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FOR SALE

19.73± Acres, Fillmore County, Nebraska

OFFERED AT
\$1,995,000

Highlights:

- Located on a paved road approximately one mile from US Hwy 81 for optimal commercial logistics
- 5,184 sq ft office space and 2,160 sq ft attached warehouse ready for operations, plus 23 cone bottom bins for seed, feed or fertilizer storage
- Excellent addition to an existing commercial business looking to expand locations

For additional information, please contact:



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Property Information

Directions to Property:

Property is located one mile west of intersection of US Highway 81 and R Street on the northwest edge of Geneva, Nebraska.

Legal Description:

Part of the East 1/2, NW 1/4, Section 36, Township 7 North, Range 3 West of the 6th P.M. Fillmore County, Nebraska.

Property Description:

This 19.73+- acre commercially zoned property is ready for business and could be an excellent addition to an existing commercial business looking to expand. The property is positioned along a paved road one mile from a major highway lending to efficient logistical access and currently houses a seed sale business.

The esthetically pleasing 7,344 sq ft metal building housing a 5,184 sq ft office complex and 2,160 sq ft warehouse are conveniently positioned at the front of the lot facing R Street. The commercial space is sitting on a well-manicured lawn with underground sprinklers and surrounded by a spacious white rock driveway. The property has its own well and septic system.

A bright and crisp foyer and seating area has two adjacent reception offices allowing for various customer service needs. The center positioned conference room allows for large meeting numbers and professional business presentations. Along the outside walls of the building are 11 spacious offices, each with windows allowing for appealing natural light. Additional amenities of the business complex include: large multipurpose room, men and women's restrooms, staff lounge, multiple storage closets and various utility rooms, security camera system and internet hardware. The 2,160 sq ft warehouse has an overhead garage door with concrete floor ready to go in any direction for your storage needs.

Just south of the commercial building are 23 cone bottom storage bins sitting on top of concrete pads in excellent condition and surrounded by the white rocked driveway. A line of thirteen bins stretches across the east line of the property with 3,500-bushel capacity per bin and are equipped with loading and unloading features all illuminated with lighting for dark conditions. Bordering the west side of the rocked lot are ten 4,500-bushel bins. The 60-degree cone design bins provide for self-cleaning and include center let down grain ladders.

The additional 16+- acres consist of dryland crop ground. Potential owners could continue to receive income producing crops or have additional space for building and operation expansion.

Property showings are by appointment only. Please contact listing agent to schedule a tour.

Agent Comments:

Please note- a city utility easement for an existing sewer line is located South of the storage bins running East to West. A visible grass strip marks the line stretching through the property.

Price: \$1,995,000.00



West Bins



Aerial Map



Soils Map



Foyer



Conference Room

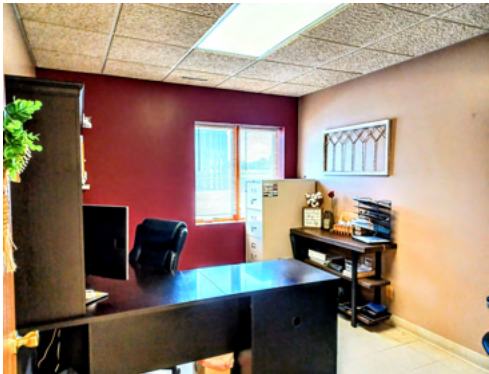
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	11.54	58.91	0	63	2s
3825	Crete silt loam, 1 to 3 percent slopes	6.28	32.06	0	63	2e
3829	Crete silty clay loam, 1 to 3 percent slopes	1.77	9.04	0	61	2e
TOTALS		19.59(*)	100%	-	62.82	2.0



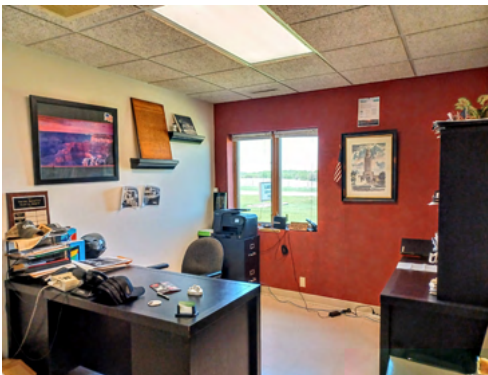
First Larger Office



Second Larger Office



Standard Office



Additional Standard Office



Multipurpose Room



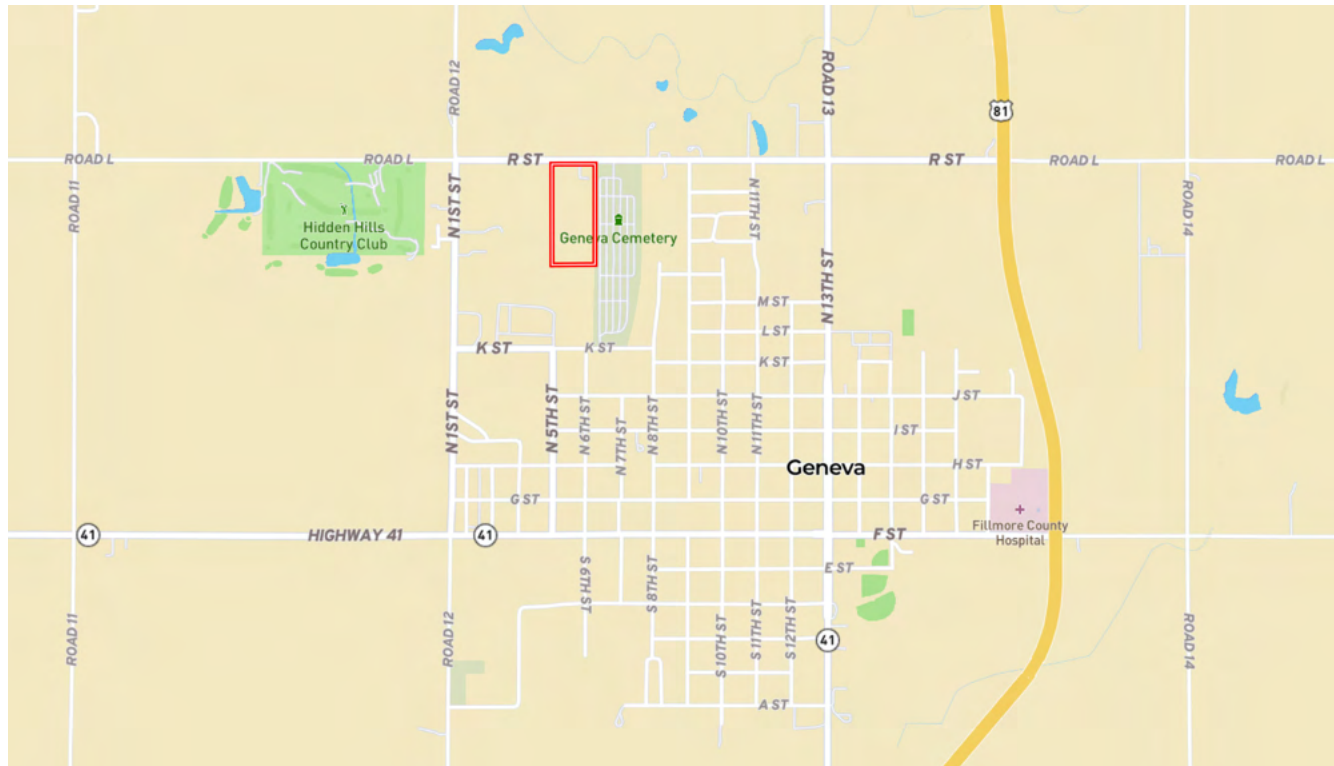
Staff Lounge

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.

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Location Map



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