

MLS #: L20190874A (Active) List Price: \$30,000

Lot 9 Thelen Street Wood River, NE 68883



**RESIDENTIAL LOTS NOW AVAILABLE!**  
Excellent location in an outstanding community!

**Heritage Bank**  
Construction & Permanent Financing Available

**HGI Realty**  
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Welcome to Wood River



## Property Features:

<b>Area:</b> NW	<b>Crops:</b> None
<b>Subdivision:</b> Thelen Fifth Subdivision	<b>Best Crops:</b> None
<b>County:</b> Hall	<b>Lot Location:</b> Residential
<b>Zoning:</b>	<b>Lot Improvements:</b> Other-See Remarks
<b>Elementary School:</b> Wood River	<b>Easements/Restrains:</b>
<b>Junior High School:</b> Wood River	<b>Water:</b> Public
<b>Senior High School:</b> Wood River	<b>Sewer:</b> Public Sewer
<b>Auction:</b> No	<b>Gas Type:</b> City
<b>Land Use:</b> None	<b>Irrigation Details:</b>
<b>Topography:</b> Level	<b>Road Frontage:</b> City Street
<b>Type Soil:</b> Black Dirt	<b>Road Surface:</b> Concrete
<b>Apx Acres:</b> 0.0000	<b>Distance to Business District:</b> 1-5 Miles
<b>Lot Size Range:</b> < .5 ac	<b>Equipment:</b>
<b>Residence:</b>	<b>Outbuildings:</b>
	<b>Fencing:</b>
	<b>Minerals:</b>
	<b>Grain Bin Features:</b>
	<b>Miscellaneous:</b>

**Remarks:** No water table issues. Covenants must be acknowledged on P.A. Street and utility improvements pending. Anticipate lots will be ready to be built up 5/1/20. Final determination on lot price is dependent on final infrastructure cost. See listing agent for discussion on option arrangements.

Information Herein Deemed Reliable but Not Guaranteed  
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