



List Price: \$750,000.00

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

2022 Taxes: \$4,736.28

Rolling Stock: All inventory and Rolling Stock is negotiable

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

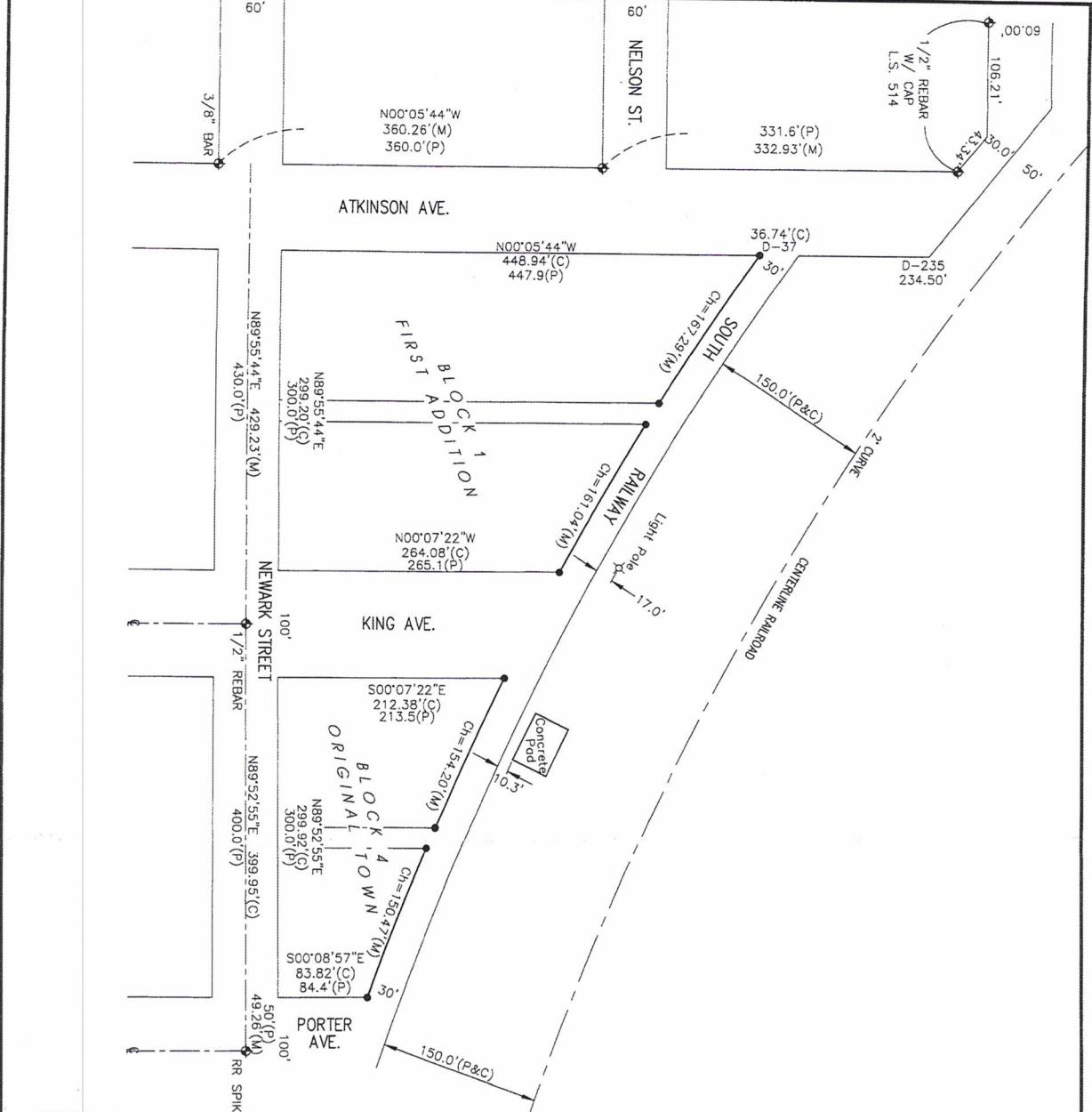
Call Derek at 308-414-1944 to Schedule a Showing

www.AgProRealestate.com

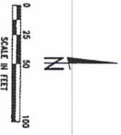








- Legend**
- ◆ = FOUND CORNER
 - = SET 1/2" REBAR & CAP
 - M = MEASURED
 - P = PLACED
 - C = COMPUTED DIST.
 - Ch = CHORD DIST.



M&A
MILLER & ASSOCIATES
 CONSULTING ENGINEERS, P.C.
 109 E. 2ND ST. H-6000 NE 69001
 TEL. 308-345-3710, FAX 345-7370
 BOOK: 1484
 217-LS-503-12

THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLER & ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

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 DUNDY
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Survey Record Repository
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Gerhard H. Dienta
 Registered Land Surveyor RLS-514

I hereby state that this plat of survey is a true and correct delineation to the best of my knowledge locating the north line of Block 1, First Addition and the north line of Block 4, Original town all located in Hoigler, Dundy County, Nebraska.

PLAT OF SURVEY
 NORTH LINE OF BLOCK 1, FIRST ADDITION
 NORTH LINE OF BLOCK 4, ORIGINAL TOWN
 HAIGLER, DUNDY COUNTY, NEBRASKA