



# Real Estate Sales Specialists

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

[www.BarnesRealty.com](http://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

## Swingin' Doors Saloon

126 S. 1<sup>st</sup> Street, Rulo, NE 68431



**MOTIVATED SELLER!!** GREAT piece of history available to own right here! This bar and grill is known to be one of, if not the oldest working open bars in Nebraska! It is a well-established TURNKEY facility to be sold fully furnished with décor, equipment, liquor and food inventory! The building has been renovated and brought up to Nebraska state codes. In addition to the bar and grill, there is a large upper lot with a concrete pad and two camper hookups. Lot currently homes two campers but could easily be used for a lodge set up or new home on the property behind the bar! This place is a must see! Read the history on the web at [barnesrealty.com](http://barnesrealty.com) and learn a little about the Swingin' Doors Saloon and why it is so iconic! Check out the HUGE renovation photos and process on Facebook!

It is time for its new Owner to keep the legacy alive! **PRICED TO SELL! Call today for more information and a showing!**

### LOCATION:

Located on 1<sup>st</sup> Street, Rulo, NE in the corner of the NE, MO, KS state lines bordering the Missouri River.

### PRICE:

~~\$225,000.00~~

**PRICE REDUCED! \$180,000.00**

### TAXES:

2019 taxes were \$782.74 on 3 lots and business.

### IMPROVEMENTS:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• COMPLETELY FURNISHED!</li> <li>• All equipment, liquor and food inventory included!</li> <li>• All barstools, tables and chairs inside and out</li> <li>• Beer garden (fenced in and partially covered)</li> <li>• Large street parking area</li> <li>• Walk-In cooler</li> <li>• Flat screen T. V's</li> <li>• 1-Cold salad bar buffet table</li> <li>• 1-Hot buffet table</li> <li>• Small office area &amp; PLENTY OF STORAGE!!</li> <li>• Completely renovated 2015-2016!</li> </ul> | <ul style="list-style-type: none"> <li>• 4-Freezers</li> <li>• NEW sandwich prep table</li> <li>• Stainless steel prep tables</li> <li>• Ice machine 500#</li> <li>• NEW light up advertising sign on front of building</li> <li>• 3-Fryers</li> <li>• 2-Flat grills</li> <li>• 1-Beer cooler</li> <li>• Juke box (leased owned by Acme)</li> <li>• Shelving for storage</li> <li>• 1,000-gallon propane tank</li> </ul> |
|---|--|

### RENTAL STATUS:

Currently open for business. Available for possession at the time of closing.

### LISTING AGENT:

Ryonee McCann  
(409) 790-5283 or [ryonee@barnesrealty.com](mailto:ryonee@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 himself 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.

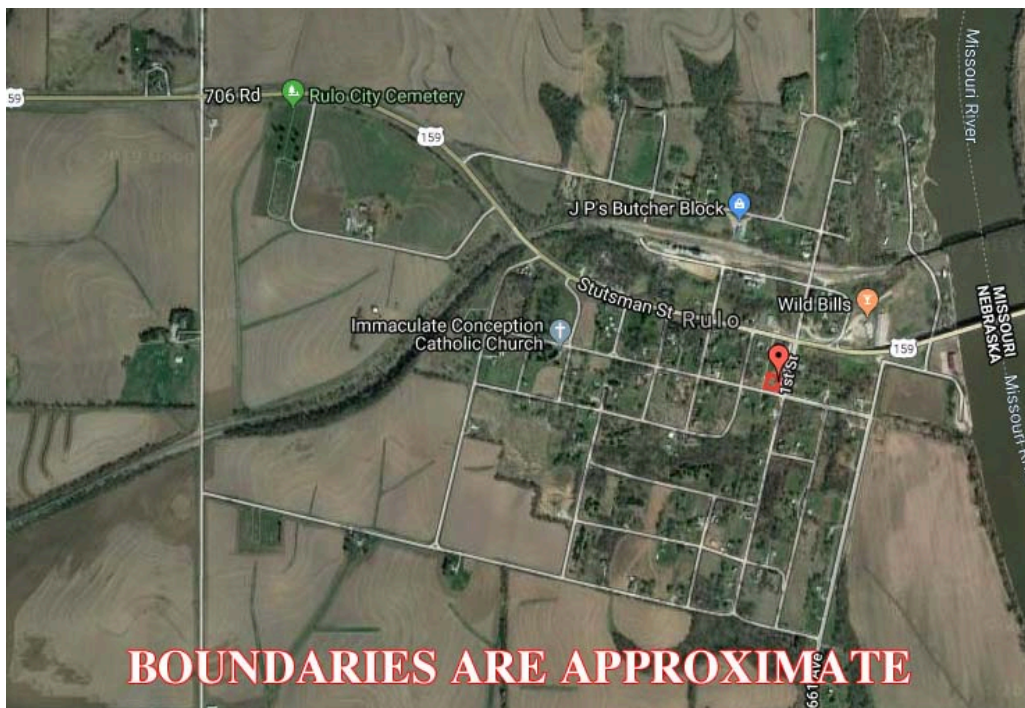
All inquiries, inspections, appointments, and offers must be sent through:

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

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***126 S. 1<sup>st</sup> Street, Rulo, NE 68431***  
***Google Aerial***



***General Location***





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***126 S. 1<sup>st</sup> Street, Rulo, NE 68431***  
***Driving Map***



***Tax Map***





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***Photos***





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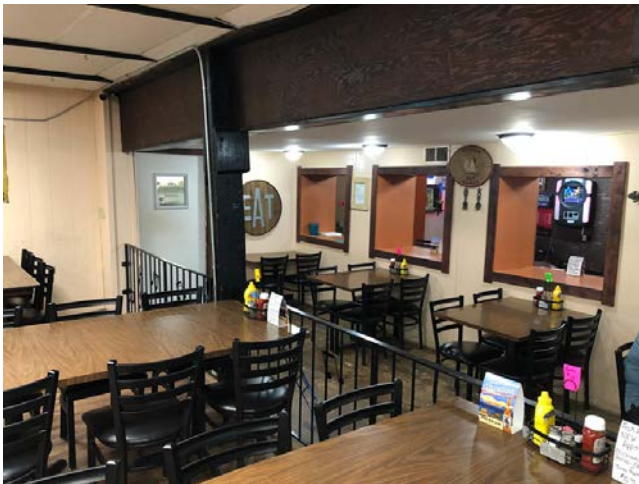


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