



List Price: \$650,000.00

Location: 219 N. Porter Ave; Haigler, NE 69030

Improvements:

1. 124' x 200' (24,800 sq. ft) concrete bunker with 250,000 to 350,000 dry Bushel capacity
2. (2) 15,000 Bushel Cone Bottom Bins
3. 1,656 sq. ft pole shed with security fence
4. 2,000 Bushel Hopper Bin
5. 3,700 sq. ft. garage/service shop
6. 1,658 sq. ft. retail store with office and bathrooms
7. 50 ton scale that is 14' x 56', with grain sampling equipment in office
8. Concrete elevator that holds 35,000 to 40,000 Bushels
9. 40' x 120' (4,800 sq. ft.) Metal Quonset building with concrete floors and electricity
10. (4) 16,000 bushel bins
11. 60' x 140' (8,400 sq. ft.) Metal Building with concrete floors and electricity
12. (3) Hopper Bins

Land Use : Grain Processing and Storage Facility with access to BNSF rail

Zoned: Commercial

Rail: BNSF, 10 car spur with potential for more cars

2023 Taxes: \$4,984.54

Other Info:

- This facility is located near several Ethanol Plants and Feedlots in the area
- Current operator leases the site east of Porter Avenue. This leased area connects to main BNSF Railway
- Great facility for a wide range of businesses

Call Derek at 308-414-1944 to Schedule a Showing

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