



**C.S. Nelson Co.**  
**REAL ESTATE**

2055-33rd Avenue, Columbus, NE 68601

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**FOR SALE**  
**COMMERCIAL**  
**LAND**

**Parcels from .9 to 12 acres**  
**Columbus, NE**

THE INFORMATION CONTAINED HEREIN HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE PURCHASER SHOULD CAREFULLY VERIFY THE ITEMS OF INCOME AND EXPENSE AND ALL OTHER INFORMATION REGARDING THIS PROPERTY CONTAINED HEREIN. IN ADDITION, THE PROSPECTIVE PURCHASER SHOULD EXAMINE THE SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT FOR ADDITIONAL INFORMATION REGARDING THIS PROPERTY.

***PRIME SITES***  
***NOW AVAILABLE***

Located along the Arterial  
and between  
**Walmart and**  
**Menards**

***GREAT EXPOSURE!***

**NEIGHBORING BUSINESSES**

**Walmart, Menards, Applebees,**  
**Holiday Inn Express,**  
**Pinnacle Bank, Columbus**  
**United Federal Credit Union**  
**and coming in 2011, a new**  
**Hampton Inn.**



**REMARKS:** *Prime commercial land suitable for retail or office development that is located between Walmart and Menards. Easy access from US Highway 30 or Columbus new Arterial, Lost Creek Parkway, which leads to US Highway 81. Infrastructure consisting of paved streets, water and sewer is already installed, included in the land price and traffic patterns are well established.*

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING OF THIS PROPERTY,  
PLEASE CONTACT OUR AGENTS AT 562-8244

**LISTING AGENT: CHRIS NELSON**

