

120 U.S. 20 • Harrison, Nebraska



LASHLEY
LAND RESIDENTIAL

\$400,000

Summary: This is a rare opportunity to own the only fuel and service station in Sioux County, serving a loyal local customer base along with consistent highway and agricultural traffic.

Strategically located along Highway 20, this station is the only stop between Crawford and Lusk, a 58-mile stretch, making it a critical fuel and service point for travelers, ranchers, and the surrounding community.

This is not a startup... it's an established, essential business with built-in demand in a community that depends on it.

The property includes a fully operational fuel station, convenience store, service bays, and car lift, along with inventory in place to get started immediately. A strong portion of the business is driven by tire sales and service, adding a high-demand, repeat customer revenue stream on top of fuel and retail.

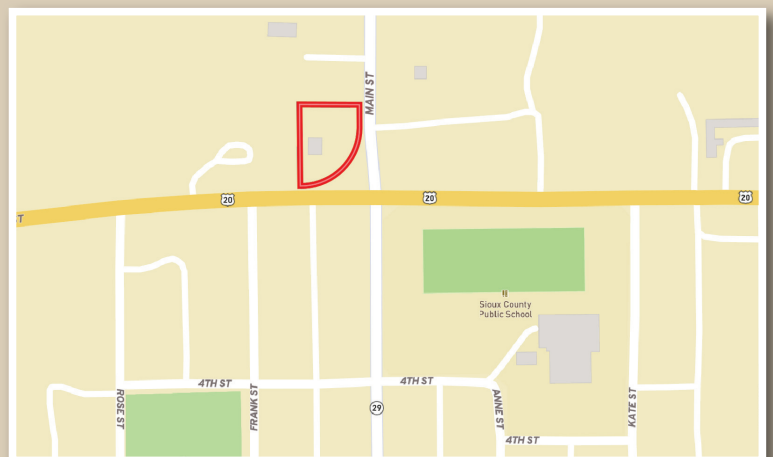
Multiple income streams are already established under one roof, creating a solid foundation for steady, reliable income and long-term growth.

With no direct competition in the county, this location offers a level of positioning that is nearly impossible to replicate.

The surrounding area is deeply rooted in agriculture and ranching, creating consistent, year-round demand for fuel, tires, service work, and convenience goods. Whether it's locals, ranchers, or travelers passing through, this business plays a vital role in the region.

Opportunities like this don't come around often... especially ones that combine necessity, location, and this level of built-in demand.

Taxes: \$824.68



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LashleyLand.com



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