

LAND FOR SALE



PATRIOT TECHNOLOGIES INDUSTRIAL SITE

Location: 3 miles east of Kearney, NE on U.S. Highway 30. (8200 East Highway 30)

Legal Description: A tract of land being part of the SW1/4 Section 26-T9N-R15W of the 6th P.M., Buffalo County, Nebraska, containing 10.02 acres, more or less.

Property Description: Consists of a 10.0 acre site located adjacent to U. S. Highway 30. Building improvements include a 9,600 sq.ft., fully insulated, storage building with full concrete floor. Water provided by a well equipped with an electric submersible. Site has the capability of being divided into two 5.0 acre tracts.

Building Improvement: 9,600 sq.ft. all metal construction Sentinel building which is fully insulated and has a full concrete floor. Access is provided by two 24' X 16' automatic overhead doors, with concrete approaches. There are also four separate walk in doors. Construction date - 2016.

Taxes: 2017 Real Estate Tax - \$5,011.56

Zoning: Current zoning - agricultural. However, property was recently annexed into the community of Kearney, and the planned re-zoning will be limited industrial. (M-1)

Price: \$815,000.00

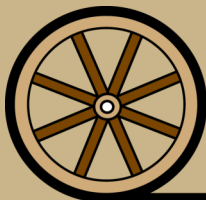
Comments: This is an opportunity to purchase a well located industrial site close to the community of Kearney.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

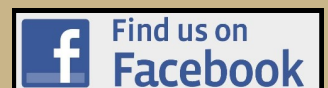
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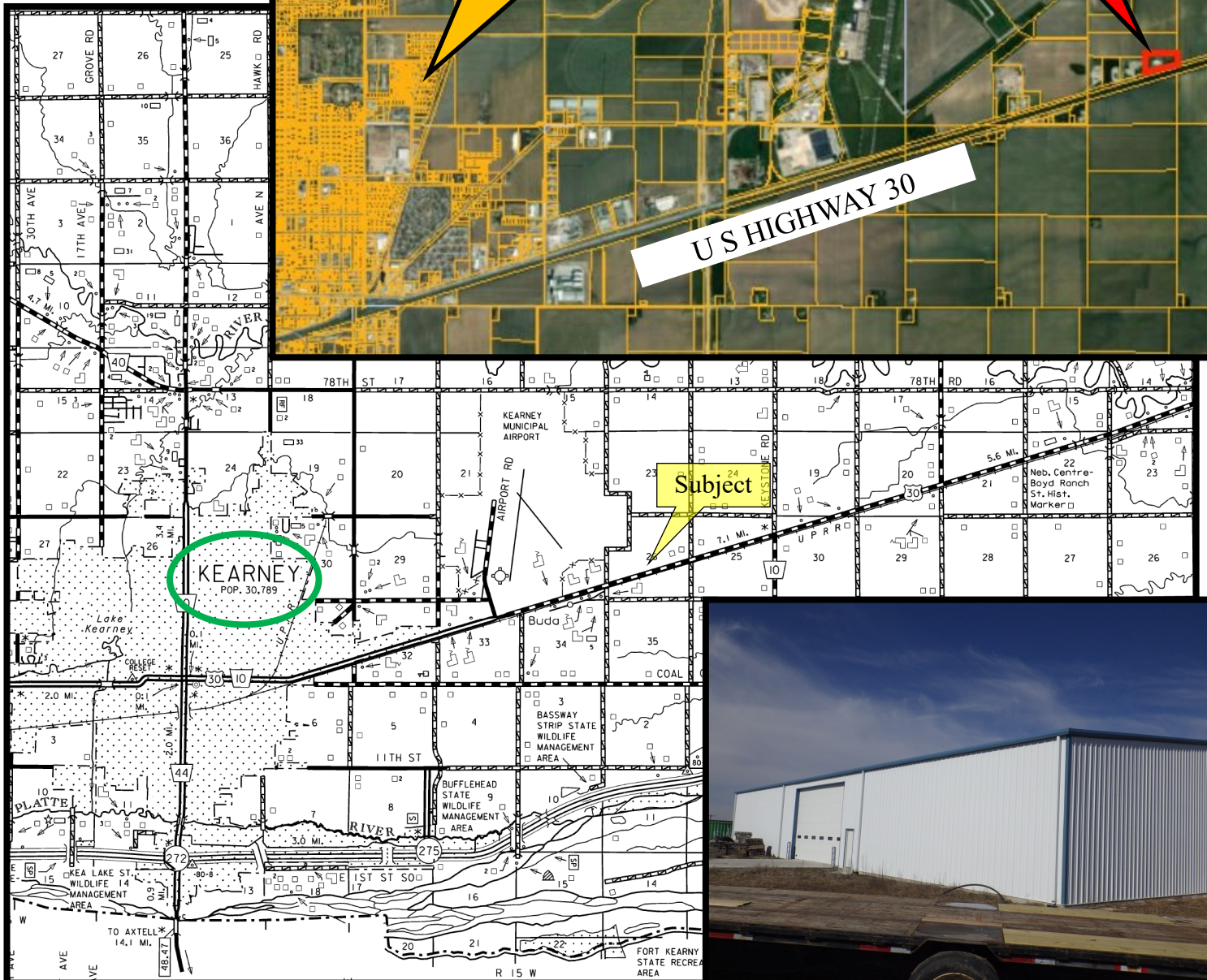
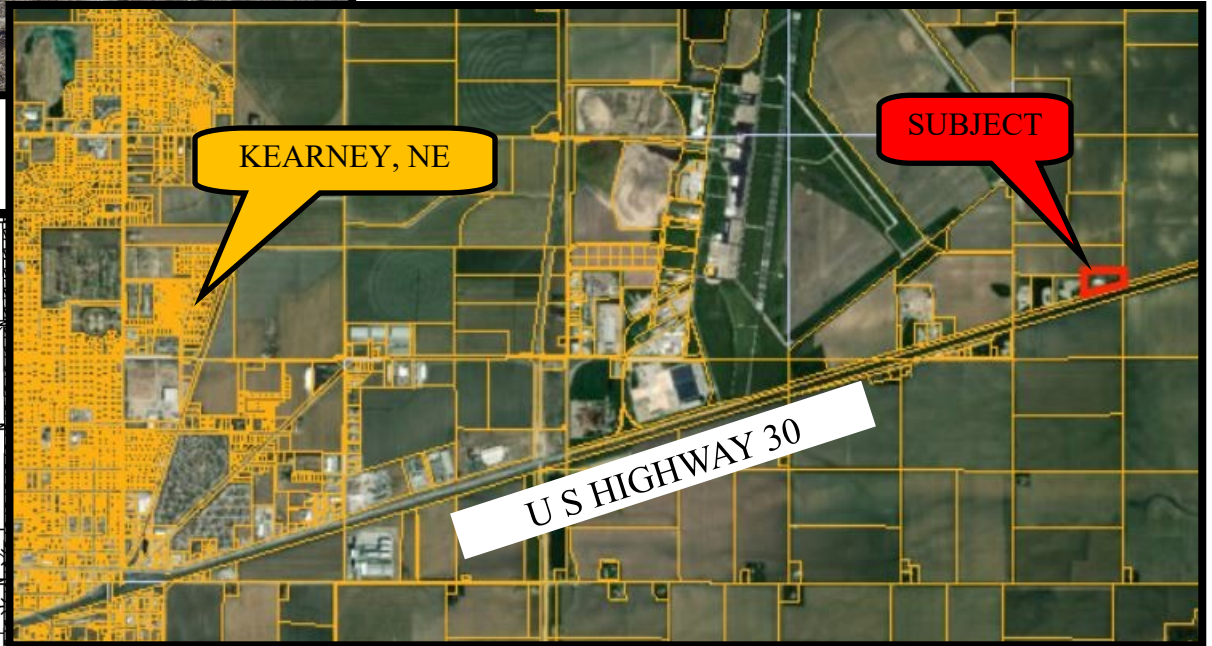
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





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