

PROPERTY FOR SALE

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Hamilton County Buildings & Bins

3.76 ± ACRES | HAMILTON COUNTY, NEBRASKA



Strategically-located buildings and grain storage complex, located close to Interstate 80 and Highway 14, between Aurora and Giltner, Nebraska. Great addition for a growing operation or investor needing depreciable assets!



Adam D. Pavelka, J.D.

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& Listing



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PROPERTY INFORMATION

LEGAL DESCRIPTION:

A tract of land comprising a part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-Six (26), Township Ten (10) North, Range Seven (7) West of the 6th P.M., Hamilton County, Nebraska (full legal description available upon request).

LOCATION:

From Aurora, Nebraska: Approximately 3 miles south on Highway 14, then 5 miles west on W. 9th Road, then $\frac{1}{2}$ mile south on South L Road, to the driveway of the property (also known as 806 S. L Road, Giltner, Nebraska).

ACRES & TAXES:

Tax-assessed Acres | 3.76 acres
2024 Real Estate Taxes | \$1,426.72

LEASES:

The south, wood-framed building is leased at \$13,200/year.
The north, steel-framed building is leased at \$9,600/year.

WATER RIGHTS:

Well access through water well easement.

COMMENTS:

South Building: 60' x 120' wood-framed building with rocked floor, overhead and walk-in doors, and great lighting.

North Building: 60' x 120' steel-framed building with insulated and heated partitioned shop, cement floors, and overhead and walk-in doors.

Grain Complex: 2 grain pits, 2 grain legs, 8 bins with a total capacity of approximately 250,000 bushels, plus an overhead load out bin.

PRICE:

\$550,000.00 **\$475,000.00**



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