

GRAIN FACILITY FOR SALE



Josselyn Grain Storage Facility DAWSON COUNTY, NEBRASKA

*Located adjacent to U.S. Highway 30
in Dawson County, Nebraska,
approximately five miles east of Lexington or
four miles west of the community of Overton.*

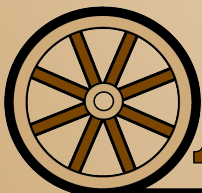


LISTING AGENT:
Bart Woodward

C: 308.233.4605

E: Bart@AgriAffiliates.com

Salespeople: Bryan Danburg, Mike Wilken, Kent Richter,
Bruce Dodson, Chase Dodson, Bonnie Downing, Adam Pavelka,
Scott Speck, Dan Muirhead, Faith Correll, Brad Atkins, D.J. Lunkwitz



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Property Maps



Property Information

LEGAL DESCRIPTION:	A tract of land located in Section 17, T9N-R20W of the 6th P.M., Dawson County, Nebraska. Approximately 4.13 acres are deeded, with the balance (approximately 12-13 acres) located on the Union Pacific Railroad right-of-way.
LOCATION:	Located adjacent to U.S. Highway 30 in Dawson County, Nebraska, approximately five miles east of Lexington or four miles west of the community of Overton.
LIST PRICE:	\$1,500,000
TOTAL ACRES:	4.13 deeded acres; balance is leased from the Union Pacific Railroad
PROPERTY DESCRIPTION:	The Josselyn Grain Storage Facility includes a concrete elevator with approximately 120,000 bushels of dry storage capacity, plus seven additional bins with a combined approximately 430,000 bushels of dry storage capacity, for a total capacity of 550,000 bushels of dry storage. A large overhead grain drag extends beyond the upright grain bins and elevator over concrete, allowing for additional flat storage. The facility also includes: • Delux drying system • 10ft. by 70ft. truck scale • 2,400 sq. ft. metal building with finished interior, heat, office, and restrooms • 2,400 sq. ft. machine shed • 2,520 sq. ft. machine shed The facility has been extensively upgraded for easy grain movement and has direct access to the Union Pacific Railroad.
REAL ESTATE TAXES:	2025: \$42.04
RAILROAD RIGHT-OF-WAY LEASE:	Current annual lease to Union Pacific Railroad: \$12,188.83 (A new lease will be signed with the Union Pacific Railroad upon closing.)



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