



Real Estate Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

**18156 Hwy 59
Mound City, MO 64470
(660) 442-3177**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

**1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010**

SurGro Leasing, Inc. Falls City, NE

Here is a prime commercial site in a strategic location in the vibrant city of Falls City, NE. This is a 2.21 acres +/- tract and is located between the Union Pacific and BNSF railroads near the Industrial Park with great access off of Fulton Street. It was previously a bulk fertilizer distribution business and there are yards and yards of concrete you can add anything to for any desired commercial use. There is a 24' X 68' office and warehouse, with a 60' truck scale, and a 92' X 121' bulk fertilizer storage building. Both of these buildings will need significant repair. There is also a 30' X 48' shop that is in excellent condition.

LOCATION:

South Fulton Street, Falls City, NE. **Legal:** Part of W ½ of SW ¼ of Sec.14-T1-R16

PRICE:

\$80,000.00

IMPROVEMENTS:

92' X 121' bulk storage building
24' X 68' office/warehouse
30' X 48' shop

TAXES:

2017 taxes were \$240.02 on 2.21 taxable acres

RENTAL STATUS:

Property is available at time of closing.

LISTING AGENT:

Roger Aberle
785-547-6289 or roger@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.



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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

SurGro Leasing, Inc. Falls City, NE
Google Aerial



General Location



BOUNDARIES ARE APPROXIMATE

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SurGro Leasing, Inc. Falls City, NE
Photos



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