

# LAND FOR SALE

## Schimmer Dr and S Blaine St South edge of Grand Island



78+/- Acres

Industrial or commercial development potential

Paved streets, City water along S Blaine St.,

Great location between Hwy 281 and Locust St, Just east of the industrial park. Excellent Access to I-80.

Currently zoned Ag

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REALTY OF KEARNEY

# LAND FOR SALE

**78Acres more or less  
Hall County, Nebraska**

**Location:** Property is located in the southeast corner of Blaine St and Schimmer Dr

**Legal Description:** 78 Acres more or less being part of the West 1/2 of the Northwest 1/4 of Section 4, Township 10 North, Range 9 West of the 6th P.M., Hall County, Nebraska.

**Property Description:** Exceptional opportunity to acquire 78± acres of quality agricultural land with strong commercial and industrial development potential, located on the south edge of Grand Island. The property lies east of the Industrial Park, positioned between Highway 281 and Locust Street, and offers excellent access to Interstate 80. This tract features paved road frontage on two sides, providing outstanding accessibility and visibility. City water and electric services are available to the property, making it well-suited for future development while continuing to offer productive agricultural use. The land lays flat and is comprised primarily of Lamo silt loam and Caruso loam soils. An irrigation well, drilled in 2002, is located on the property, supporting continued agricultural operations. There are 80.77 certified irrigated acres in the CPNRD, 64% depletion. With its strategic location near existing industrial development, major transportation corridors, and municipal utilities, this property presents an excellent opportunity for investors, developers, or operators seeking a prime expansion site in one of Grand Island's most promising growth areas.

**Well Registration:** G-141473

**FSA Crop Bases:** Cropland 79.28 Acres; Total Base Acres 78.80, Corn 78.80 Acres PLC Yield 154.

**Parcel ID #:** 0400209047

**Property Taxes:** 2025-\$2,662.24

**Asking Price:** \$1,560,000.00

This information is believed to be correct, but is not guaranteed. Purchaser should verify all information to their own satisfaction.