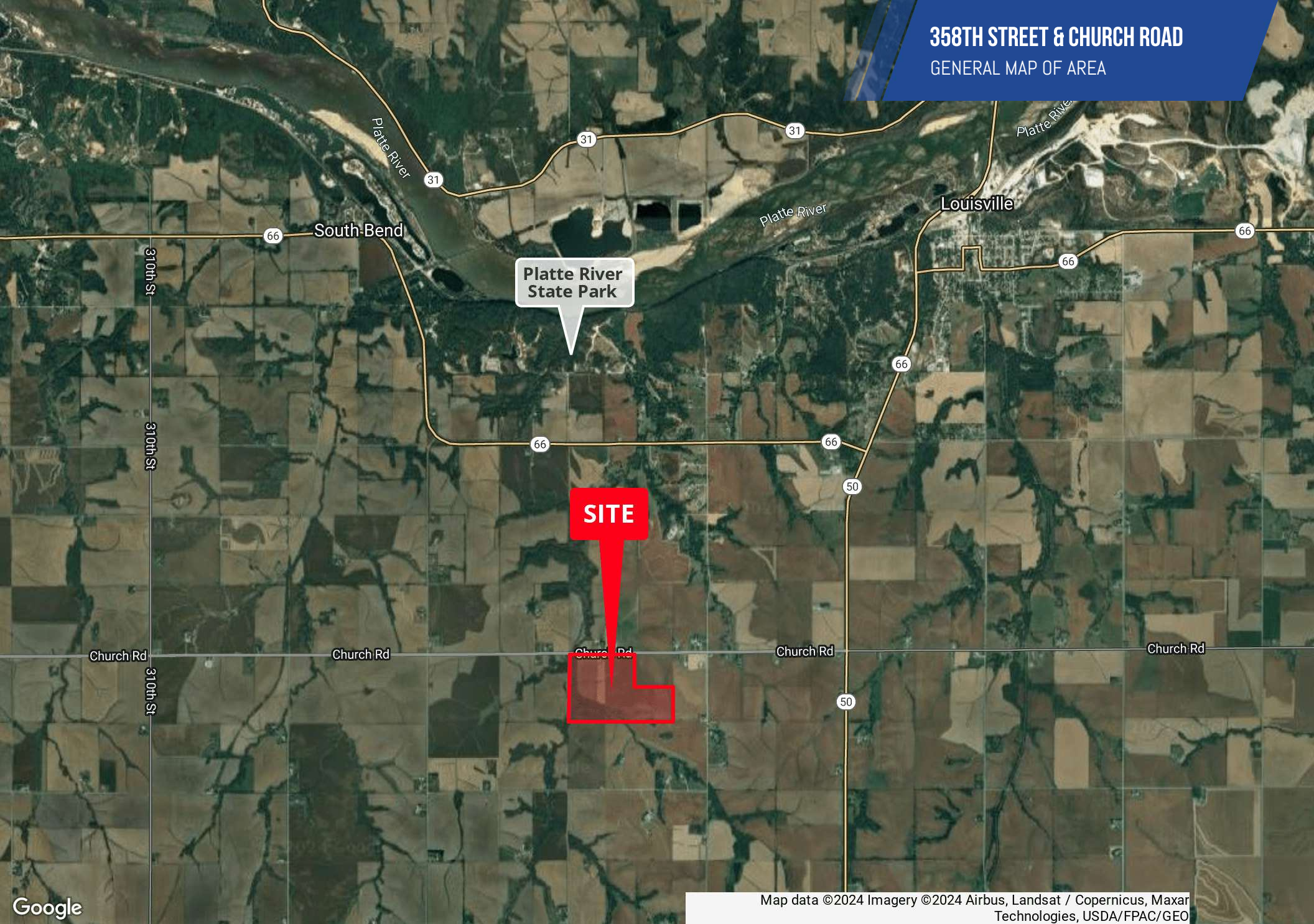
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Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



358TH STREET & CHURCH ROAD

GENERAL MAP OF AREA



Platte River State Park

SITE

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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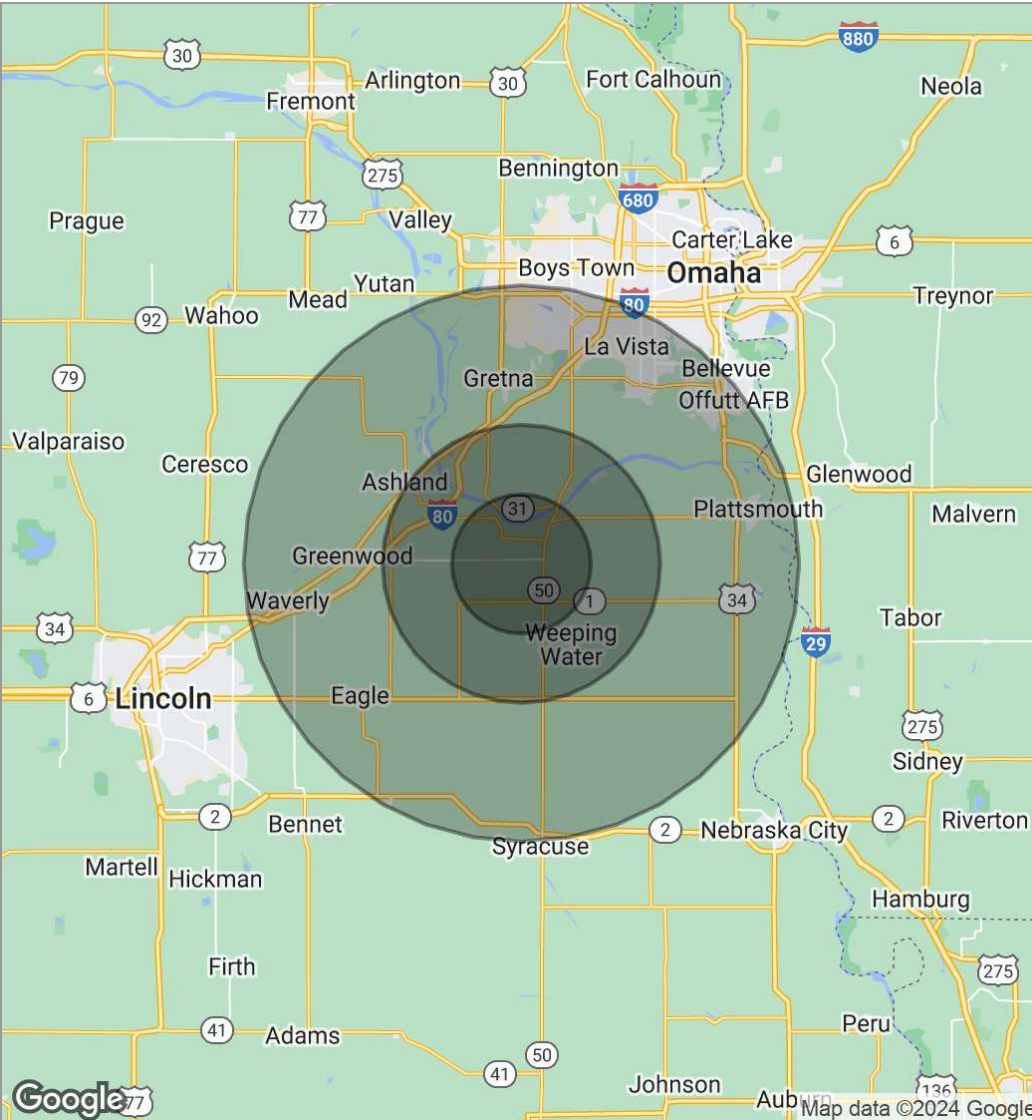
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POPULATION	5 MILES	10 MILES	20 MILES
Total population	3,491	10,253	352,284
Median age	42	43	38
Median age (Male)	42	42	37
Median age (Female)	42	43	39
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	1,329	3,934	132,285
# of persons per HH	2.6	2.6	2.7
Average HH income	\$132,691	\$133,968	\$133,069
Average house value	\$381,196	\$404,349	\$350,605

** Demographic data derived from 2020 ACS - US Census*