FULLER & ASSOCIATES REALTY LLC

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EQUAL HOUSING OPPORTUNITY

Information believed to be accurate, but not guaranteed buyers to verify msmts & sq ft







Address:	**7 North Highway 61 Arthur NE 69121**						**Price:**	**$287,000.**	
Legal Description:	BLOCK 2 LOTS 1 THRU 6, EXCEPT HIGHWAY & BLK 2 LOTS 7 THRU 12 Arthur Co. NE								
Bedrooms:	2	**Bathrooms:**	3	**Style:**	**Business**		**Age:**		
Total Sq Ft:	**2724 main**	**Bunkhouse**	**384**	**Rental shop**	**700**				

CHUCKWAGON MEATS LLC

$287,000.

7 North Highway 61 Arthur, NE 69121

BLOCK 2 LOTS 1 THRU 6, EXCEPT HIGHWAY & BLK 2 LOTS 7 THRU 12 Arthur Co. NE

A rare opportunity to own a profitable animal processing business in Arthur, Nebraska, in the heart of the beautiful Nebraska Sandhills! Imagine living and working in one of the most scenic and peaceful areas of Nebraska while owning an established business with tremendous potential.

This opportunity includes **three parcels** and multiple buildings: including established animal processing business with quality clean equipment, a second building currently operating as a beauty shop-rented month to month and a bunkhouse.

The numerous improvements include 3 phase electric, upgraded septic, private well, tankless hot water heater, water filtration system, underground sprinklers, great storage. On the process floor---new mixer/tumbler, smoker, clean working equipment, Large freezer with good rail system, 2 coolers—one is water cooled, one is air cooled.

Currently operated as Custom Exempt and processing 8 to 9 beef a week or 10 to 12 hogs with 2 fulltime operators on site. Production can be increased with more employees, in the past up 12 per week were processed with 3 fulltime workers. Business is profitable at current capacity and rate, but could be expanded and increased easily, the set-up is there!

financials available for serious inquiries NDA to be signed.

Tena Most, agent

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