



**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

Project: South 54<sup>th</sup> Street (Hickman Rd to Roosa Rd)  
Owner: Dennis and Malinda Buell  
Tract: 20  
Appraisal Date: March 1, 2010  
Appraiser: Steve Medill, MAI  
Legal Description: Lot 51, Irregular Tracts, SW 1/4, Section 28, Township 8 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska  
Existing Use: Agricultural Homesite  
Zoning: Transitional Agricultural  
Highest & Best Use: Moderate Density Single-Family Residential Development  
Tract Size: 70.77 Acres  
Site Improvements: Single Family Residence with Outbuildings  
Fee Simple Land Value: \$ 20,000/Acre  
Negotiated Land Value: \$ 20,000/Acre

South 54<sup>th</sup> Street Right-of-Way

0.65 Acres @ \$ 20,000/Acre - \$ 13,000

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

Project: South 54<sup>th</sup> Street (Hickman Rd to Roosa Rd)  
Owner: Dennis and Malinda Buell  
Tract: 1  
Appraisal Date: March 1, 2010  
Appraiser: Steve Medill, MAI  
Legal Description: Lots 37 & 38, Irregular Tracts, SW 1/4, Section 28, Township 8 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska  
Existing Use: Agricultural  
Zoning: Transitional Agricultural  
Highest & Best Use: Agricultural  
Tract Size: 68.52 Acres  
Site Improvements: Vacant  
Fee Simple Land Value: \$ 3,500/Acre  
Negotiated Land Value: \$ 7,000/Acre

South 54<sup>th</sup> Street Right-of-Way

0.68 Acres @ \$ 7,000/Acre \$ 4,760



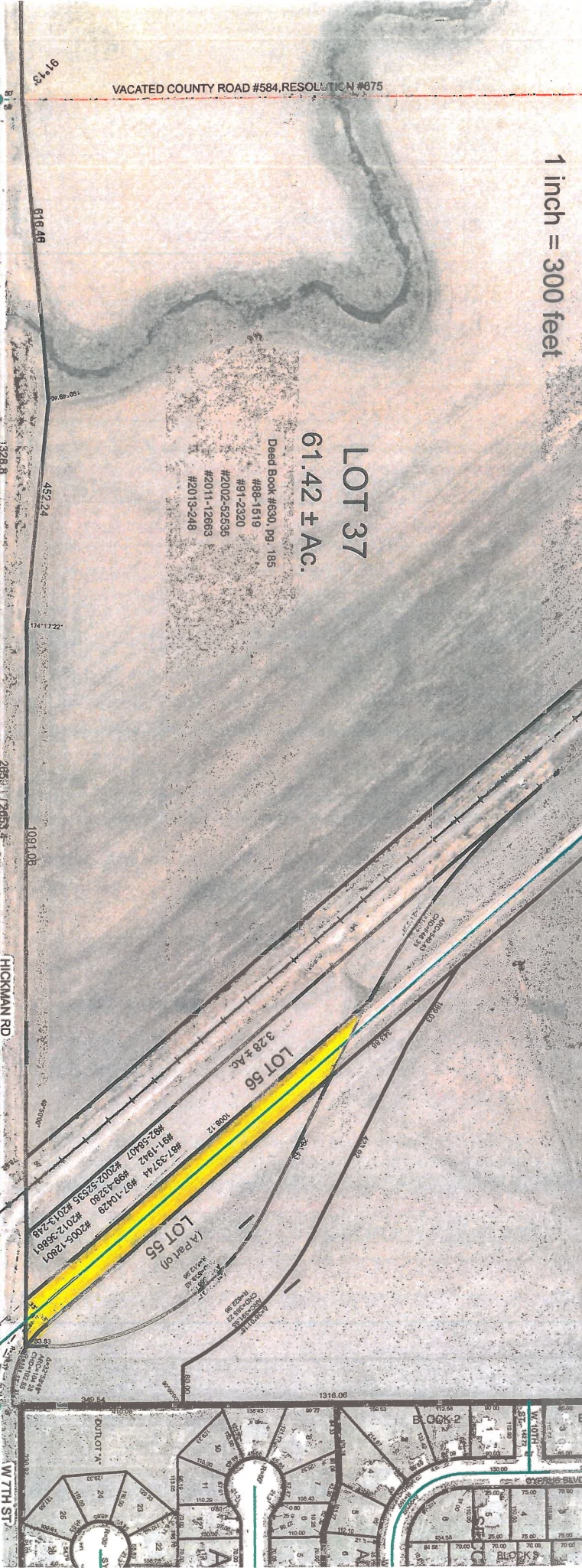
VACATED COUNTY ROAD #584, RESOLUTION #675

2625.8 / 2619.6

1 inch = 300 feet



S 54TH ST



LOT 37  
61.42 ± Ac.

Dead Book #630, pg. 185  
#88-1519  
#91-2320  
#2002-52535  
#2011-12663  
#2013-248



LOT 50  
3.07 ± Ac.  
#2007-43323

LOT 55  
67.32 ± Ac.

Dead Book #417, pg. 323  
#94-10001  
#2002-52535  
#2007-43323  
#2011-12663  
#2012-38882  
#2013-248

LOT 56  
3.28 ± Ac.

(A Part of)  
LOT 55  
#87-3374 #87-10429 #2005-12801  
#81-1842 #98-42380 #2012-38881  
#82-58407 #2002-52535 #2013-248

LOT 89  
3.82 ± Ac.

#75-22820  
#81-43330  
#81-43331  
#81-1-041  
#2002-38888  
#2002-38889  
#2002-38779

