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FOR MORE INFO!



LAND FOR SALE

79.40± Acres, Hall County, Nebraska

OFFERED AT
\$2,300,000

Highlights:

- Strategic Location for Future Development
- High-Visibility U.S. Highway 34 Frontage
- Productive Soils and 77.77 Certified Irrigated Acres



For additional information, please contact:
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Property Information

Property Description: Discover an exceptional opportunity with this versatile farm property offering high visibility, U.S. Highway 34 frontage, and outstanding future development potential. Ideally positioned along a major transportation corridor, this farm combines productive agricultural ground with a strategic location that makes it well suited for a wide range of commercial, residential, or mixed use possibilities.

The land features excellent access, level topography, and strong sightlines from the highway—ideal characteristics for future growth. Whether you're looking to expand your farming operation, secure a long-term investment, or pursue development projects, this property provides the flexibility and position to support your goals.

With ample road frontage, utility access in the area, and proximity to Grand Island, this farm stands out as a rare offering where agricultural value and development promise meet. Properties with this combination of attributes are increasingly hard to find. Perfect for investors, developers, or operators seeking a strategic location with both present day productivity and strong long term upside.

Farm is currently irrigated by a Valley pivot irrigation system that is the property of the tenant and does not convey with the property. Farm has an irrigation well located on the west border with an 8 inch Western Land Roller pump. Well registration # is G-009271. Well was drilled in 2017 and was rated at 1,200 gallons per minute at the time of installation. Well is powered by a propane irrigation engine that is the property of the tenant and does not convey with the property.



Directions to Property: From the intersection of U.S. Highway 34 and South Locust Street, 1/4 mile east on the south side of the highway.

Legal Description: E 1/2, NW 1/4, Section 34, T 11 N, R 9 W of the 6th P.M. Hall County, Nebraska

Farm Data:

Cropland	77.77 acres
Non-crop	1.63 acres
Total	79.40 acres

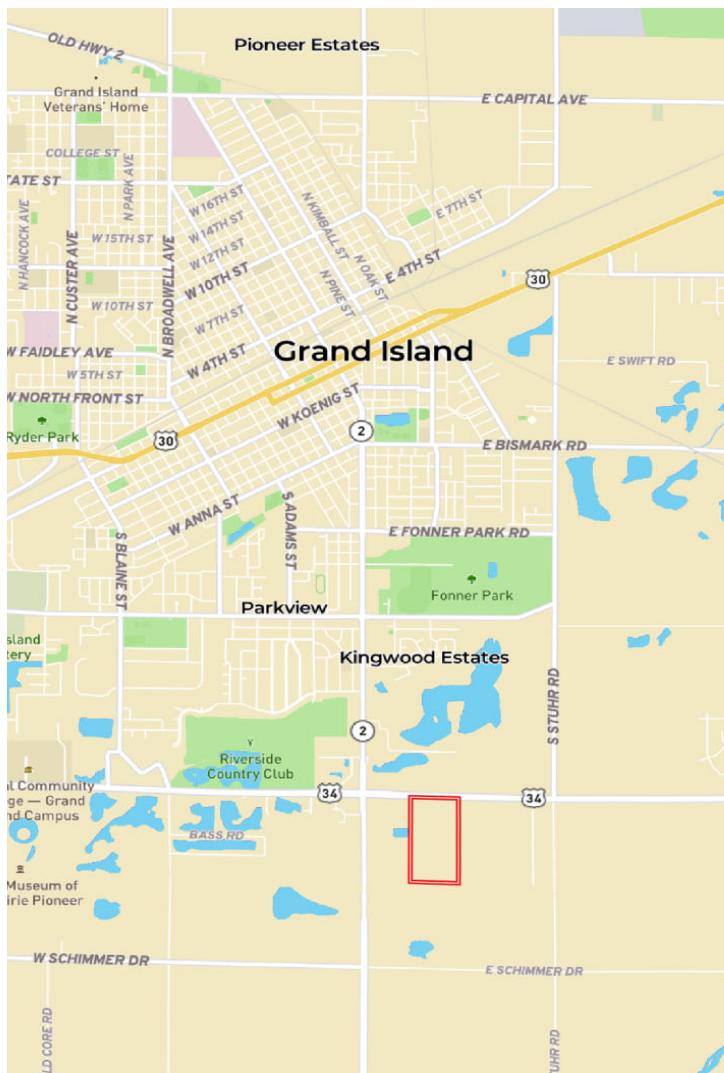
FSA Information:

	Base	Yield
Corn	77.30 acres	179 bushels

Price: \$2,300,000.00

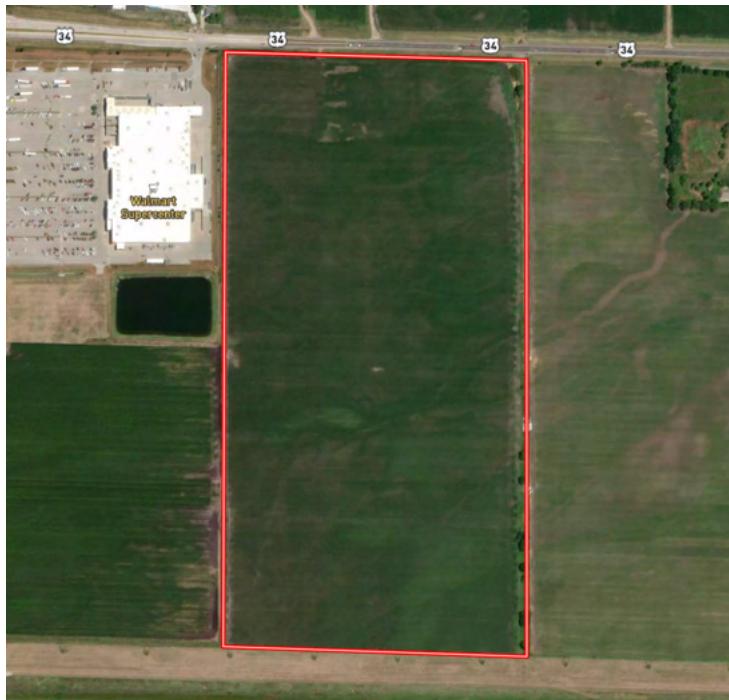
Taxes: \$2,672.80

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8469	Gibbon silt loam, rarely flooded	51.94	66.5	0	65	2w
1021	Caruso loam, rarely flooded	16.6	21.25	0	63	2w
8402	Alda loam, rarely flooded	6.88	8.81	0	46	3w
6529	Janude sandy loam, very rarely flooded	2.68	3.43	0	57	2c
TOTALS		78.1(*)	100%	-	62.62	2.09



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