



1812 WEST HWY 20 CHADRON, NE



A 4.72± acre lot with commercial development potential.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$495,000	\$395,000
Location	1812 West Highway 20, Chadron, NE	
Legal Description	18 33 48 PT.SW4	

Acres 4.72±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **Exempt (Church Organization)**

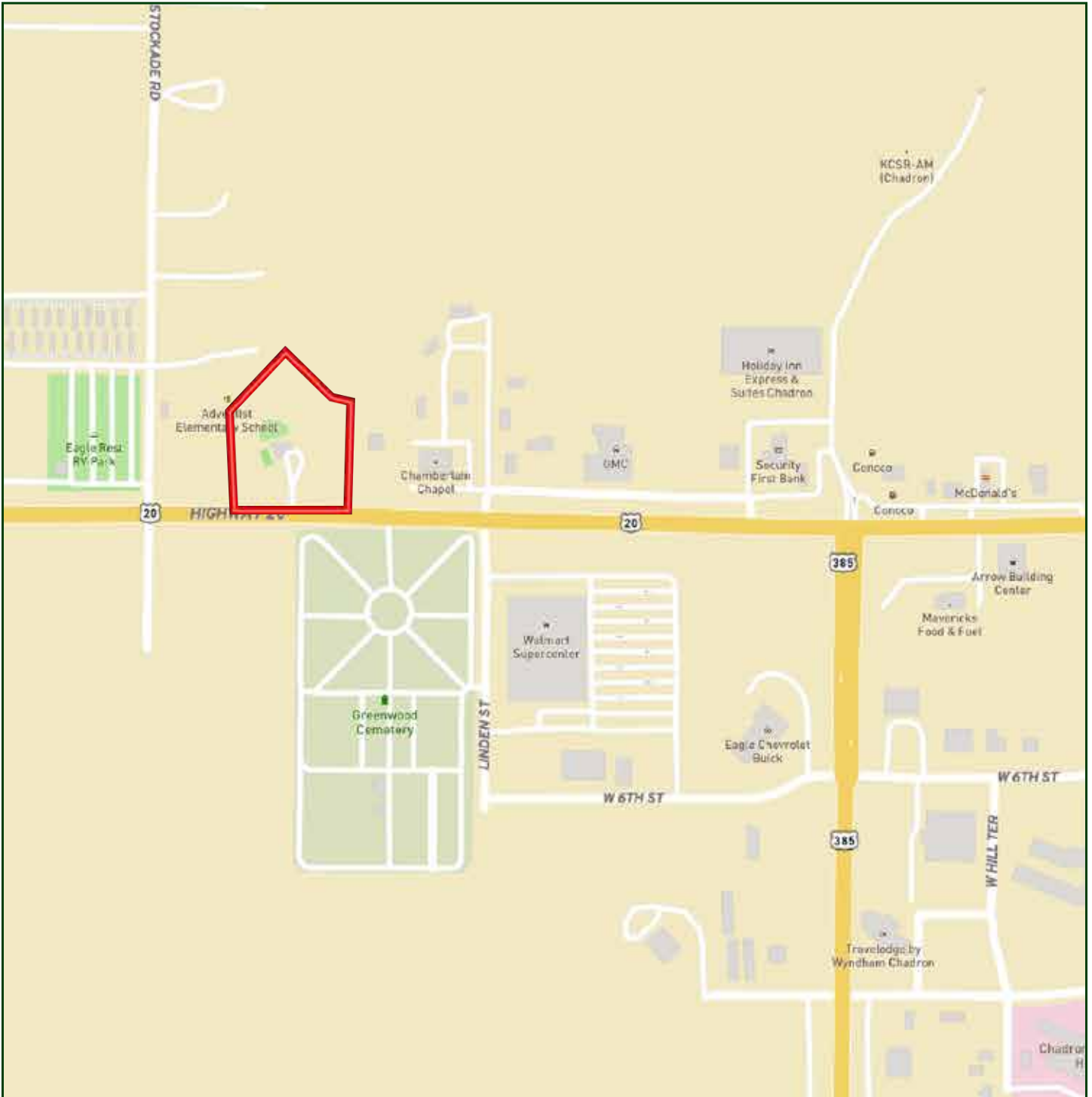
Property Summary

Here is a very good potential commercial lot on Highway 20, just West of Chadron, just outside of the city limits. With 4.72 acres there is plenty of room to build a home or business. The building is a former school and is 1100 sq. feet. It could easily be converted to a business or a home. This is a very good location in the direction that much of the growth in the area is happening. Call Scott for more info or a showing on this property.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

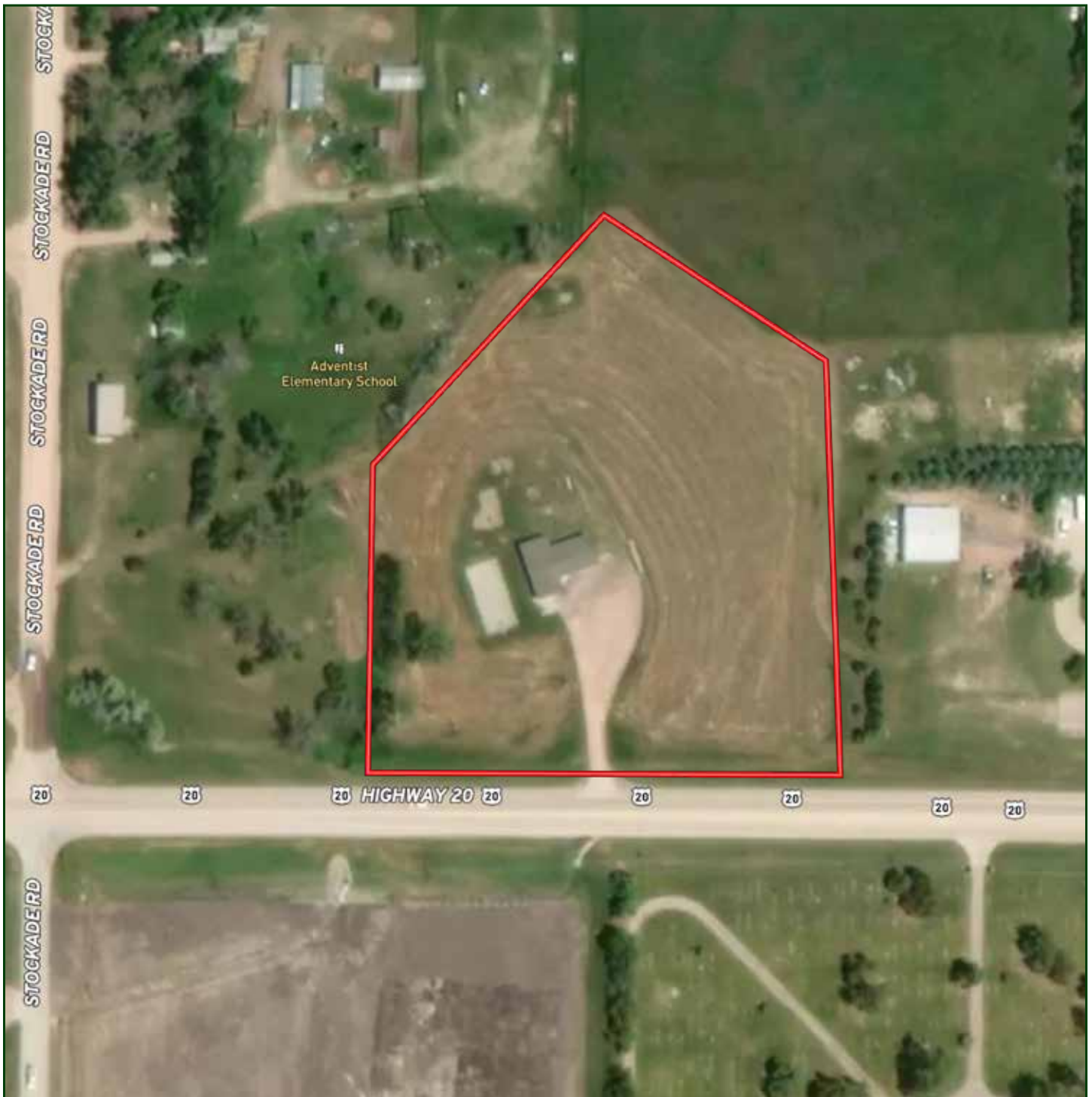
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

Contact Information

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Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, and Jake Hopwood

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