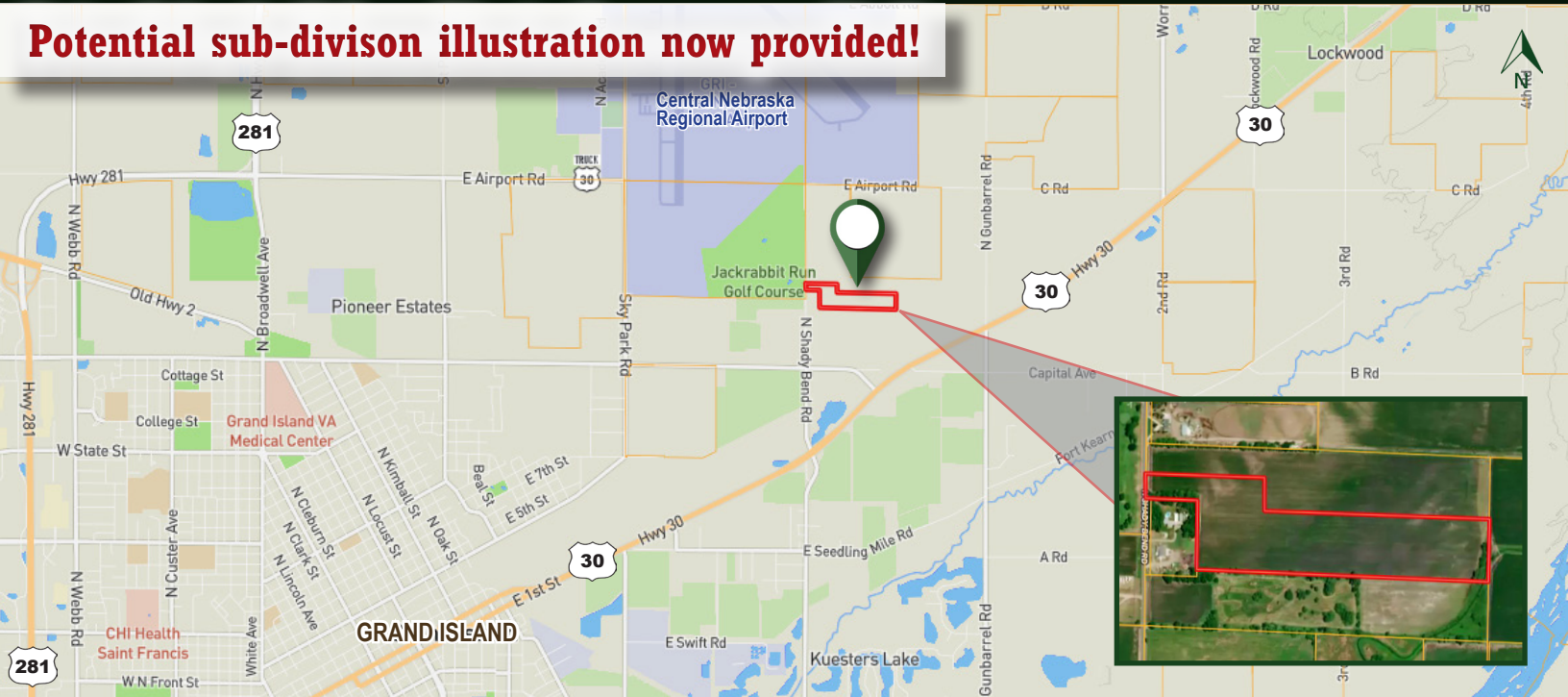


LAND FOR SALE

Potential sub-division illustration now provided!



PRIME DEVELOPMENT PROPERTY

27.55 ± ACRES | HALL COUNTY, NEBRASKA ON SHADY BEND ROAD

The Shady Bend Road property in Grand Island, Nebraska, offers a highly attractive opportunity for real estate investors and companies, large and small. Encompassing nearly 30 acres, the land is strategically located among major points of access such as Interstate 80, railroad, a regional commercial service airport, and U.S. and state highways making it ideal for logistics, industrial warehousing/distribution, or mixed-use development.



Adam D. Pavelka, J.D. **Jeffrey D. Parr**

LISTING AGENTS:

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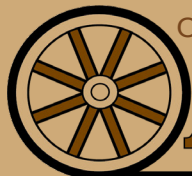
JEFFREY D. PARR

C: 402.984.7410 | E: JeffParr@AgriAffiliates.com

Kent Richter, Bryan Danburg, Bart Woodward, Mike Wilken



**See Full Online
Listing**



Offered exclusively by:

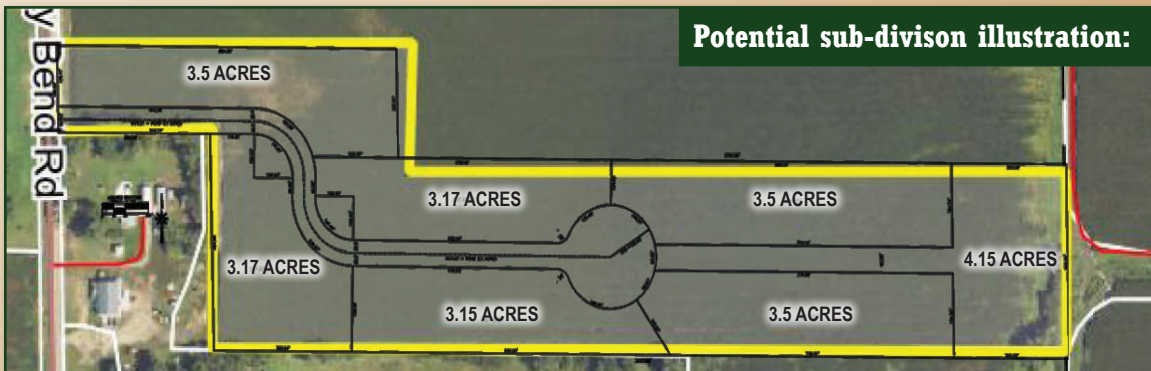
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

Property Information

LEGAL DESCRIPTION:	Part in the North Half of the Southwest Quarter (N½SW¼) of Section One (1), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. <i>Survey available upon request.</i>
LOCATION:	<u>From the intersection of U.S. Highway 281 and East Capital Avenue in Grand Island, Nebraska:</u> 4.3 miles east on East Capital Avenue, then 0.5 miles north on South Shady Bend Road, to the southwestern corner of the property.
ACRES & TAXES:	Tax-Assessed Acres <u>27.55 ± acres</u> Estimated 2025 Real Estate Taxes <u>\$910.00</u>
ZONING:	The property is currently zoned for Transitional Agriculture (TA). The future land-use designation is planned to be manufacturing, warehousing, processing, commercial storage and other uses, office, and retail with the ability to sub-divide and/or establish a single residence.
POSSESSION:	At closing and after harvest of the 2026 crop.
SOILS:	Primary soils on the property consist of Oneill sandy loam and Gibbon silt loam, with slopes ranging from 0-2%.
WATER RIGHTS:	Well Registration: <u>G-009705</u> , including <u>26.41</u> certified irrigated acres reported by the Central Platte Natural Resources District.
DRAINAGE:	Good with access to drainage slough at property's edge.
AREA INSIGHT:	Located in the center of a predominantly agricultural state, Grand Island is accessible via Interstate 80, U.S. Highways 30, 34, and 281, and Nebraska Highway 2. It is known as the retail hub of central Nebraska, offering lodging, dining, shopping, entertainment, service programs, and information to the over 30 rural communities in a 90-mile surrounding area. Grand Island is the fourth largest city in Nebraska, with an estimated population of 55,000. The community also serves residents in much of rural Nebraska including an area of over 20,000 square miles with an estimated population of over 200,000. Incorporated in 1872, Grand Island has a rich history reflected today in the stability of the community and the outstanding quality of life for its residents (https://www.grand-island.com/page/community-profile). Grand Island is an ideal location for transload & logistics, distribution & warehouse, manufacturing & industry, agriculture & agribusiness, alternative energy, data & call centers (https://www.grandisland.org/key-industries/#). More than 90 manufacturing facilities provide jobs for over 7,000 people, drawing from a rural population base of talented and diverse workers (https://www.grand-island.com/page/community-profile).
PROPERTY HIGHLIGHTS:	• Minutes from Interstate 80, Union Pacific Railroad, BNSF Railroad, Central Nebraska Regional Airport, U.S. Highway 30, U.S. Highway 34, U.S. Highway 281, and Nebraska Highway 2. • Large site, ideal for a large footprint or acreage, mixed-use, or expansion • High-capacity electric water well on-site • Valuable investment for long-term growth • 3-phase electricity and natural gas utilities available
PRICE:	\$550,980





Centrally located in the United States, envision your opportunity for a large acreage, for a local or global company to build or expand, or all the above! This property is ready for your first or next endeavor.



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