

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**COMMERCIAL
PROPERTY**

Dawson County, NE

2.73 +/- Acres

OFFERED AT:

\$275,000

ABOUT THIS PROPERTY:

Position your business for future growth with this 2.73±-acre commercially zoned property in Dawson County, Nebraska. Currently configured as a full-service mechanic and equipment-repair facility, the property offers an established shop complex together with sufficient land for parking, equipment storage, outdoor operations, redevelopment, or future expansion.

The opportunity contains approximately 4,736 square feet of total building area, including three separate shop working sections and two smaller office spaces.



More About this Property:

The principal shop areas provide approximately 4,256 combined square feet. These metal-framed buildings feature metal exterior walls, metal roofing, propane heater systems, forced air conditioning throughout and wall heights ranging from approximately 12 to 16 feet. The additional 480 square feet consists of two office spaces that can support administrative, storage, parts, or other operational needs.

The existing improvements make the property well suited for continued use as an automotive, truck, agricultural-equipment, or machinery-repair facility. Commercial zoning also creates possibilities for a contractor headquarters, service business, equipment dealership, warehouse, storage operation, office-and-shop combination, or redevelopment for another permitted commercial use.

With an existing commercial shop complex already in place and 2.73± acres available for business operations, this property offers the flexibility to continue its established use or reposition the site around a buyer's future plans.

Assessor-recorded building details:

Building component | Area | Year built | Wall height | Assessor classification

Equipment shop | 1,824 sq. ft. | 1973 | 14 ft. | Metal frame and walls

Shed/office | 240 sq. ft. | 1973 | 10 ft. | Metal frame and walls

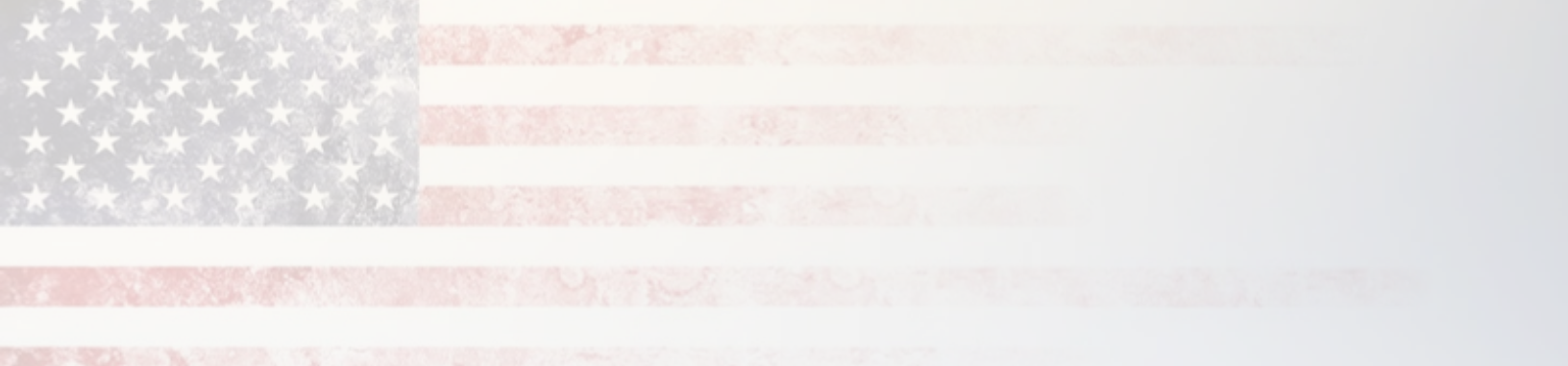
Shed/office | 240 sq. ft. | 1979 | 8 ft. | Wood-framed, wood siding

Equipment shop | 1,520 sq. ft. | 1979 | 16 ft. | Metal frame and walls

Equipment shop | 912 sq. ft. | 1986 | 12 ft. | Metal frame and walls

Total: 4,736 sq. ft.





Parcel ID: 240207114

Legal Description: Lot 1, Schoneman Subdivision, Section 18, Township 9, Range 20
2.73± Acres Dawson County, NE

Zoning: Commercial

Directions: Take Exit 237 and head north on US-283 (N Adams Street) toward Lexington.

Continue north through Lexington until you reach US Highway 30. Turn east (right) onto US Highway 30. Stay on Highway 30 for approximately 2–3 miles. Turn north (left) onto Road 438. The property will be on your right.

Taxes: \$806.90

FEATURES:

- 2.73 +/- commercially zoned acres
- 4,736 +/- square feet of total assessor-recorded building area
- 4,256 +/- square feet of equipment-shop space
- Three equipment-shop sections
- Two smaller shed/office sections
- Metal-framed shop construction



HELPING YOU BUY
AND SELL LAND



**DAWSON COUNTY,
NEBRASKA**





Listing Agents:

Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

LAND AGENT
AMERICAN LEGACY LAND CO.
308-325-7987
Dustin@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

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