

**MARSHALL**  
LAND BROKERS & AUCTIONEERS  
2033 Central Ave. - Kearney, NE  
Office 308-234-6266

DAWSON COUNTY, NE

# CLINIC FOR SALE



**Spacious Veterinary Clinic – 8,750 sq ft. – 10.15 Acres**  
**Excellent Location – Along Hwy 283**

**Location:** From the Interstate 80 and Highway 283 interchange, 1.4 miles South and West on Hwy 283.

**Legal Description:** Part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska

**About the Property:** 10.15 Acres, more or less, according to the Dawson County Assessor's records. Well located property along Highway 283 near Lexington. Includes a 8,748 sq ft. veterinary clinic with capacity for small animal exam/surgery, equine treatment/exam/surgery, equine boarding, grooming, kennels and offices. Additionally, property includes a 40 ft. X 60 ft. hay barn. Remainder of the property consists of grassland. Outstanding opportunity with commercial visibility along high traffic road.



**2020 Taxes:** \$ 4,437.26

**Price and Terms:** \$ 350,000 10% earnest money deposit upon signing purchase agreement. The remainder due upon closing.

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**Miles Marshall | Broker**

Cell 308-233-4384

**Luke Huddleston | Associate**

Cell 308-293-7258

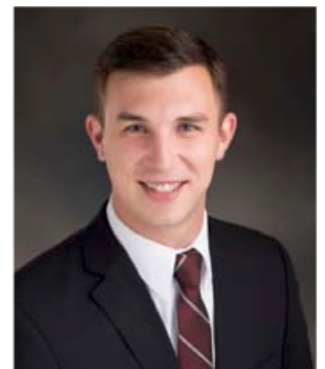
Your Farm & Ranch Specialists



Maps are for illustrative purposes only — not intended to represent actual property lines. Information contained herein is believed to be reliable and accurate - however not guaranteed.



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