

JUNCTION MOTOR SPEEDWAY

77.97 +/- Acres

York County, NE

\$2,000,000

NATIONAL LAND REALTY®



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**OVERVIEW:**

JUNCTION MOTOR SPEEDWAY, MCCOOL JUNCTION, NEBRASKA
Turn-Key Fantastic dirt track and facilities!!!! One of the NICEST
TRACKS around!!! Yes, it's all here; Track, Seats for 4,000,
Concessions, Announcers booth, and Four Private Suites, Fully fenced,
best Lighting available, Machine shed for track equipment, lots of
Parking, Irrigation well for track water, Farmland and More!!!!!!!!!!!!!! You
won't find a nicer, more well-kept facility!!! Great location and Access
just off the new Highway 81 four-lane and I-80!!!!

PARCEL #/ID: 930014022

TAXES: \$15,451/year (2020)

ADDRESS:

1206 Road 4
McCool Junction, NE 68401

LOCATION:

From Highway 81 interchange at York, 5 1/2 miles south on Highway
81, then 1/4 mile west.



PROPERTY HIGHLIGHTS:

- One-of-a-kind facility! It was built entirely new in 2003 and 2004. Yes, this well-designed facility was laid out with fans and racers in mind!! The concessions building with a large food prep area, gift shop, and modern, clean restrooms provides a great racing and entertainment space for all!!
- Lots of parking for both fans and racers!! Large parking area, to the west of the track and concessions area, conveniently available for race fans. The fenced "pit area" to the east includes a big open area for racers with their trucks, trailers, and of course racecars!!! Pit area includes 26 concrete pads for racers, a separate concessions area, and restrooms for "pit crews"!!
- Musco lighting provides a very well-lit area for fans, drivers, and pit crews!!! An irrigation well in the pit area provides a high-speed, large-volume water supply for watering the track. A separate well and backup are located near the concessions building to provide that water supply.
- Concessions building is a 6,000 square foot building. It includes a twelve-foot covered walkway along the north and east to keep fans out of the sun!! Inside the concessions building, you'll find a large food prep and serving area, gift or memorabilia shop, 12'X12' office, large restroom areas, storage for ATVs, a 10'X19' walk-in fridge, and freezer for food and drink storage.
- All aluminum/metal grandstands provide nearly maintenance-free seating for 4,000. Atop the stands are the four suites and the announcer's booth with sound equipment. Men's and women's restroom areas are also available at the top of the grandstand area. Individual suites include a fridge/freezer, tables, and counter area to snack, eat, drink and enjoy the race in comfort and all with a GREAT TRACK VIEW!!!!
- All this site space and room for expansion too!!! Yes, the 77.97 acres includes 28.55 acres of productive dry cropland. This area could allow for additional parking, garages, or "condominiums" a new option for car







