

# Kelley Family Farm

153.61 Acres

Lancaster County, NE

\$2,143,540



HAYDEN  OUTDOORS®



## Activities & Amenities

Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
Timber  
Wooded

## Land Details

Address: 12650 Saltillo Rd.,  
Bennet, Nebraska 68317, USA  
Closest Town: Lincoln  
Total Acres: 153.61  
Zoning: Ag  
Topography: Rolling  
Tillable/Crop/Orchard Acres: 117  
Mineral Rights: Yes  
All owned will be transfer  
Estimated Taxes: \$8,800 - 2023  
Source of lot size: Assessor/Tax Data





### **Property Summary**

The Kelley Family Farm offers an excellent opportunity for both producers and investors.







## Land

Here are the key details:

- **Location:** Situated just southeast of Lincoln, near the intersection of 120th St. and Saltillo Rd. This location provides easy access to amenities, being only a short 4-mile drive from 84th and Nebraska Parkway.
- **Size:** The farm spans approximately 153.61 acres, with a significant portion (about 117 acres) consisting of gently sloping crop ground.
- **Investment Potential:** Given its proximity to Lincoln and the current crop share agreement (50/50 for 2024), the property offers a compelling opportunity for long-term investment. The combination of fertile land and location enhances its appeal for both farming and potential future development.
- **Accessibility:** Despite its rural setting, the property is conveniently close to urban amenities, making it a practical choice for those looking to balance rural life with access to city conveniences.

Overall, the Kelley Family Farm presents a blend of agricultural productivity and investment potential, leveraging its location near Lincoln and the current crop sharing arrangement to appeal to both agricultural producers and investors seeking long-term value.

Showings are available by appointment only.







## Region & Climate

Lincoln, Nebraska, characterized by its four distinct seasons, experiences a varied climate throughout the year:

- **Spring:** Spring in Lincoln brings warm days as temperatures gradually rise from the cooler winter months. It's a transitional period with increasing daylight and occasional rain showers.
- **Summer:** Summers in Lincoln are characterized by hot temperatures, typical of the Midwest, with daytime highs often reaching into the 90s Fahrenheit. It's the peak of the growing season for agriculture in the region.
- **Fall:** Fall sees mild to warm days with cool nights as temperatures begin to drop from the summer highs. It's a colorful season with foliage changing to vibrant hues of red, orange, and yellow.
- **Winter:** Winters in Lincoln are cold with temperatures frequently dropping below freezing. Snowfall is common, contributing to an average of 26 inches per year. Winter storms can bring significant snow accumulation, impacting daily life and activities.
- **Precipitation:** Lincoln receives an average of 31 inches of precipitation per year, which includes both rain and the liquid equivalent of snow. Rain showers are common throughout the year, while snowfall primarily occurs during the winter months.
- **Sunshine:** The city enjoys about 214 sunny days per year, providing ample sunshine especially during the spring and summer months.

Overall, Lincoln's climate offers a diverse experience across the seasons, from warm and rainy springs to hot and sunny summers, followed by crisp and colorful autumns, and cold, snowy winters. This climate pattern supports a variety of activities and agricultural practices throughout the year.

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# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

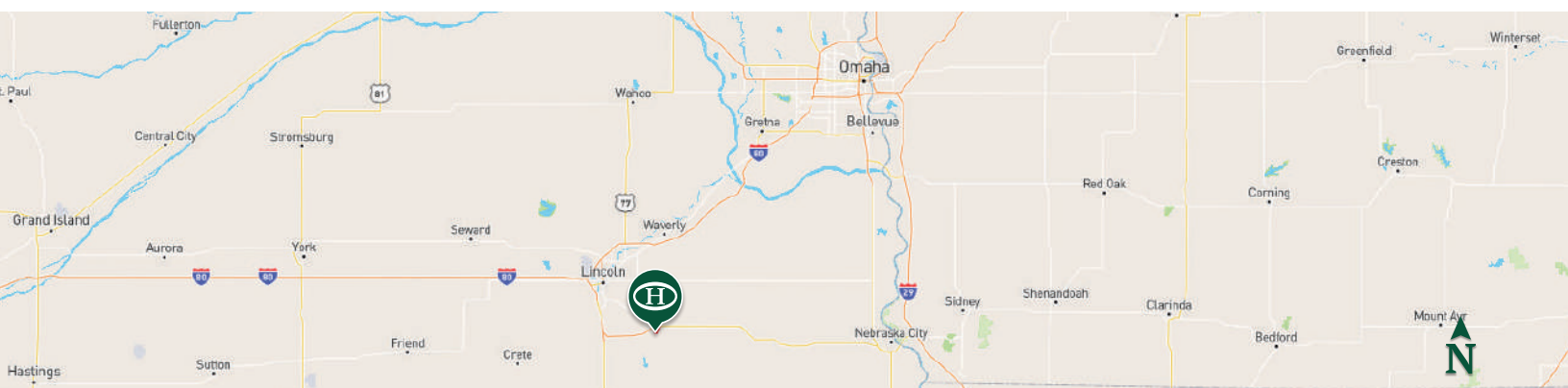
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



**Justin Hertzel**

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