AMERICAN LEGACY LAND CO

FOR SALE

COMMERCIAL PROPERTY
Columbus, NE

10.61 +/- Acres

OFFERED AT:

$3,150,000

ABOUT THIS PROPERTY:

Positioned just south of Columbus, this sprawling 10.61 +/- acre commercial/industrial property is a rare opportunity for businesses seeking expansive space and several amenities. Designed for functionality and efficiency, the property boasts three versatile buildings totaling over 66,000 square feet, making it ideal for manufacturing, warehousing, and industrial operations.

The north hoop building, spanning 14,400 square feet, features two overhead doors and overhead lighting, providing flexible usage options for storage, equipment housing, or light industrial operations.

More About this Property:

The main building is an impressive 40,000 square feet with updated office spaces, bathrooms, and breakroom. The building features five overhead doors, including three new installations for easy access and efficiency. A 5-ton overhead traveling crane supports heavy lifting operations, complemented by cross-ventilation and updated overhead lighting for maximum productivity. Additional systems include 480V electrical service, overhead tube heaters, newly installed exterior security cameras for enhanced safety, and an LED advertising sign for added visibility. Attached to this building is a 7,830 sq ft covered trailer loading dock, ideal for streamlined logistics and large scale operations.

The south hoop building is a 7,200 sq ft building with one overhead door and overhead lighting, perfect for supplementary storage, operations, or specialized use.

The 10.61 +/- acre lot offers substantial space for parking, outdoor storage, and maneuverability for large vehicles or machinery, along with a well-lit exterior to ensure safety and visibility during night time operations. Conveniently located just minutes from Columbus, offering seamless connectivity to local and regional markets. Its central location and high-functionality design make it a strategic asset for businesses looking to expand or consolidate operations.

Directions: From the intersection of Hwy 81 & Hwy 30, south of Columbus, go south one mile. The property is located on the south side of the Platte River and the west side of Hwy 81.

Legal Description: TRACT IN LOT 1 IN NE1/4 NE1/4 & ACCRETION 1-16-1 in Polk County, NE
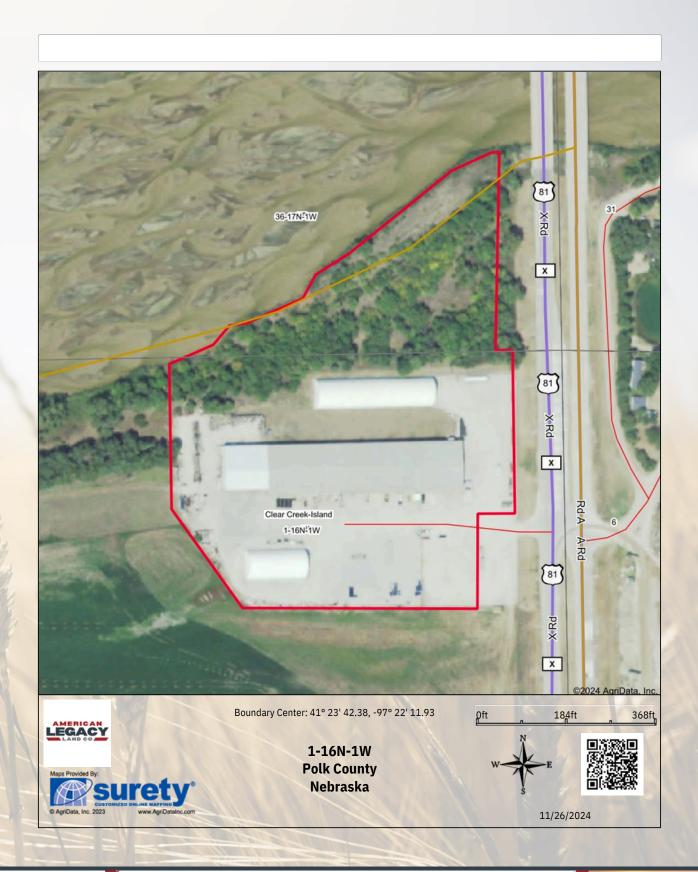Address: 14494 X Rd Columbus, NE

FEATURES:

- 10.61 +/- Acres
- 66,000+ sq ft across three buildings
- 40,000 sq ft main building
- Updated offices, bathrooms, & breakroom
- 5-ton overhead traveling crane
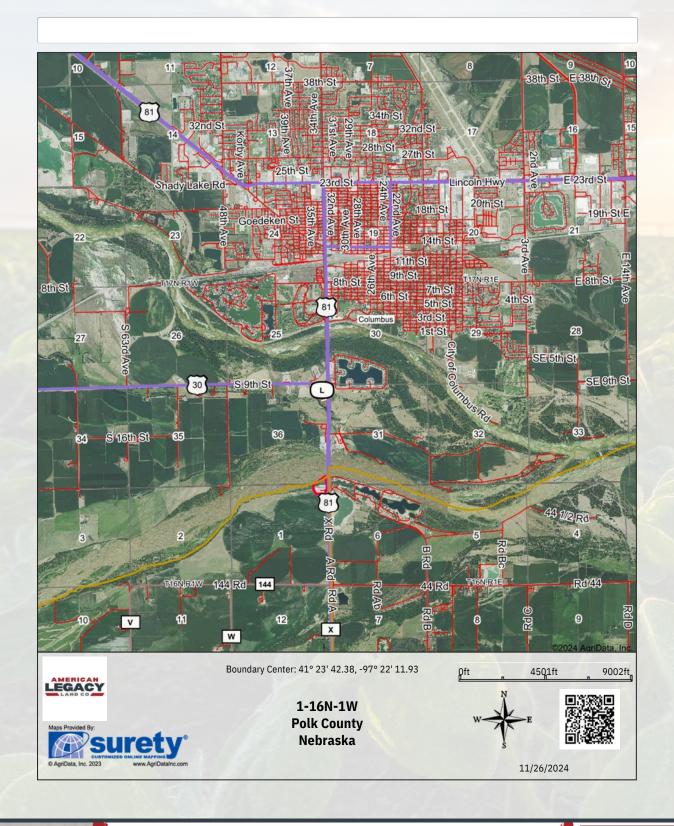- Five 14' high overhead doors
- 7,830 sq ft covered loadout area

36-17N-1W

Clear Creek-Island
1-16N-1W

81
X Rd
X

81
X Rd
X

81
X Rd
X

31

Rd A   A Rd
6

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Boundary Center: 41° 23' 42.38, -97° 22' 11.93

0ft   184ft   368ft

1-16N-1W
Polk County
Nebraska

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Maps Provided By:

surety®
CUSTOMIZED ONLINE MAPPING
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N
W   E
S

11/26/2024

Boundary Center: 41° 23' 42.38, -97° 22' 11.93

0ft   4501ft   9002ft

1-16N-1W
Polk County
Nebraska

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11/26/2024

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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

★ ★ ★ ★

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HELPING YOU BUY
AND SELL LAND

About the Agent:

Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.

Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ , LAND AGENT

402-276-6414

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