

FARMACY SEED AND CHEMICAL

OFFERING 1



BECK'S HWY 47 BUILDING
511 5TH STREET
GOTHENBURG, NE
\$1,335,000

OFFERING 2



EAST HWY 30 CAMPUS
1314 8TH STREET
GOTHENBURG, NE
\$1,490,000

OFFERING 3



BECK'S HWY 47 CAMPUS
405 LAKE AVENUE
GOTHENBURG, NE
\$1,687,000

FARMACY SEED AND CHEMICAL **EXECUTIVE SUMMARY**

Century 21 Midlands Commercial Division has earned an opportunity to represent Farmacy Chemical & Seed Company in the relinquishment of their current real estate facilities making way for them to move to their new facility in Gothenburg. This rare real estate opportunity includes two campus locations, each featuring multiple facilities.

These properties offer flexible spaces and strategic locations for any commercial business looking to expand. Buyers have the opportunity to purchase the combination of locations that best fits their operational needs.

Each campus has been intentionally structured to accommodate different operational objectives while preserving the long term value of the assets. These facilities have had great maintenance and care throughout the years of operation. Don't hesitate to contact us for your private tour of the facilities or for more information. We would love to help you transition your company with a new fit.

– Pat Slack, Broker, Century 21 Midlands

OFFERING 1: BECK'S HWY 47 BUILDING

1

BROKER COMMENTS



511 5TH STREET, GOTHENBURG, NE | \$1,335,000

What an offering to purchase a stand-alone industrial flex place facility in the heart of Commercial hustle and bustle of Gothenburg. With high clear heights, 3 way access to this facility and high visibility exposure to State HWY 47 for advertising your company, It's been a while since we have represented a property like this that checks a lot of boxes for a purchaser. In addition to all the goodness this property has to offer, the facility comes with 3500 sqft of interior office space finish that is a classy fit to this building. Multiple Over Head Doors, concrete in the right places and strategic location for access to US HWY 30 and US I-80, I would challenge you to find a property that meets the flexibility and pricing this has to offer, and If you do..... you had better buy it.

OFFERING 1: BECK'S HWY 47 BUILDING

PROPERTY DETAILS

1



511 5TH STREET, GOTHENBURG, NE | \$1,335,000

Beck's Building

Price: \$1,335,000

2025 RE Taxes: \$6311.04

Zoning: C-2

Year Built: 2016

Building Size: 120'x100'

Total Building Size: 12,000 Sqft (120'x100')

Warehouse Size: 10,540 Sqft

Office Space: 2920 Sqft (2-Level)

Office Capacity: 3 Offices, 3 Restrooms, Conference Room,
Training/Bonus Room, Storage

Land Size: .49 Acres (21,231sqft)

Overhead Doors: 4-14'x16'

Warehouse Clear Height: 25'

Heating: Radiant Heat

Parking: Concrete

Construction: Metal Frame

OFFERING 2: EAST HWY 30 CAMPUS

2

BROKER COMMENTS

1314 8TH STREET, GOTHENBURG, NE | \$1,490,000

This campus is strategically located on US Hwy 30 East of Gothenburg, NE. With 3500+ sqft of office headquarter space along with over 18,000 sqft of warehouse space designed for special use, you get to choose how this multi-building facility could work for your business. All the facilities have concrete floors and various interior designs. With new construction costs on the rise, it will be challenging to meet the sqft contained on this campus at the pricing being offered. Please allow yourself time to tour the multiple buildings this campus has to offer.



OFFERING 2: EAST HWY 30 CAMPUS

2

PROPERTY DETAILS BUILDING 1 & 2



1314 8TH STREET, GOTHENBURG, NE | \$1,490,000

Building #1 (Office Building)

Year Built: 1988 (major renovation in 2018)

Total Building Size: 3250 sqft

Office Capacity: 8 Offices, 2 Restrooms, Conference Room, Commons/Foyer, Kitchen, Storage

Heating: Central HVAC System

Parking: Gravel Aggregate

Construction: Wood Frame/Metal Exterior

Building #2

Year Built: 2009

Building Size (Warehouse): 11,200 Sqft (70'x160')

Warehouse Clear Height: 20'

Concrete: Yes, Full

Heating: Gas Radiant Tube Heat

Overhead Doors: 1-14'x16'

Semi Dock: Yes, 2 door 8'x10', 2 leveler

OFFERING 2: EAST HWY 30 CAMPUS

2

PROPERTY DETAILS BUILDING 3 & 4



1314 8TH STREET, GOTHENBURG, NE | \$1,490,000

Building #3

Year Built: 1964

Building Size (Warehouse): 3200 Sqft (50'x64')

Warehouse Side Walls: 8'

Construction: Metal Frame/Metal Exterior

Concrete: Yes, full

Heating: Partial - Special Setup

Overhead Doors: 1-10'x12'

Building #4

Year Built: 1976

Building Size (Warehouse): 1664 Sqft (26'x64')

Warehouse Side Walls: 8'

Construction: Wood Frame/Metal Exterior

Concrete: Yes, full

Heating: None

Overhead Doors: 1-10'x12'

OFFERING 2: EAST HWY 30 CAMPUS

2

PROPERTY DETAILS BUILDING 5



1314 8TH STREET, GOTHENBURG, NE | \$1,490,000

Building #5

Year Built: 1973

Building Size (Warehouse): 2792 Sqft (26'x100')

Warehouse Side Walls: 8'

Construction: Wood Frame/Metal Exterior

Concrete: Yes, full

Heating: None

Overhead Doors: 3-10'x10'

Campus Details

Land Size: 2.18 Acres (94,960 sqft)

2025 RE Taxes: \$5834.80

Zoning: C-2

Flood Zone: No

Total Building SQFT: 22,106

Warehouse SQFT: 18,856

Office SQFT: 3250

Water/Sewer: Private Well/Private Septic

OFFERING 3: BECK'S HWY 47 CAMPUS

3

BROKER COMMENTS



405 LAKE AVENUE, GOTHENBURG, NE | \$1,687,000

Beck's HWY 47 campus was intentionally developed to support both operational efficiency, the day-to-day experience for customers and hosting the professional headquarters. Located off of Interstate I-80 and US HWY 30 in the heart of the business district of Gothenburg, Nebraska, the campus includes 2 separate facilities containing over 15,000 sqft that support administrative and warehouse operations in a highly functioning setup. These facilities are well located and well maintained and are hard to find in Gothenburg, NE.

OFFERING 3: BECK'S HWY 47 CAMPUS

3

PROPERTY DETAILS BUILDING 1



405 LAKE AVENUE, GOTHENBURG, NE | \$1,687,000

Beck's Building

Price: \$1,335,000

2025 RE Taxes: \$6311.04

Zoning: C-2

Year Built: 2016

Building Size: 120'x100'

Total Building Size: 12,000 Sqft (120'x100')

Warehouse Size: 10,540 Sqft

Office Space: 2920 Sqft (2-Level)

Office Capacity: 3 Offices, 3 Restrooms, Conference Room,
Training/Bonus Room, Storage

Land Size: .49 Acres (21,231sqft)

Overhead Doors: 4-14'x16'

Warehouse Clear Height: 25'

Heating: Radiant Heat

Parking: Concrete

Construction: Metal Frame

OFFERING 3: BECK'S HWY 47 CAMPUS

3

PROPERTY DETAILS BUILDING 2



405 LAKE AVENUE, GOTHENBURG, NE | \$1,687,000

Building #2

Price: (ineligible for individual sale)

2025 RE Tax: \$1562.78

Zoning: C-2

Year Built: 1991

Building Size (Warehouse): 2376 Sqft (54'x44')

Warehouse Clear Height: 14'

Building Size (Office): 1040 sqft

Land Size: .74 Acres (32,234 sqft)

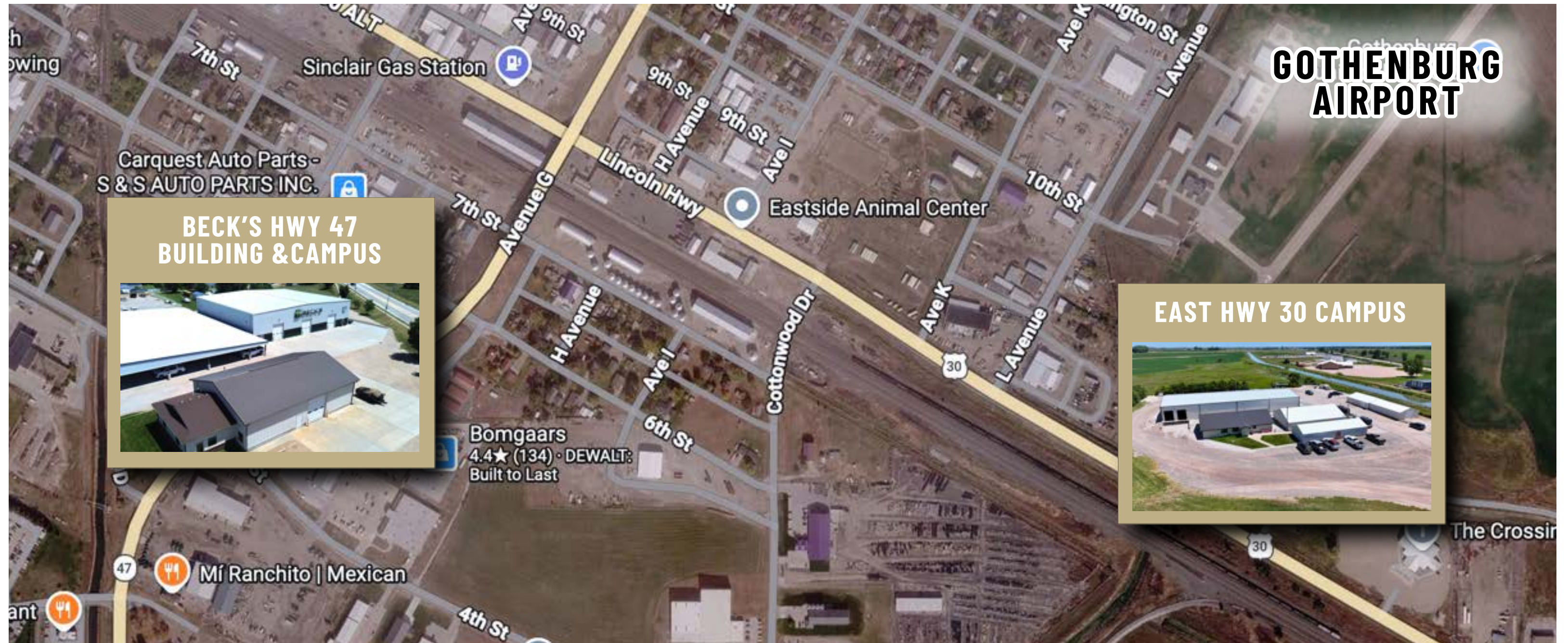
Office Capacity: 1 Office, Commons, Kitchenette, Restrooms

Warehouse: Insulated & Finished, Gas Forced/Radiant

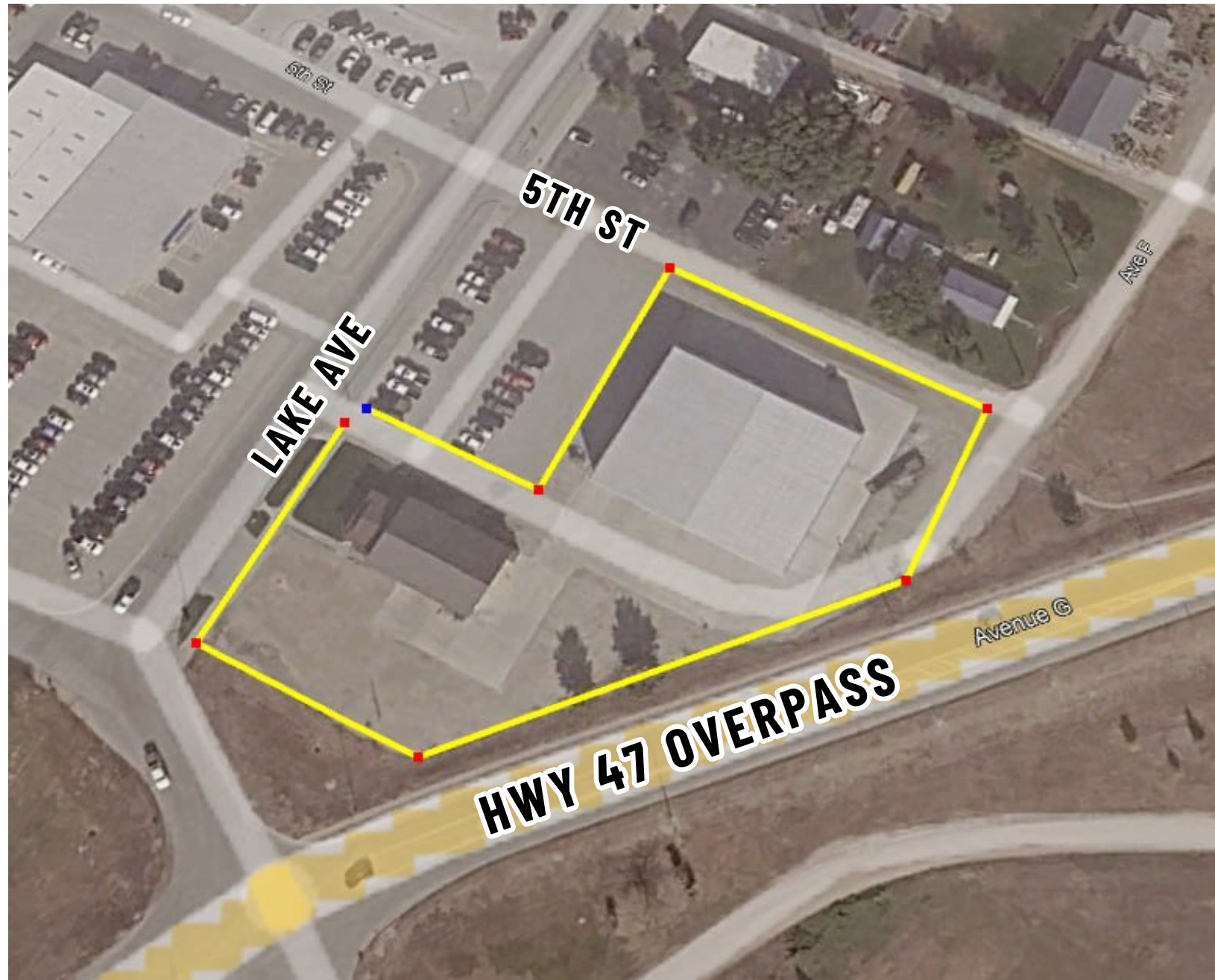
Overhead Doors: 1-12x12' & 12'x12' Slide Door



MAP 1



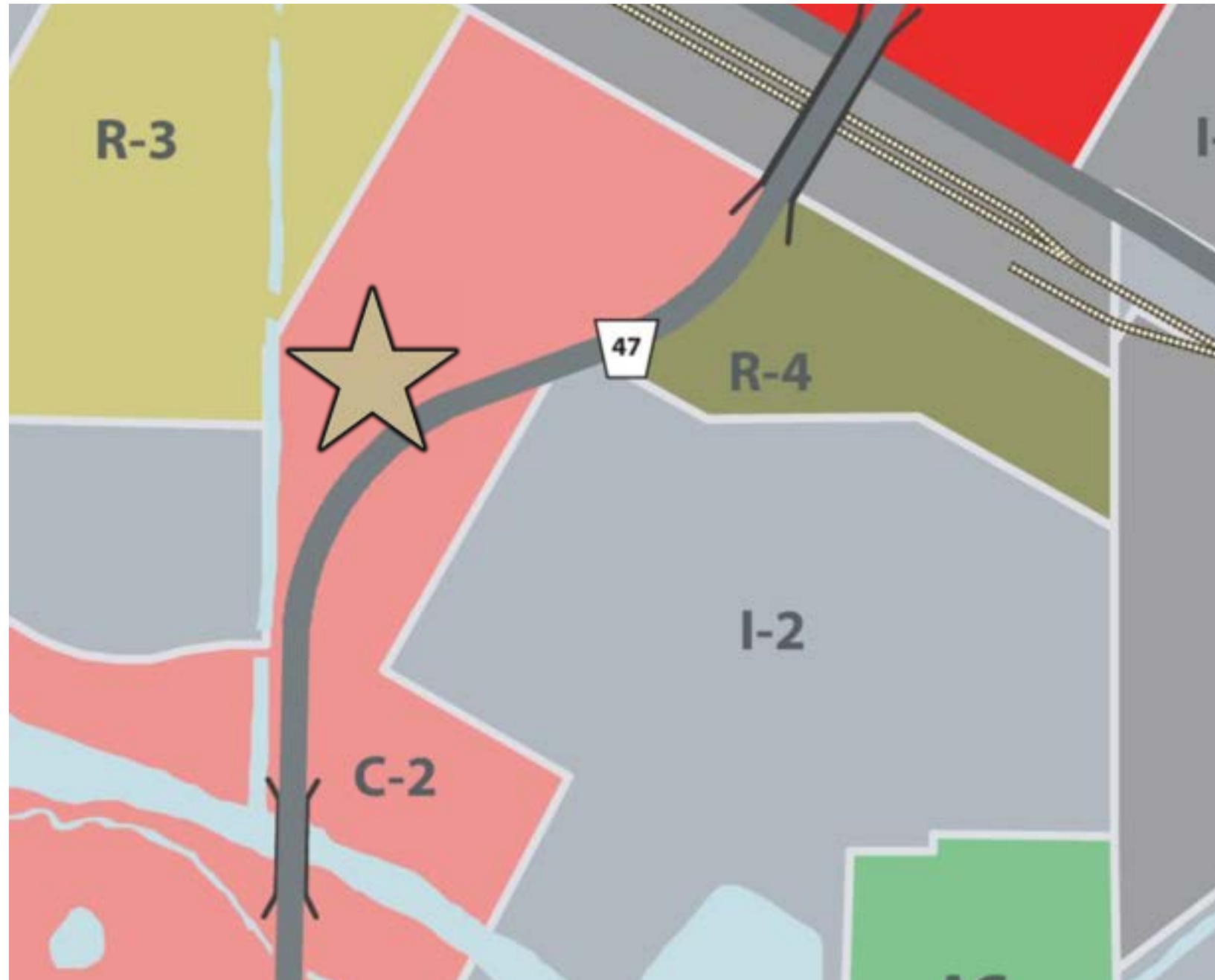
MAP 2



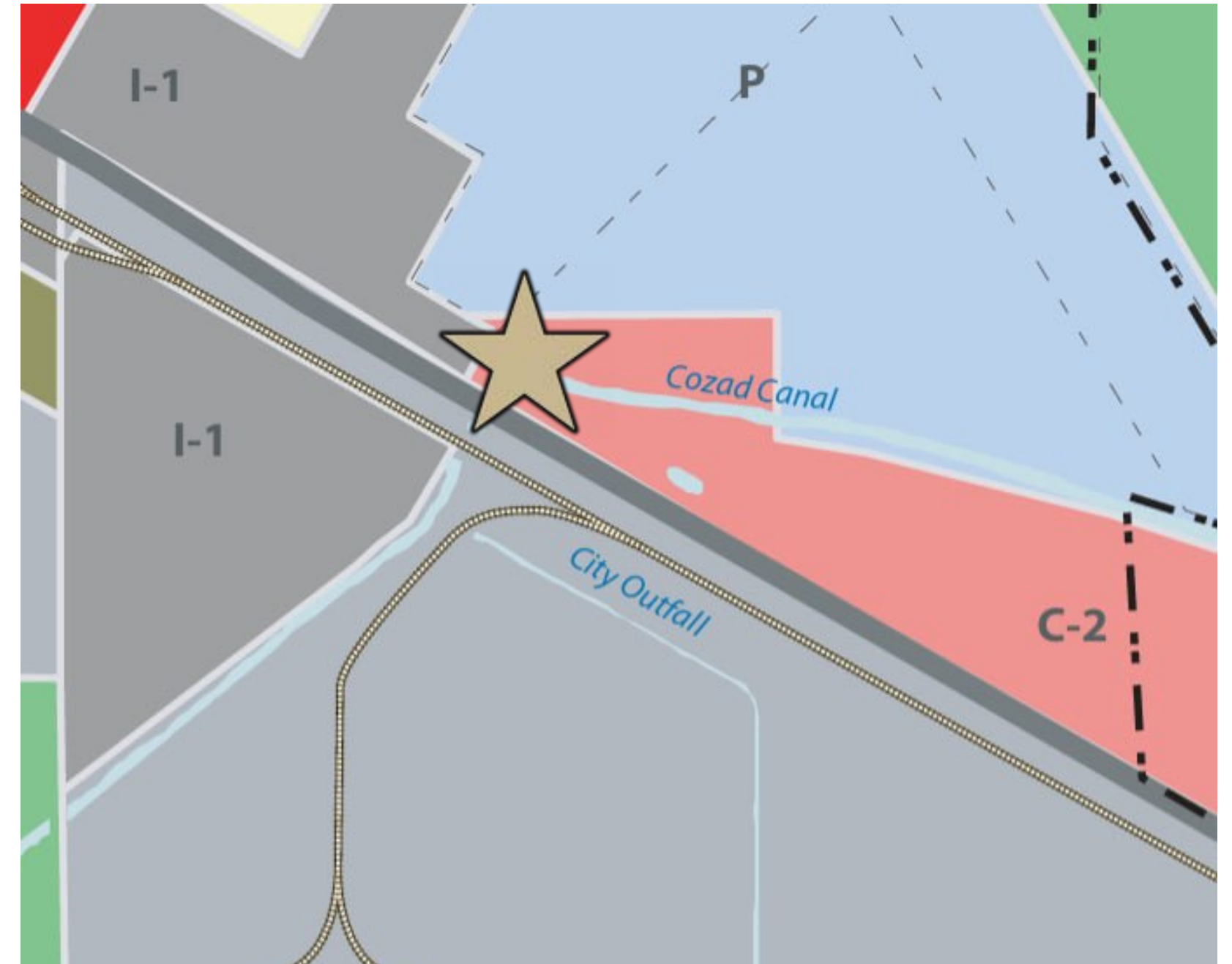
**PARCEL MAP:
BECK'S HWY 47 BUILDING & CAMPUS**



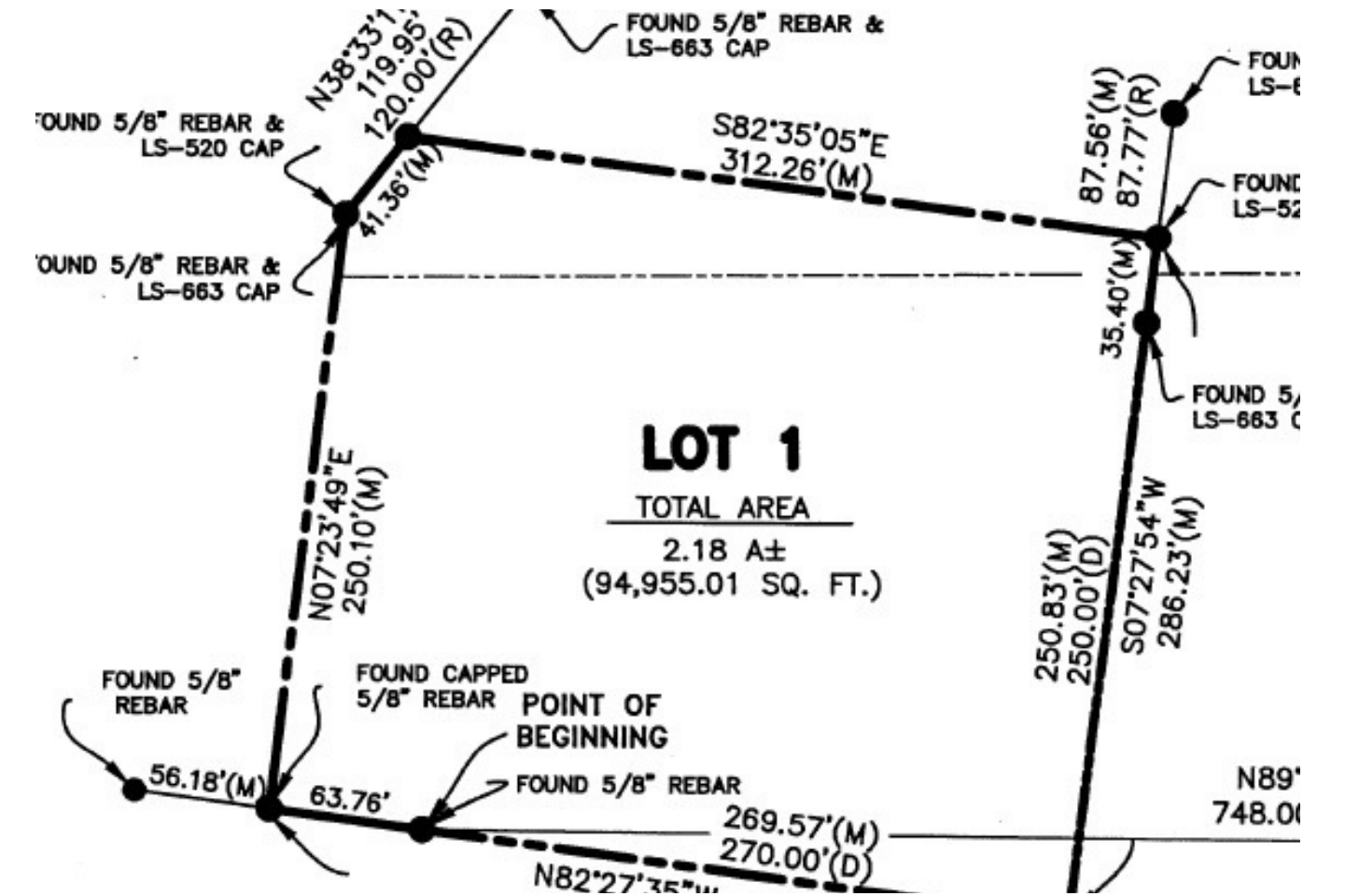
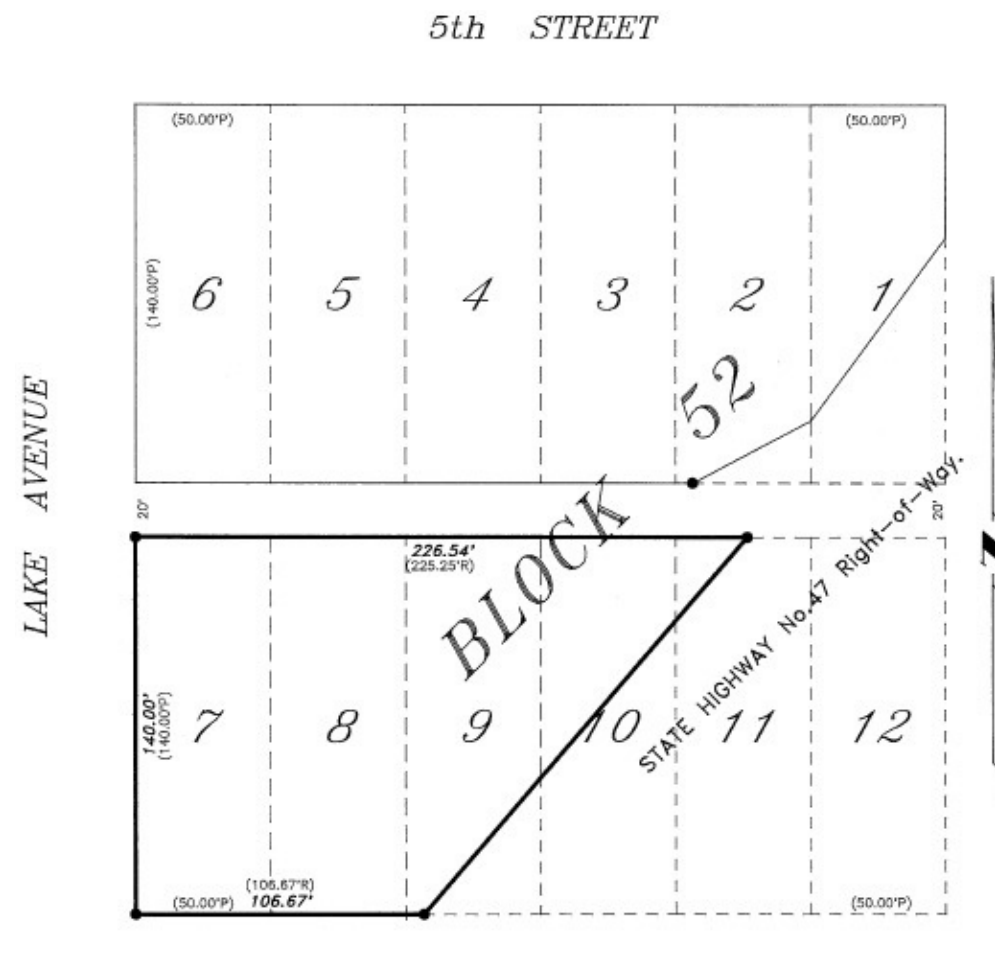
**PARCEL MAP:
EAST HWY 30 CAMPUS**



**ZONING MAP:
BECK'S HWY 47 BUILDING & CAMPUS**



**ZONING MAP:
EAST HWY 30 CAMPUS**



**SURVEY MAPS:
BECK'S HWY 47 BUILDING & CAMPUS**

**SURVEY MAP:
EAST HWY 30 CAMPUS**

BECK'S HWY 47 BUILDING & CAMPUS



EAST HWY 30 CAMPUS



Trade Area Report

Gothenburg, NE 69138



Trade Area Summary

Attribute Summary for Gothenburg, NE 69138

Median Household Income

\$72,163

Source: 2024/2029 Income (Esri)

Median Age

42.8

Source: 2024/2029 Age: 5 Year
Increments (Esri)

Total Population

4,283

Source: 2024 Age: 1 Year Increments
(Esri)

1st Dominant Segment

Heartland
Communities

Source: 2024 Tapestry Market
Segmentation (Households)

Consumer Segmentation



LIFE MODE - What are the people like that live in this area?

Cozy Country Living

Empty nesters in bucolic settings



URBANIZATION - Where do people like this usually live?

Semirural

The most affordable housing—in smaller towns and communities located
throughout the country

Top Tapestry Segments	Heartland Communities	Midlife Constants	Prairie Living
% of Households	676 (38.0%)	599 (33.6%)	506 (28.4%)
Lifestyle Group	Cozy Country Living	GenXurban	Cozy Country Living
Urbanization Group	Semirural	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples w/No Kids	Married Couples
Average Household Size	2.35	2.3	2.49
Median Age	42.1	45.8	43.2
Diversity Index	41.9	48.7	31.7
Median Household Income	\$57,800	\$71,500	\$75,900
Median Net Worth	\$164,300	\$262,000	\$293,700
Median Home Value	\$157,400	\$248,300	\$240,200
Homeownership	71.5%	75%	81.9%
Employment	Professional or Services	Professional or Mgmt/Bus/Financial	Mgmt/Bus/Financial or Professional
Education	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Motorcycling, hunting, and fishing are popular. Support their local community.	Sociable, church-going residents. Enjoy movies at home, reading, fishing and golf.	Faith and religion are important. Go fishing, hunting, boating, camping.
Financial	Stick to community banks and low-risk investments	42% receive Social Security, 27% also receive retirement income	Bank in person, have noninterest checking accounts, invest in CDs
Media	Trust TV and newspapers more than any other media	After TV, Radio and newspapers are medias of choice	Read the local newspaper, listen to faith and country music
Vehicle	Own domestic truck, SUV	Own domestic SUVs, trucks	Highest ranked market for owning 4+ vehicles



PATRICK SLACK

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