LASHLEY LAND AND RECREATIONAL BROKERS

# 43847 ARTHUR ROAD
## LONG PINE, NE



An agricultural property with multiple grain bins, and two large shops.


## APRIL GOOD
Associate Broker
April's Cell: 402-322-0770
Email: april@lashleyland.com

# PROPERTY HIGHLIGHTS

## List Price

**$650,000**

## Location

43847 Arthur Road, Long Pine, NE 69217

## Legal Description

0 30 20 PT. OF TRACT IN OUTLOT C NORTH OF IRRG DIST R.O.W. & ST GROUNDS TRACT IN NE1/4 & PT W1/2NE LONG PINE 31-30-20 2.08 TOTAL ACRES & 31 30 20 TRACT LYING IN S1/2NW1/4,SW1/4NE1/4 & SE1/4NW1/4 LYING SOUTH ALONG RR ROW & N ALONG IRRG DIST ROW TOTAL 3.41 ACRES31-30-20

## Acres

5.4±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

## Taxes - Estimated

**$1,791.60**

## Property Summary

Expand your operation with the storage capacity and workspace to support it. This agricultural property in Long Pine, combines approximately 235,000 bushels of grain storage, 13,200 square feet of shop and building space, and approximately 800 square feet of additional mezzanine storage on 5.428± surveyed acres.

Six grain bins—four Monarch, one Eaton, and one Westeel—provide substantial capacity for your harvest. Improvements include some new bin floors, with sweep augers and new caged ladders in most bins. The west bins also feature a Bullseye drying system.

The 11,200-square-foot shop offers generous space for equipment storage, maintenance, and projects. Concrete floors run throughout the building, and two overhead doors provide access. A portion of the shop is heated, while an office, breakroom and restroom add convenience for daily operations.

A separate 2,000-square-foot insulated and heated building provides additional workspace with concrete flooring, a floor drain, one overhead door, an office, and a restroom. Approximately 800 square feet of mezzanine storage keeps parts, tools, and supplies organized while preserving usable space below.

Whether you're expanding an existing operation or bringing grain storage and equipment under one ownership, this property offers a substantial combination of agricultural infrastructure and versatile workspace.

**Survey and Mapping Notice:** A survey has been completed. The Brown County Assessor and LandID mapping is approximate and does not accurately reflect the recently surveyed property boundaries. Refer to the completed survey for boundary lines.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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**Grain Bins/Shop information:**

Monarch-34,310 capacity

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Monarch-38,171 capacity

Monarch-34,311 capacity

Eaton-35,180 capacity

Westeel-59,000 capacity

11,200 sf shop: Two overhead doors, office space and restroom. A portion is heated with concrete floors throughout.

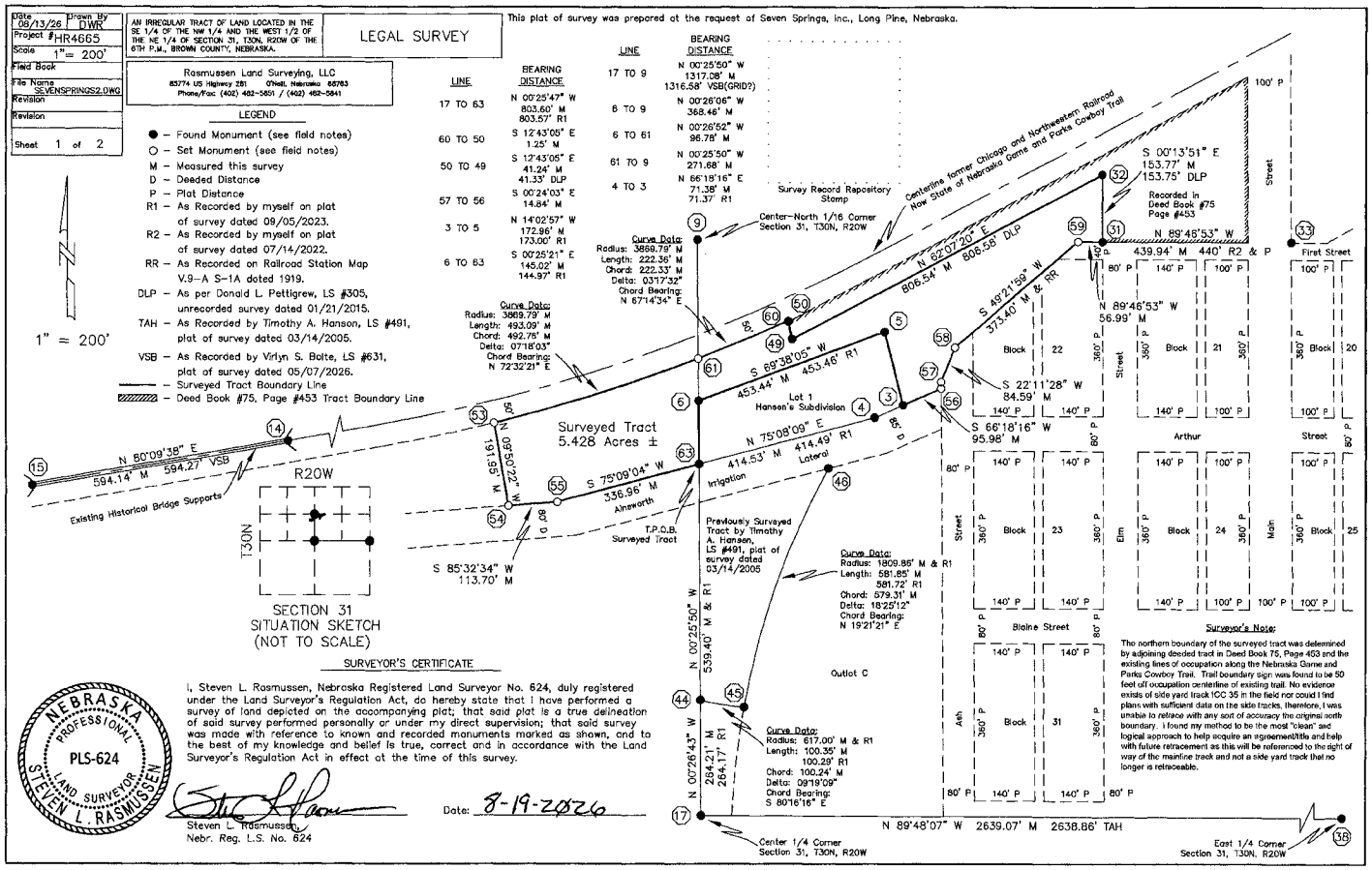
2,000 sf building: Approximately 800 sf of mezzanine storage, insulated and headed, concrete floor, floor drain, 1 overhead door, office space, and restroom.







# SURVEY





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# LOCATION MAP




**Boundary lines are estimates - Map for illustration only**

# AERIAL MAP




**Boundary lines are estimates - Map for illustration only**


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# PROPERTY IMAGES













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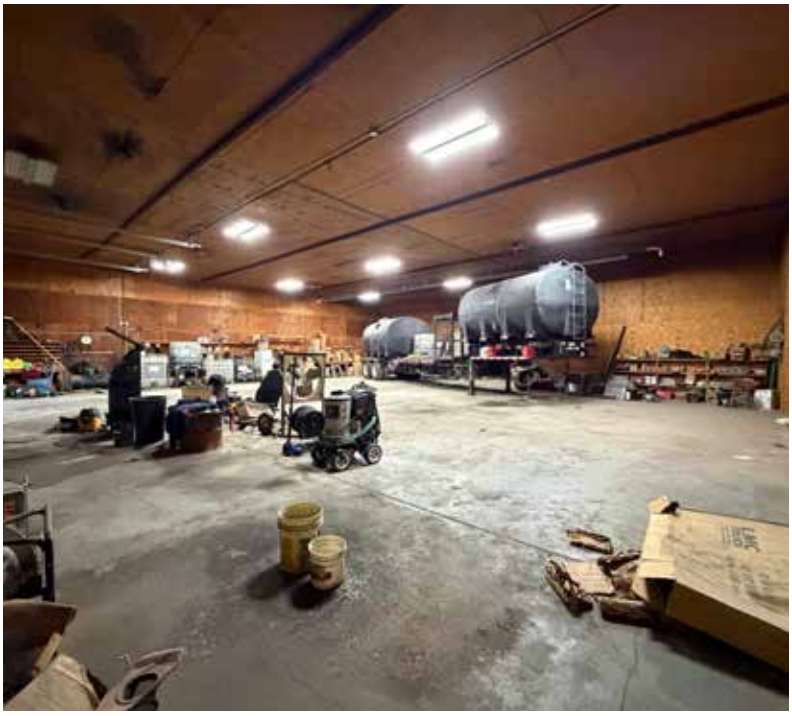

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# NEBRASKA EXPERTS, NATIONAL EXPOSURE.

## Contact Information

Office: 308-532-9300
Fax: 308-532-1854
Email: info@lashleyland.com
Website: LashleyLand.com

## Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, Carissa Guy, and Jacob Sowders

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2218 E. Walker Road • North Platte, NE 69101

EQUAL HOUSING OPPORTUNITY

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