



**BANK DIRECTS IMMEDIATE SALE** ::::::::::::::::::::

**Large-Scale Industrial Greenhouse Operation on 88± AC**  
1.1M± SF Facility with Motel for Workforce Housing

📍 1703 Harrison Street, O'Neill, NE

**HIGHLIGHTS**

- Site improvements include: seven water storage silos with 200,000 gallon capacity each; one 1,000,000 gallon buffer tank; 2 hail cannons; a greenhouse roof sprayer and assembly/packing line; & a three-acre rain water retention pond
- Well-maintained & ready for continued or alternative uses
- 4 drive-in doors; 4 dock high doors
- Direct access to U.S. 281 & U.S. 20
- 24-room motel for employee housing included in sale (located 2.7 miles away)

**DETAILS**

Hilco Real Estate Sales and Murray Wise Associates are pleased to offer this greenhouse operation located in central Nebraska. The well-maintained, 1.1± million SF facility sits on 88± acres, just one mile from downtown O'Neill. This is an excellent opportunity for growers or investors to quickly initiate hydroponic growing operations with minimal capital expenditure.

Originally built in 2003, with expansions in 2010 and 2016, the property includes 24,375± SF of packing/warehouse space (10,500± SF of which is air-conditioned) and 12,986± SF of office space. The previous operator ceased production in 2022 due to internal capital issues, leaving a well-constructed facility ready for new ownership. The greenhouse space is split into two sections, covering approximately 10 and 16 acres, both under glass roofs. Also included in the offering is a 24-room motel, configured to house up to 80 people, and most recently used to house employees for the greenhouse operation.

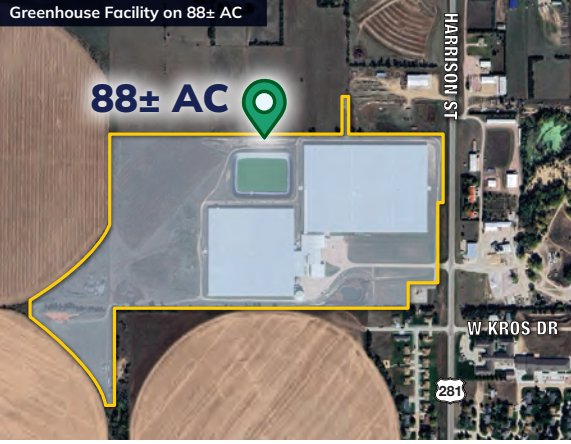
Future owners can continue large-scale hydroponic growth or reconfigure the space for alternative uses.



	<b>Facility</b>	1,101,241± SF
	<b>Motel</b>	24 Rooms (Up To 80 Beds)
	<b>Site</b>	88.36± AC
	<b>Parking</b>	30+ Spaces with Room for Trucks & more
	<b>Power Capacity</b>	6MW
	<b>Zoning</b>	I-2 (Industrial)
	<b>Taxes (2023)</b>	\$166,834
	<b>Tax ID#</b>	450025005; 450025006; 450619900; 450621900

855.755.2300  
[HilcoRealEstateSales.com](http://HilcoRealEstateSales.com)





24-Room Motel (Up to 80 Beds)



**1703 N. Harrison St. (Greenhouse)**  
**414 U.S. 20 (Motel)**

**O'NEILL-JOHN L BAKER MUNICIPAL AIRPORT**

 1703 Harrison Street, O'Neill, NE

### LOCAL INFORMATION

O'Neill, Nebraska, known as the "Irish Capital of Nebraska," is a charming small town located in Holt County. Part of central Nebraska's farm country, Holt County's agricultural sector remains a cornerstone of the local economy, supported by both traditional farming methods and innovative agricultural practices such as hydroponics and precision agriculture. As one of Nebraska's top agricultural counties, Holt County thrives on cattle ranching, corn and soybean production, contributing significantly to the state's leading role in U.S. beef and grain exports.

O'Neill's strategic location at the intersection of U.S. 281 and U.S. 20 provides direct access to major transportation routes, crucial for agricultural distribution. U.S. 20, a coast-to-coast route spanning 3,365 miles, connects the region to key markets in the Pacific Northwest and Northeast, offering significant logistical advantages for agribusinesses.

With a skilled workforce, growing infrastructure and a supportive business climate, Holt County is primed for future growth in the agricultural industry.

### SALE INFORMATION

#### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

By Appointment Only

#### OFFER SUBMISSIONS

Offers should be submitted on the approved Purchase & Sale Agreement that is located in the Due Diligence Room. All purchase & sale agreements must be submitted to Jamie Coté at [jcote@hilcoglobal.com](mailto:jcote@hilcoglobal.com).

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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