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LUXURY
PORTFOLIO
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REAL ESTATE

STUNNING ACREAGE IN GRETNA

22509 Capehart Rd, Gretna, NE 68028

NP DODGE
REAL ESTATE

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BUYERS, BUILDERS,
DEVELOPERS...
LAND CAN BE SUBDIVIDED
INTO 5 ACRE LOTS...
PRICELESS SUNSETS.

Are you a builder or developer looking for treed acreage lots to build on? Are you a horse lover seeking a place for your horses? Need an in-law suite with a walkout basement, fully accessible without entering through the main house? Looking for privacy, your own 20 acres overlooking the Platte and Elkhorn Rivers? Wanting to enjoy priceless sunsets? Dreaming of a place where your family or loved ones can build their homes on your property?

Paradise is just over the hill at 22509 Cape Heart Road. This breathtaking property offers expansive views, lush nut and fruit trees, and complete privacy encircled by trees. You won't find a view like this anywhere else in Nebraska.

THREE WAYS TO PURCHASE

Full Listing for \$2,600,000

House and 10 Acres for \$1,750,000

10 acres (without House) for \$850,000

FOR MORE INFORMATION CONTACT

Melissa Hovendick, NP Dodge Real Estate
402-676-2153



TRULY YOUR OWN SLICE OF HEAVEN

Nestled on 20+/- acres surrounded by hundreds of trees, this luxury property offers both privacy and convenience.

Zoned agricultural with subdivision potential into 5-acre lots, this estate offers endless possibilities.

Enjoy private land with fruit & nut trees while you savor coffee on your deck with panoramic river valley views



ACREAGE VIDEO



5 Bedrooms **4,832 SqFt**
5 Bathrooms **7 Total Garages**

Imagine coming home to a private retreat featuring a stunning wall of windows with breathtaking Elkhorn and Platte River views for unforgettable sunsets.

Five bedrooms, 5th bedroom could be utilized for an office. Five bathrooms and a magazine-worthy custom kitchen with large walk-in butler pantry.





Walkout basement set up for in-law suite.
Plus a four car attached garage.

Three car detached garage outbuilding with
heat provides ample space for vehicles &
hobbies, new sprinkler system, brick ranch.



VIRTUAL TOUR





PROFESSIONALLY
REMODELED & UPDATED
IN 2022

- | | | | |
|----------------|--|---------------|---|
| October 2024 | New Sprinkler System
170 Heads, 7 Year Warranty | May 2022 | Appliances |
| August 2024 | Basement - 2 New Fans & Kitchen Faucet | April 2022 | New LED Lights - Basement Bathrooms |
| July 2024 | New 5HP Well Pump and Tank | April 2022 | Mud Jack Driveway |
| February 2024 | New Garage Door Openers (2) | March 2022 | New Faucet/Toilet/Plumbing - Work Out Room |
| April 2023 | Landscape Curb | March 2022 | USED Garage Cabinets |
| February 2023 | New Moulding in Basement | March 2022 | New Basement Bedroom Fan |
| February 2023 | New Carpet and Pad - 2 Bedrooms - Basement | March 2022 | Misc. Exterior Doors (2-Garage, 1 Basement) |
| February 2023 | LVT/LVP Flooring - Basement | February 2022 | New Gutters, Soffit & Flashing |
| January 2023 | Wrap & Caulk 3 New Garage Door Openings | February 2022 | New LED Flood Lights (24) |
| December 2022 | 3 New Garage Doors | February 2022 | New Flood Light Fixtures (12) |
| September 2022 | Roller Shades - Main Level | February 2022 | New LED Lights - Basement |
| August 2022 | House Remodel | February 2022 | New Softener, RO |
| May 2022 | House Shutters | February 2022 | Garbage Disposer - Basement |
| May 2022 | Driveway Caulking | February 2022 | Basement Blinds |
| May 2022 | Window & Door Caulking Removal
and Replacement | February 2022 | New Water Heaters (2) |
| | | February 2022 | Door Knobs and Hinges - Lower Level |
| | | February 2022 | Duct Cleaning |

ADDITIONAL INFORMATION

- Total Main Floor SqFt 2,417
- Year Built 1997
- 3 Full Baths, 2 1/2 Baths
- Total Finished Lower Level SqFt 2,293
- Gretna School Districts
- Tax Amount \$17,745 in 2023



JUST MINUTES
TO LINCOLN OR OMAHA

Located just one mile to new city park sports complex with new YMCA.

Located a few miles north of Interstate 80, is the incorporated town of Gretna, NE. It has been the fastest growing city in the state since the census was taken in 2000. It currently shows a zip code area population of over 9,000 (2022) and has maintained its small-town charm and friendliness while adding many amenities.

Easy access to the Interstate, many people live in Gretna and work in Omaha. They are attracted to Gretna's highly-rated school system and many youth and community activities – soccer, baseball, and football, as well as swimming and kid-friendly library programs. There are also churches of many faiths, as well as new homes found in developments surrounding the town.

With a growing employment base, a new high-end retail shopping center, YMCA facility, and plans for additional schools, Gretna citizens have much to look forward to.





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