

FOR SALE

Sandhills Motors

Office - Showroom - Covered Carports - Steel Building - Garage - Shop



Located in Downtown Arnold, Nebraska
Offered in 4 Parcels

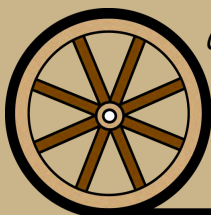


Brad Atkins
Listing Agent
308.530.9012



Contact: Brad Atkins, Listing Agent - 308.530.9012

Tony Eggleston, Don Walker, Bruce Dodson, Chase Dodson, Mike Polk, Dallas Dodson



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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PARCEL 1 - Office & Show Room



LOCATION: North of 1st Street and East of South Walnut in Arnold, Nebraska.

TAX PARCEL: ID#669500

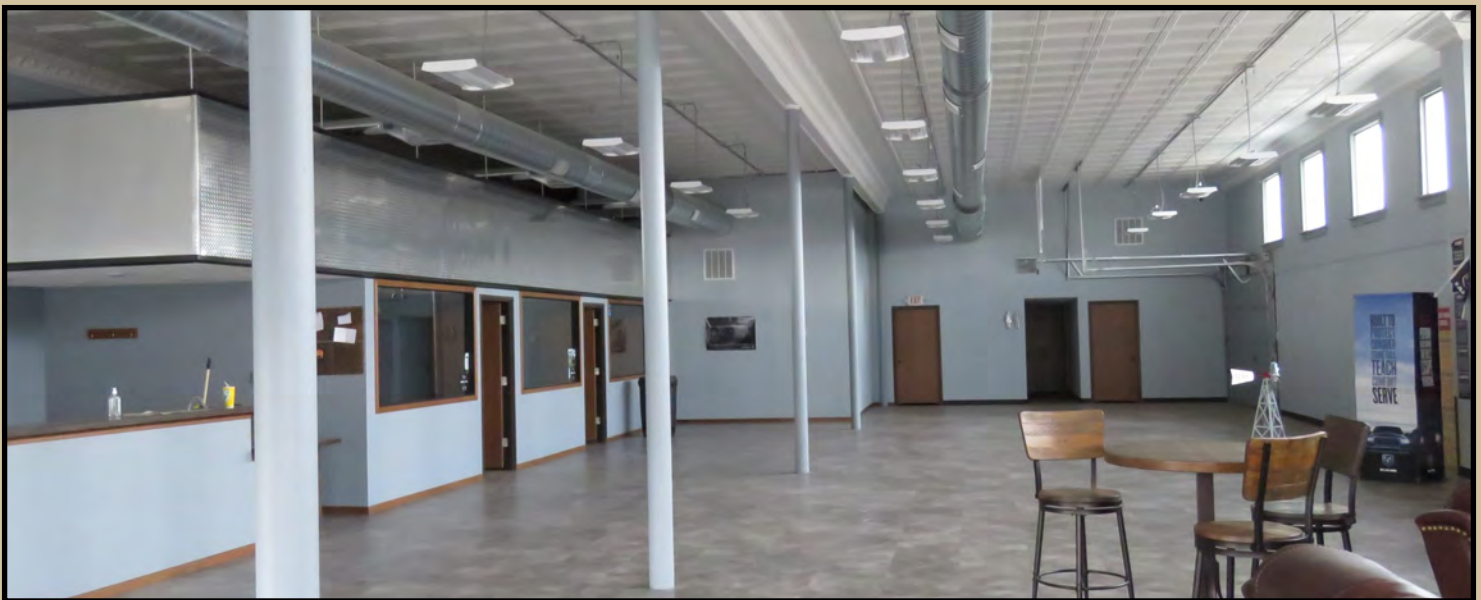
ADDRESS: 204 S. Walnut Street

BUILDING SIZE: 5,376 sq. ft. lot

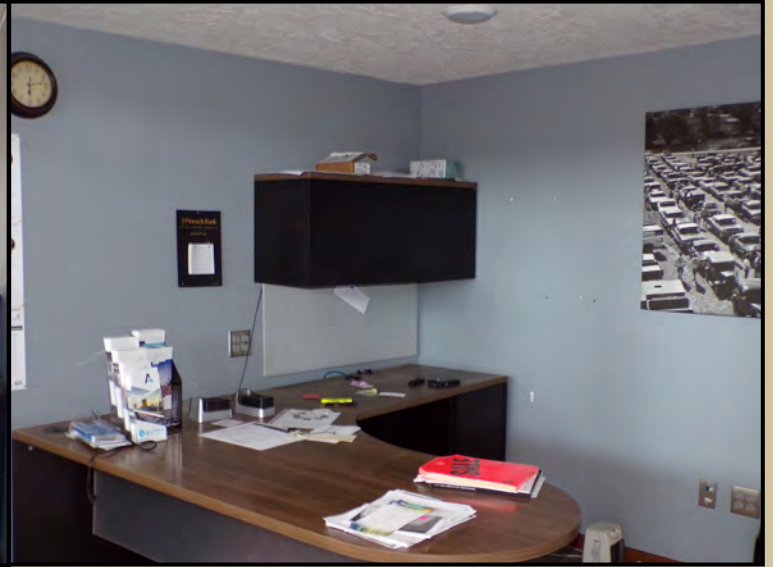
TAXES: 2020 taxes payable in 2021: \$845.58

PRICE: **UNDER CONTRACT**

COMMENTS: 3 offices, reception area, large open area and lots of extra storage above and below the main level.



PARCEL 1 - Office & Storage



PARCEL 2 - Red Steel Building



LOCATION: North of 1st Street and East of South Walnut in Arnold, Nebraska.

TAX MAP: ID#672500

LOT SIZE: 10,704 sq. ft.; BUILDING SIZE: 3,840 sq. ft.; COVERED PARKING: 2,508 sq. ft.

TAXES: 2020 taxes payable in 2021: \$495.70

PRICE: **UNDER CONTRACT**

COMMENTS: Large steel frame building with concrete floor and sliding doors on east & west. The property also includes a covered parking area north of the building.



PARCEL 3 - Garage & Shop



LOCATION: West of South Walnut and East of Alley in Arnold, Nebraska.

TAX PARCEL: ID#671300

ADDRESS: 204 South Walnut

LOT SIZE: 10,752; BUILDING SIZE: 4,940 sq. ft.; COVERED PARKING: 2,560 sq. ft.

TAXES: 2020 taxes payable in 2021: \$790.80

PRICE: \$105,000.00

COMMENTS: Brick building with offices, garage area, and part storage. The building also includes 3 car lifts in heated shop area. There is a covered parking area north of the building.



PARCEL 3 - Garage & Shop



Covered parking north of the building.

Lots of additional parts storage



One of the Offices



PARCEL 4 - Covered Carports



LOCATION: 1/2 mile West of Alley, Arnold, Nebraska.

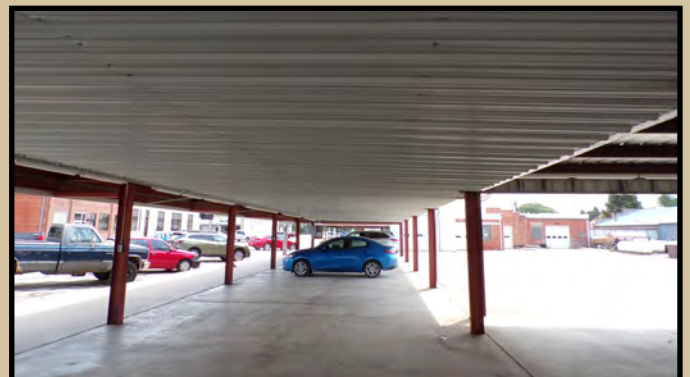
TAX MAP: ID#671900

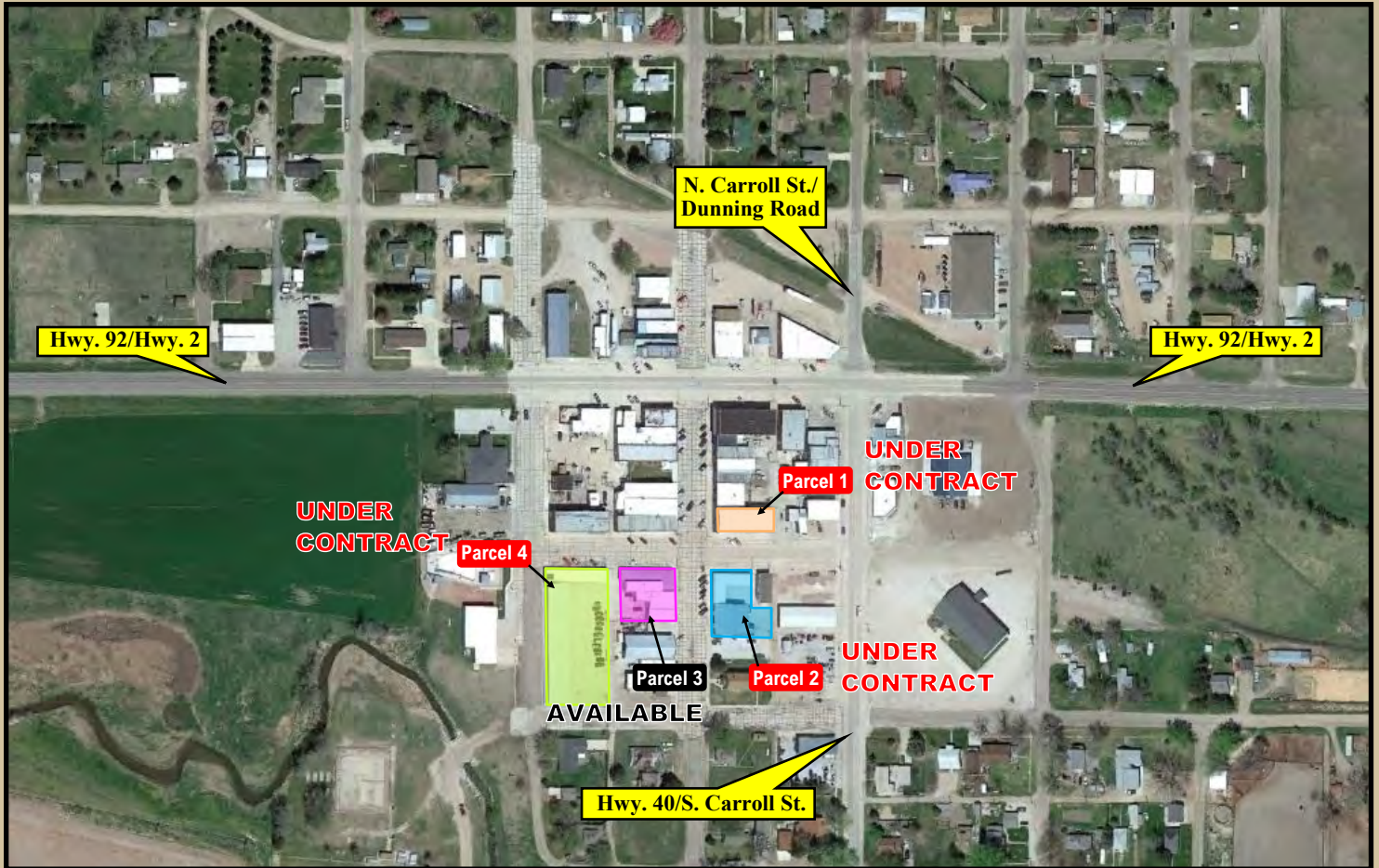
LOT SIZE: 26,880 sq. ft.; COVERED PARKING: 13,660 sq. ft.

TAXES: 2020 taxes payable in 2021: \$562.36

PRICE: UNDER CONTRACT

COMMENTS: This is a block with great potential. Storage, storage, storage! The steel frame is available to convert to any storage you desire. There is a large graveled area behind for larger trailer storage.

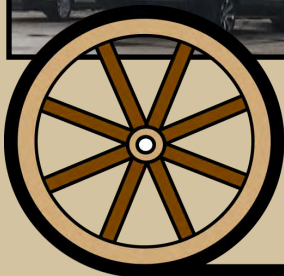




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“Big Enough to Serve You; Small Enough to Know You!”