

## THE NEW LEAF



A multi-faceted company that includes a flower shop, greenhouse, salon, and lawn maintenance business all in one location

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

**WILL MCBRIDE**

Sales Associate

Will's Cell: 308-631-4248

Email: [will@lashleyland.com](mailto:will@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<del>\$490,000</del>	<b>\$390,000</b>
<b>Location</b>	1002 E 3rd St. Chadron, NE	
<b>Legal Description</b>	BLOCK: LOT: PT.SW1/4-SEC 16 ADDITION: MEYERRING	
<b>Acres</b>	1.3± (56,628 sq. ft lot)	
<b>Taxes - Estimated</b>	<b>\$3,729.08</b>	

## Property Summary

Here is an opportunity to own Chadron's original flower shop with greenhouse, which was established in 1906 and has expanded into Grounds maintenance, underground sprinkler installation and repair, and commercial and residential landscaping. Included in the business is a home, the Real-estate, equipment, inventory and customers currently being serviced. The flower shop also does tuxedo rental and has 4 tanning beds in the upper level with a one station hair salon available for rent. The grounds maintenance division includes mowing, edging, and certified spraying (herbicide and fertilizer) of the lawns both residential and commercial. This is a multi-faceted business put together over 21 years and produces a great income. They have worked hard with their trained staff to retain a loyal customer base with a reputation of getting the job done.

Call Scott at 308-289-1383 or Will at 308-631-4248 to set up a showing.

Tax returns, financials and any other information related to the business is available to qualified parties upon request.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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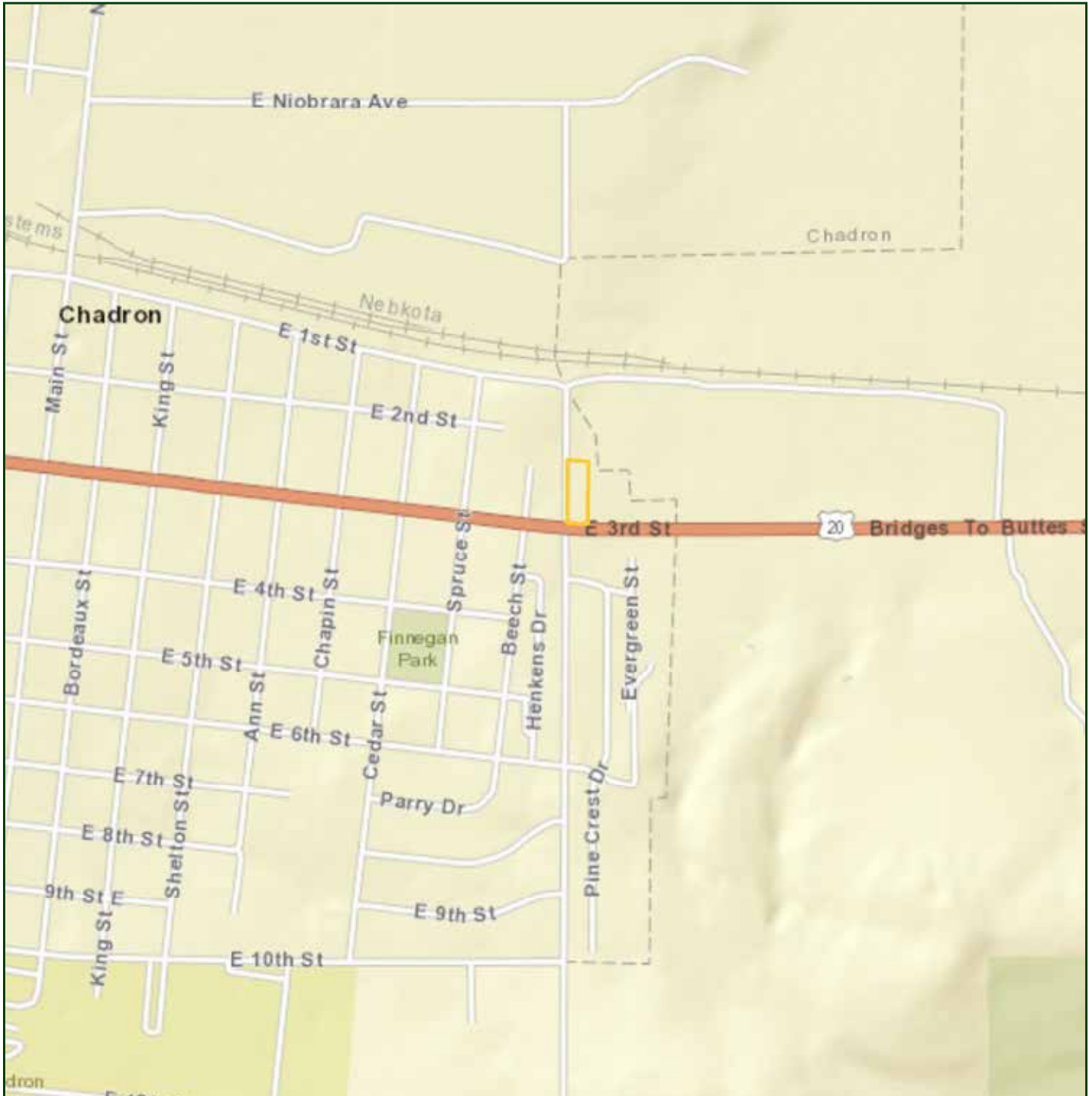
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## Equipment List

- 2009 Chevy Duramax 3500 4 dr Dually with flatbed.
- 2009 Aqua Mulcher Hydro Seeder
- 2008 Bobcat 205 Skidsteer, with yard rake, tiller and bucket, forks
- 2002 Chevy 3500 4 dr with flatbed, tool boxes fuel cans, and snow plow attachment.
- 2002 Ford F250 ext. cab with Bradford utility box
- 2015 Walker mower
- Honda push mower
- John Deere Z turn mower
- John Deere Lawn Tractor
- 2004 Fastline Lawn Trailer
- 2006 Dressen irrigation/contruction trailer with shelving for irrigation parts
- Stihl : Weedwackers, Chainsaw, blowers, and hedgers.
- Snapper snow blower
- Plate compactor
- 1820 Ditch Witch trencher with new Honda motor
- Sidewalk edger
- 2 heavy duty wheel barrows
- 2 power rakes
- 3 pt. broadcaster for fertilizer
- 3 pt. Brillion Grass drill with box
- 2003 Isuzu truck with spray tanks and equipment,{equipment new in 2015}
- Miscellaneous spraying equipment and items
- Shop tools and landscape supplies
- Complete inventory of Rainbird irrigation parts and pvc parts from  $\frac{3}{4}$  to 6 inch.

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

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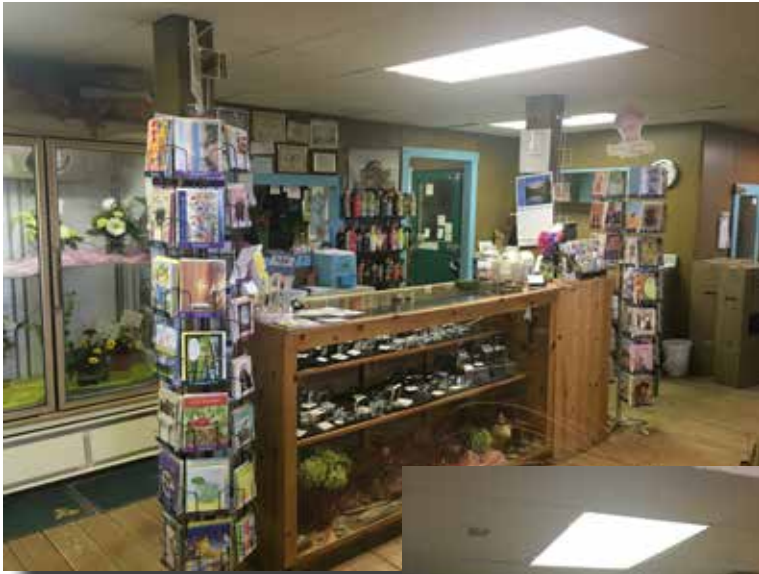
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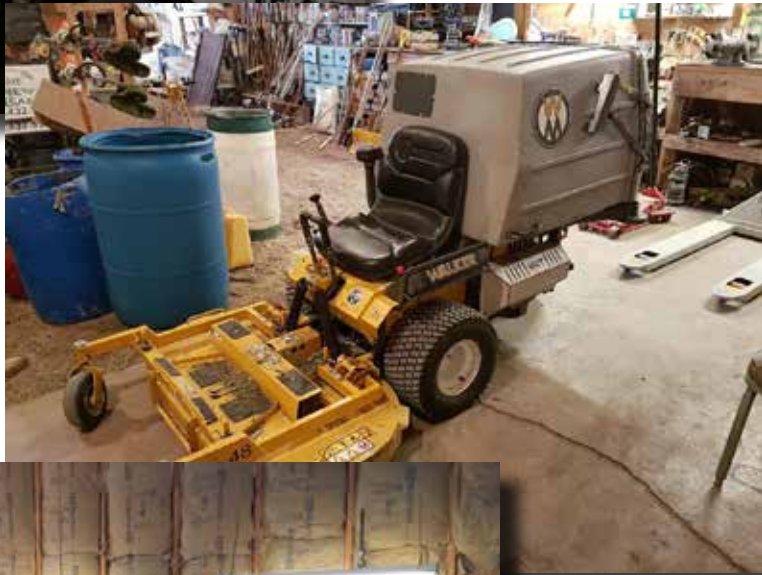
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## THE LAND EXPERTS YOU CAN TRUST

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