

L-2200481



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# FOR SALE

3.8+/- Acres and Building | Curtis, Nebraska

**PRICE REDUCED!**

OFFERED AT  
**\$450,000**

## Highlights:

- Built new in 2020
- Located along a paved road
- Municipal water and electric

For additional information, please contact:

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# Property Information

**Property Location:** 823 Center Avenue, Curtis, Nebraska.

From NE-23 turn north onto Center Avenue, after 1/4 of a mile, turn east on 8th Street and then immediately turn north onto Center Avenue N. Drive approximately 300 feet; property will be on the east side of the road. Curtis is located in southwest Nebraska, and is a central point between North Platte, Gothenburg and McCook.



**Description:** Approximately 3.8 acres of land located on the north end of Curtis, Nebraska, encompassing a steel frame building measuring 125' x 80' with 18' sidewalls and three overhead doors measuring 16' x 16'; 20' x 16' and 12' x 12'. This structure comprises 10,000 square feet, which incorporates a 23' x 25' office area with heat and air-conditioning, two half baths as well as a 12' x 13' break room. The main area is fully insulated and features radiant heat tubes and a full concrete floor. The property is in an attractive location for agribusiness or a trucking venture positioned off a paved road with easy access and plenty of room for future structures, development or parking. Water lines are already available throughout the 3.8 acres with municipal water, sewer and electric. Property is selling as is.

**2022 Taxes:** \$6,374.66

**Reduced Price:** \$450,000



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.