

# LAND FOR SALE



## Highway 81 Commercial Site

9.00 ± ACRES | FILLMORE COUNTY, NEBRASKA

Don't miss this opportunity to purchase this well-improved commercial site, located just off of four-lane Highway 81, between Fairmont and Geneva.



Adam D. Pavelka, J.D.

### LISTING AGENT:

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Offered exclusively by:



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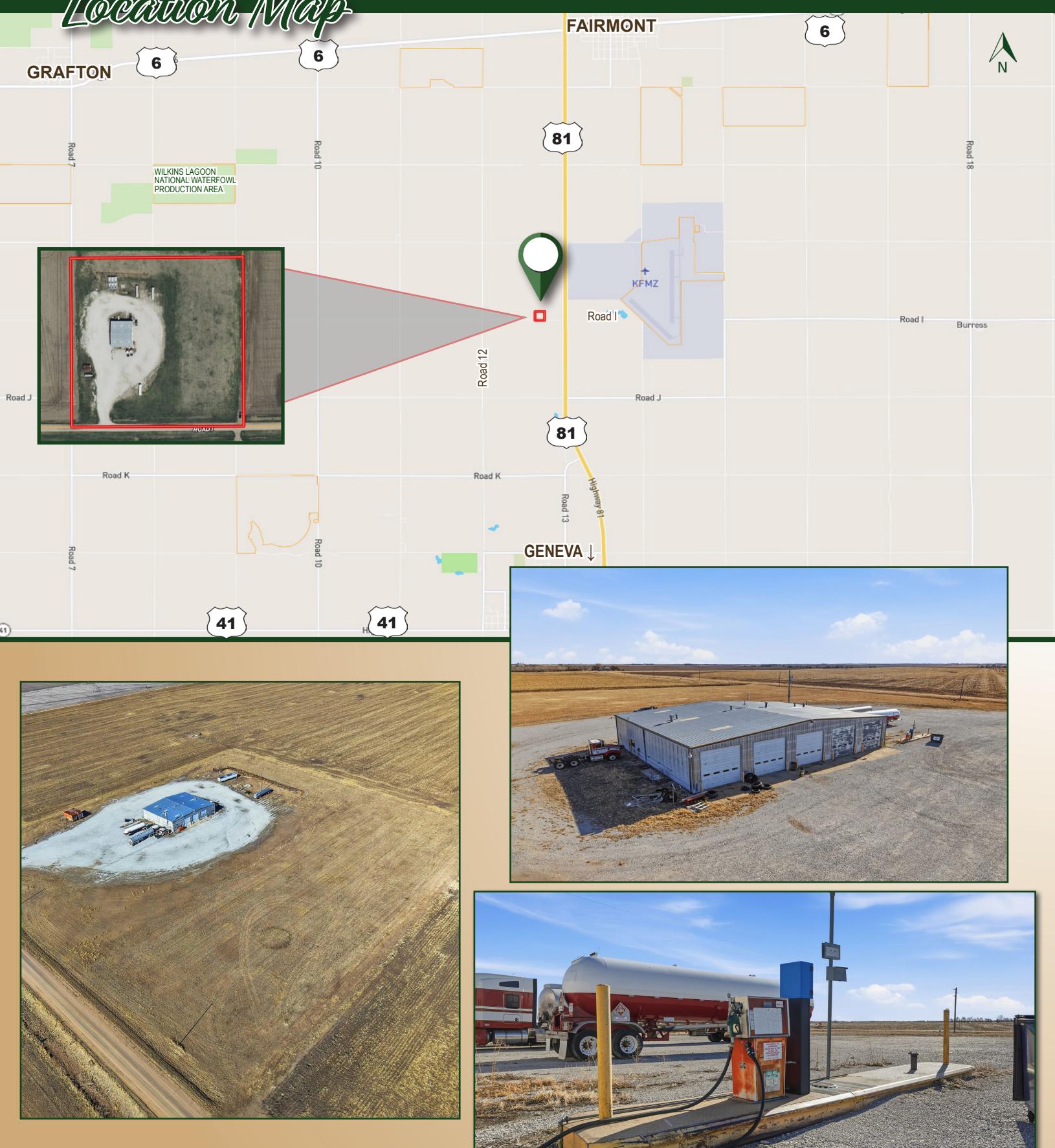


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Listing



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## Location Map



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## Property Details

**LEGAL DESCRIPTION:**

A tract of land contained in the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twelve (12), Township Seven (7) North, Range Three (3) West of the 6th P.M., Fillmore County, Nebraska (full legal description available upon request). Also known as, 1214 Road I, Fairmont, NE 68354.

**LOCATION:**

From Geneva, Nebraska: 2.5 miles north on Highway 81, then .25 mile west on Road I, to the southeastern corner of the property.

**ACRES & TAXES:**

Tax-Assessed Acres | 9.00 ± acres  
2025 Real Estate Taxes | \$1,477.72

**LEASES:**

Full possession upon closing!

**NRD:**

Upper Big Blue Natural Resources District

**COMMENTS:**

- Well-improved county road access just  $\frac{1}{4}$  mile off of Highway 81
- 6,956 square foot fully-insulated shop with heat
- 14 ft. x 14 ft., multiple overhead door access from both the east and west sides with automatic openers
- Two office areas on the north and south sides of the building with storage areas and adjacent restrooms
- Full cement floors
- Floor drains and a washbay area
- Well-improved, rocked parking lot
- Steel frame construction
- Underground fuel storage that was satisfactorily tested on June 9, 2025. Testing report available for review upon request.
- Serviced by natural gas and fiber internet
- Perfect location for any sort of commercial or agricultural enterprise

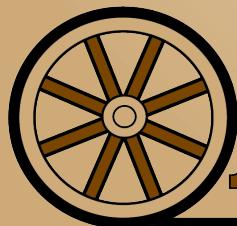
**PRICE:**

**\$445,000.00**





**Excellent opportunity to purchase  
this conveniently located commercial  
site, with amenities galore!**



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