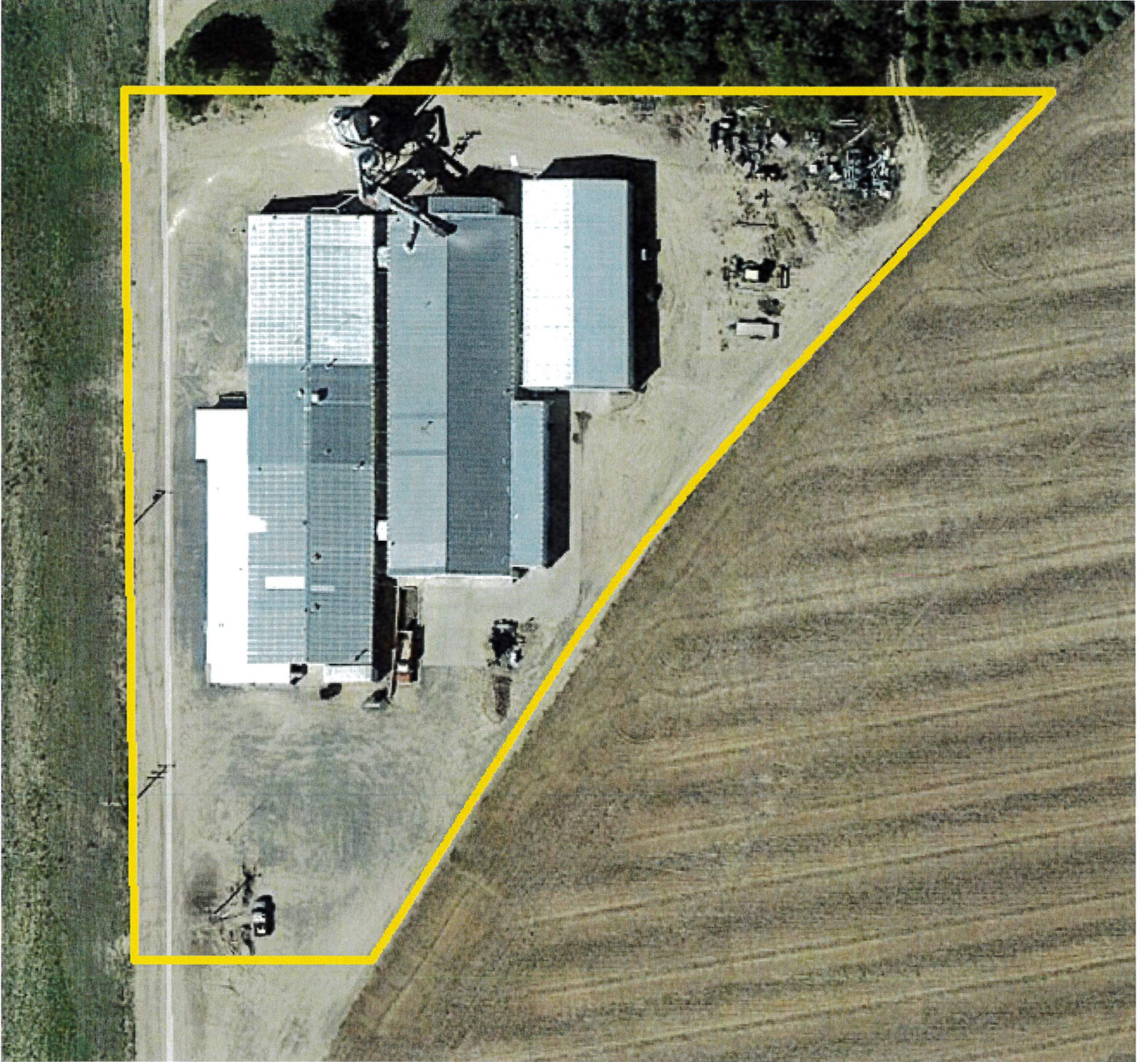


Seller: Artistic Woodworking Inc.

Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

| | |
|-----------------------------|--|
| LIST PRICE: | \$485,000.00 2.72 +/- Total Acres |
| LEGAL DESCRIPTION: | Pt NW1/4NW1/4SE1/4 Section 22-T7N-R39W Chase County, Nebraska Property Address: 32752 740 Rd Imperial, NE 69033 |
| PROPERTY CLASS: | Commercial Property |
| PROPERTY SQUARE FT: | Total Square Ft.: 32,000 +/- Office Area (1999): 2,306 Sq. Ft. Light Manufacturing Building (1978): 13,020 Sq. Ft. Light Manufacturing Building (1978): 10,620 Sq. Ft. Lean To (1978): 1,120 Sq. Ft. Ware House Storage (1999): 5,000 Sq. Ft. |
| UTILITIES AVAILABLE: | <ul style="list-style-type: none">- Electricity: Highline Electric is supplier- Water: Private Submersible well located on property- Natural Gas: Source Gas is supplier- Septic: 2 sewer septic systems located on property |
| PROPERTY LOCATION: | <ul style="list-style-type: none">- Property located 5 miles west of Imperial Nebraska |
| OTHER INFORMATION: | <ul style="list-style-type: none">- The property is zoned Agriculture- Immediate Possession Upon Closing- 480 & 240 electrical service on site- Office Space is 100% climate controlled- Radiant Heat installed though out both manufacturing buildings |
| REAL ESTATE TAXES: | 2017 Net Taxes <ul style="list-style-type: none">- \$2,732.16 |

The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.



BUILDING SKETCH

