

**FULLER & ASSOCIATES REALTY, LLC**  
**Commercial Property**



Office: (308) 284-2100

Fax: (308) 284-2124



Information believed to be accurate, but not guaranteed



**FOR SALE: COMMERCIAL LOT**  
**PRICE: \$ 300,000.00 ( AS IS )**

**ADDRESS: 306 Libmax Lane, Ogallala, NE 69153**  
**LEGAL: Lot 6 Great Western Properties Sub No 1- 1.00A. Keith County, NE**  
**Seller is changing ownership to Syberia Enterprises, LLC**  
**TAXES: 662.78**  
**SELLER: Syberia Enterprises, LLC**

**LISTING AGENT: Roger C. Rankin**  
**CELL NUMBER: 308-464-1122**  
**ZONING: Commercial**  
**LOT SIZE 520.46 x 251.09 ( 3 Acre )**

**IMPORTANT NOTICE: Improvements are not in place at this time, but are under planning.**

**INFORMATION: This lot is directly South of the current location of WalMart. The Grocery chain has been extremely busy with greater volumes of traffic than originally anticipated. It is also very close to the location of the new motel that is currently under construction. This lot is a choice location for development.**

**More Information available at Fuller Realty, LLC.**

**Roger C. Rankin-Associate- Fuller & Associates Realty, LLC. 202 East Third St, Ogallala, NE 69153 – 308-464-1122 -**