

**Bohemian One Stop - 88199 Hwy 14 - Verdigre,
Nebraska**
88199 Hwy 14
Verdigre, NE 68783

\$739,000
5.920± Acres
Knox County



Bohemian One Stop - 88199 Hwy 14 - Verdigre, Nebraska
Verdigre, NE / Knox County

SUMMARY

Address

88199 Hwy 14

City, State Zip

Verdigre, NE 68783

County

Knox County

Type

Commercial, Business Opportunity

Latitude / Longitude

42.611239 / -98.033214

Taxes (Annually)

1566

Acreage

5.920

Price

\$739,000

Property Website

<https://www.mossoakproperties.com/property/bohemian-one-stop-88199-hwy-14-verdigre-nebraska-knox-nebraska/102355/>

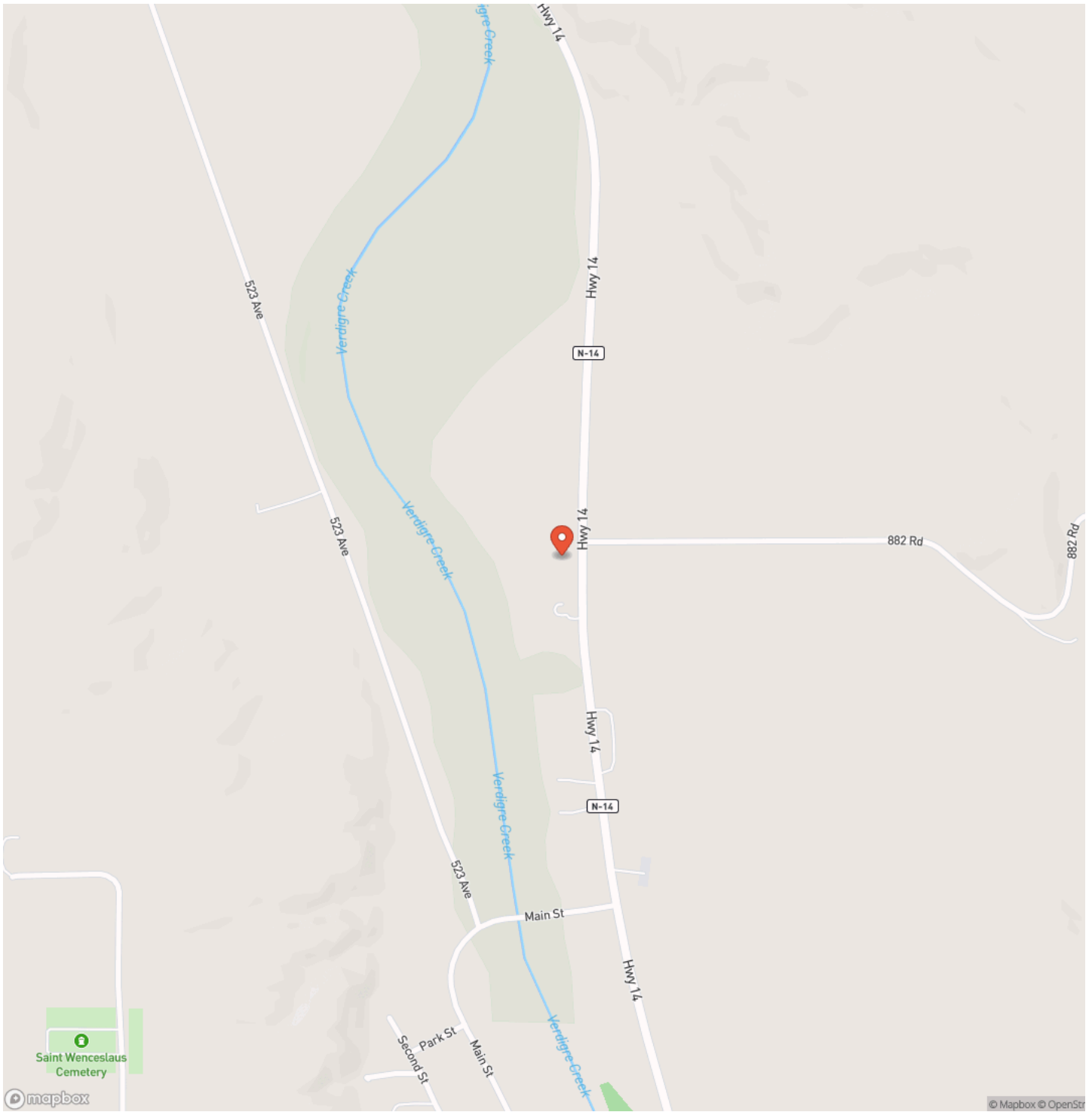


Bohemian One Stop - 88199 Hwy 14 - Verdigre, Nebraska
Verdigre, NE / Knox County

PROPERTY DESCRIPTION

Here is your chance to own a highly successful and established convenience store that has been a cornerstone of the community for nearly 50 years. Sitting on almost 6 acres of prime real estate along Hwy 14 in between Verdigre and Niobrara, this property offers ample room for future growth and expansion. The store, rebuilt in 2018, comes fully equipped with all necessary kitchen and retail equipment, ensuring a seamless transition for the new owner. Additionally, it features a new 1,000-gallon unleaded fuel tank, a diesel tank, and a 3,000-gallon ethanol tank, all installed in 2018, alongside updated pumps for efficient service. With such a solid foundation and numerous opportunities for further development, this is a unique investment that promises both stability and growth potential. Don't miss out on this remarkable opportunity to continue the legacy of a thriving business!

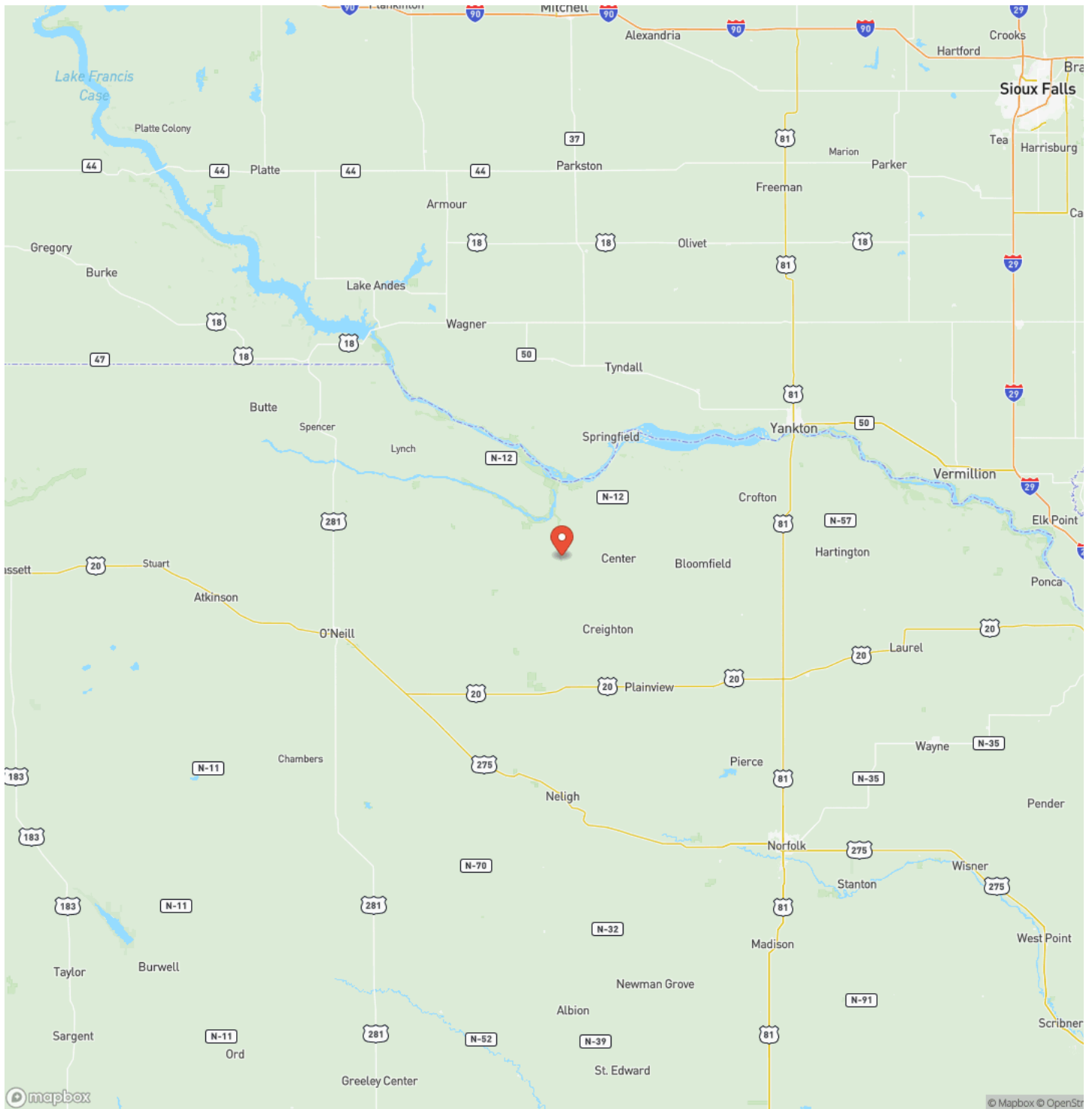
Locator Map



mapbox

© Mapbox © OpenStr

Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Homestead Land & Management, Inc
722 Main Street
Creighton, NE 68729
(402) 668-7400
<https://mossyoakproperties.com/>

