

# LAND FOR SALE



## Ogallala Commercial Building

**Location:** On the north side of the airport at Ogallala, Nebraska - great access on Airport Road.

**Legal Description:** Lots A & B Jehorek's Replat, Keith County, NE.

**Acres:** 6.02 tax assessed acres

**Taxes:** 2019 taxes payable in 2020 \$4,743

**Land Use:** Access is via Airport Road on the south with Industrial Drive to the east. Includes a 6.02 acre building site with a 100'X75' (7,500 sq ft) steel frame, steel clad building. This insulated building is divided into two @ 2,250 sq ft sections and one 3,000 sq ft section. This includes reception area, large conference room and warehouse area with forced air heat and central air. The site has a septic system and leach field capable of handling 100 people. There is a 30 GPM submersible well with on-demand capacity of 45 GPM that supplies water for the building. There are 3.82 Certified Irrigated Acres to pass with this property, Well Reg. #G-144709.

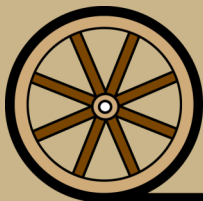
**Price:** \$275,000

**Comments:** The steel frame, steel clad, insulated building has many potential uses. It includes two bathrooms with showers, built ins for the kitchen area, two private offices, main natural gas furnace, with area heater for the warehouse portion. Lot has excellent landscaping with good presentation.

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Bruce Dodson, Jerry Weaver, Tony Eggleston, Chase Dodson, Brian Reynolds, Brad Atkins

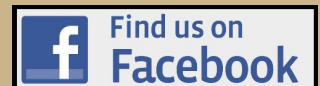
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10 tall X 12 foot wide access door

100 X 75 foot building







reception - meeting room

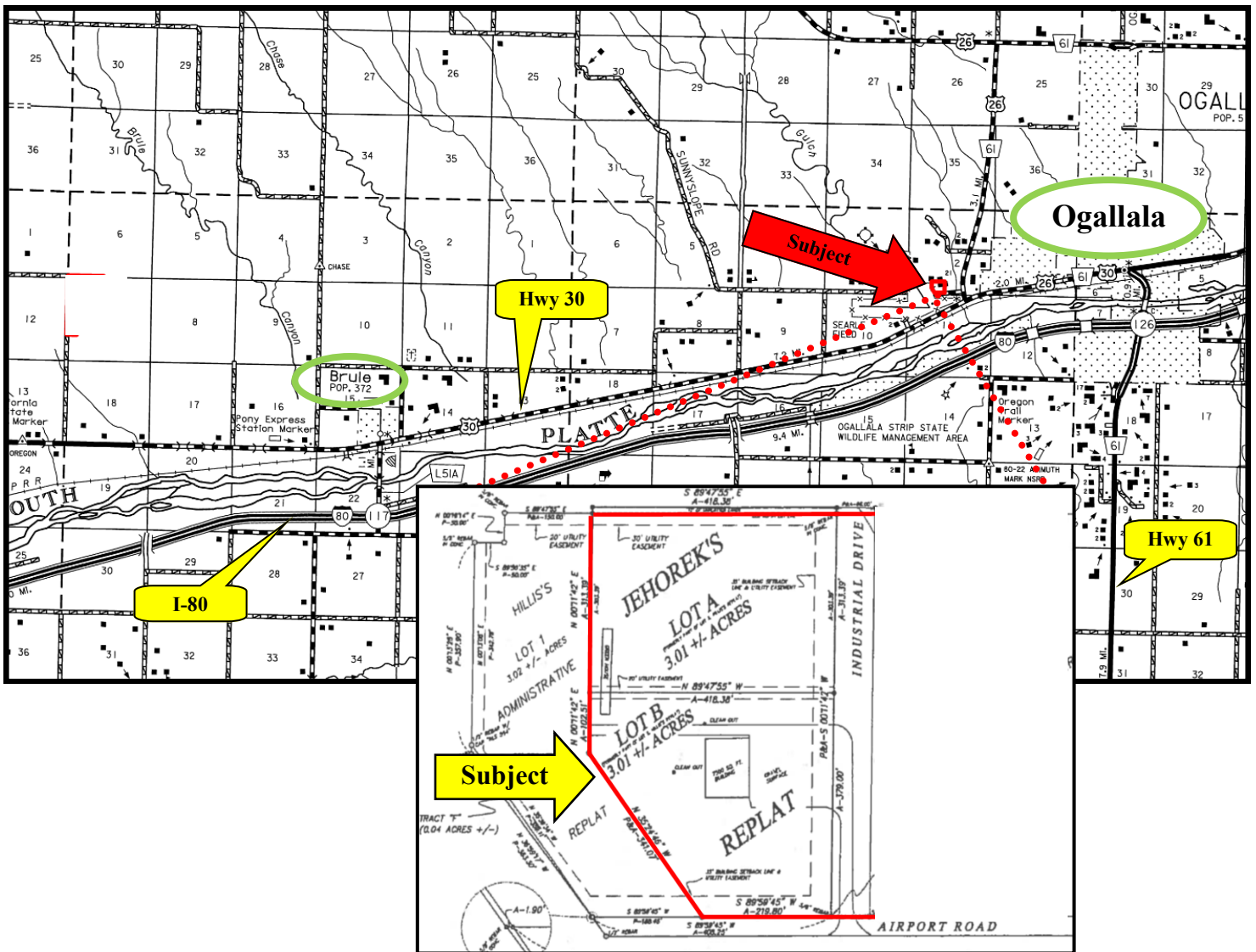


conference room



two bathrooms with showers





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