

## SUTHERLAND'S SPORTSMANS COVE



A turn-key fishing and liquor supply store in Sutherland, NE.

**JORDAN MAASSEN**

Sales Associate

Cell Phone: 308-530-8463

Email: [Jordan@lashleyland.com](mailto:Jordan@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** ~~\$350,000~~ **\$340,000**

**Location** 1231 1st St. Sutherland, NE 69165

**Legal Description** See Exhibit A

**Acres** .23±

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** **\$1,139.54**

## Improvements/Outbuildings

22x34 storage garage | Main building 30' x 50'  
Fenced-in yard area between store and garage

## Property Summary

Outstanding Business Opportunity!!! Sutherland's Sportsmans Cove has been a staple in the Sutherland Community for many decades. With excellent visual exposure and easy in-and-out for customers, this is an excellent opportunity to purchase an established and turn key fishing supply and liquor store in Sutherland Nebraska.

This property has an excellent location along Historic Highway 30 on the West end of Sutherland providing a new owner with excellent exposure to attract customers. With Sutherland Reservoir just minutes from this property, Sutherland's Sportsmans Cove has always been a go to hub for all of your fishing, hunting, camping and adult beverage needs. As many of the locals know, this location is the go to spot to post a picture of that trophy buck on opening day!

This is truly a turn-key business opportunity. The store includes all shelving/racks, business furniture, coolers, ice maker, minnow tubs and equipment as well as current inventory of products.

Between the main store and storage garage is a fenced in "garden" area. This area has so much potential for future growth or outdoor events. The current owner has fixed up a well in the back to water the grass and garden area.

The store and garage are located on deeded property with the parking lot and drive through area located on a multiple year lease from Union Pacific. Current lease is good through October 31st, 2025.

The books are available to prospective Buyers with a letter of credit from their bank.

Call today to set up a showing of this excellent business opportunity in Sutherland, Nebraska.

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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# PROPERTY IMAGES





# NEBRASKA EXPERTS, NATIONAL EXPOSURE

## Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

## 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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2218 E. Walker Road • North Platte, NE 69101

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