

LEWELLEN GRAIN AND STORAGE



Two buildings and grain storage on leased land directly next to Highway 26.

SCOTT SAULTS

Associate Broker Scott's Cell: 308-289-1383

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PROPERTY HIGHLIGHTS

List Price \$110,000

Location Lewellen, NE

Legal Description

IOLL ONLY LOCATED UPON S28-T16N-R42W of the 6th P.M. Garden County Nebraska-LAND OWNER UP RAILROAD

Property Summary

Here is a unique business opportunity. Grain storage and two metal buildings to use for storage on leased ground from Union Pacific Railroad, cost is \$2800 per year. One is 250' X 50' with two new overhead doors and a cement floor. The other one is 80' X 50' and has a dirt floor.

There are three 50,000 bushel bins and five 10,000 bushel bins. Opportunities are endless, it has approximately ½ mile of highway frontage in Lewellen on Highway 26. In peak summer traffic, there is 1000 cars on this highway every day. This could be a storage unit, and utilizing the grain storage in this farming area would not be hard. Call Scott Saults for a showing on this property or with any questions.

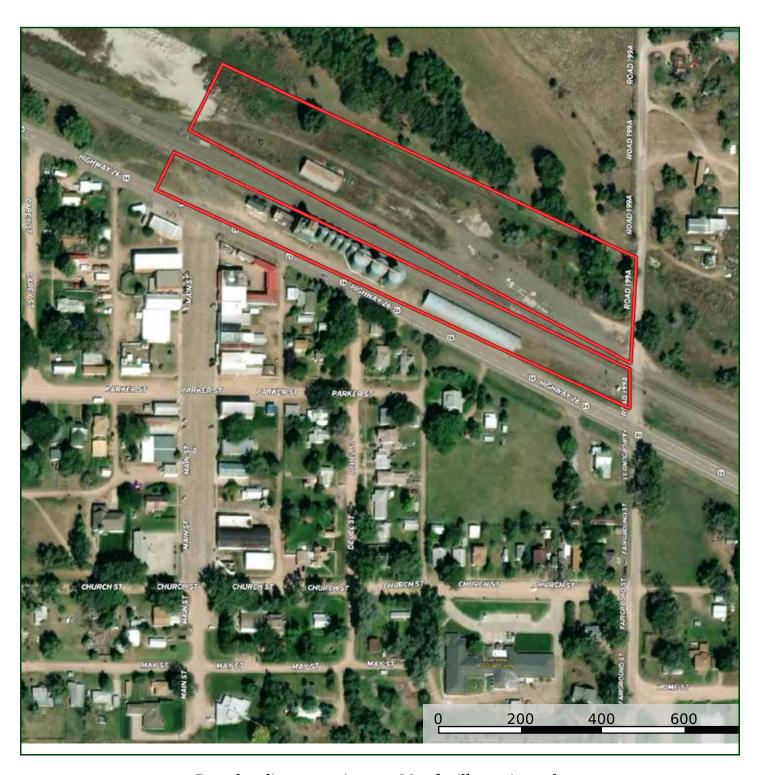
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES





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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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