

McGreer I-80 Development Property

10.11 Acres | Deuel County, NE | \$1,542,000



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Activities & Amenities

Campground
Development Potential
Income Producing

Land Details

Address: 20925 Road 8, Big Springs,
Nebraska 69122 , USA

Closest Town: Big Springs

Total Acres: 10.11

Deeded Acres: 10.11

Zoning: Ag/Commercial

Elevation: 3370

Topography: Level

Vegetation: Grass

Water Rights: Yes

All Appurtenant Water Rights
associated with this property will
transfer to the Buyer at Closing.

Mineral Rights: Yes

All Mineral Rights currently owned on this
property will transfer to the Buyer at Closing

Include Business?: Yes

Estimated Taxes: \$0 - 2024

Building Details

Homes: 1

Style of Home(s): Ranch

Basement: None

Parking Types:

Detached Garage

Outbuildings: 3

Other Improvements: RV Park



About This Property

McGreer I-80 Development Property is an excellent opportunity to purchase a great commercial property on the extremely active Interstate I-80 Exit 107 ready for multiple development projects.

This is the 1st exit east of the I-80 and I-76 interchange and one of the busiest exits in the region.

There is electrical service, town water and natural gas already in place on the property.

The Buyer has multiple purchase options depending on their needs.





Land

Location, Location, Location!

- 10.11 +/- acres to be determined by survey depending on the needs of the Buyer.
- Parcel A is 3.26 +/- acres of vacant land. \$500,000.00
- Parcel B is 1.15 +/- acres with a house and detached garage plus a domestic well and septic system. \$175,000.00
- Parcel C is 3.34 +/- acres currently operating as an RV Park with multiple (20+) hookups, an office and shower house. \$515,000.00
- Parcel D is 2.36 +/- acres of vacant land. \$352,000.00
- The Sellers are willing to sell all or will consider selling Parcel A with Parcels B and D optional.
- The Sellers are willing to sell Parcel C with Parcel B optional.

Improvements

There is electrical service, town water and natural gas already in place on the property.

There is an operating RV Park as well as an older farmhouse and multiple outbuildings currently on the property.

Note: There is a small rental cabin on the RV Park parcel that is excluded from the purchase.





Recreation

McGreer I-80 Development Property is located on the quickest route to Western Nebraska's recreational jewel, beautiful Lake McConaughy. Thousands of tourists pass by this location on their way to the lake.

Lake McConaughy, the recreational mecca of western Nebraska is the largest lake in the state with over 100 miles of shoreline, 35,700 surface acres of water, 24 miles long, 4 miles wide, and is famous for its white sand beaches. Each year, thousands of boaters, campers and outdoor enthusiasts make the Lake McConaughy area their destination for fun!

In addition to Lake McConaughy which is fed by the North Platte River, you have Lake Ogallala at 320 surface acres "the little lake" nestled below Kingsley Dam (the 2nd largest earthen dam in the world). These two bodies of water provide endless opportunities for anglers of any skill level, young and old. The vast variety of fish you can catch between these two lakes include; Walleye, White Bass, Stripers, Wipers, Catfish, Northern Pike, Smallmouth Bass, Yellow Perch, Rainbow & Brown Trout. Lake McConaughy can accommodate virtually every type of watercraft you can imagine.

Lake McConaughy and the North Platte River Valley also provide tremendous opportunities for hunters. This area is famous for duck and goose hunting. In addition to waterfowl hunting there is small game, varmints, White Tailed Deer, Mule Deer, and Pronghorn in the area.





Water/Mineral Rights & Natural Resources

All appurtenant Water Rights associated with this property will transfer to the Buyer at Closing. All Mineral Rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

Region & Climate

- Big Springs, Nebraska gets 18 inches of rain, on average, per year.
- Big Springs averages 28 inches of snow per year.
- On average, there are 223 sunny days per year in Big Springs. The US average is 205 sunny days.
- Big Springs gets some kind of precipitation, on average, 60 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Weather Highlights

- Summer High: the July high is around 90 degrees | Winter Low: the January low is 14
- Rain: averages 18 inches of rain a year | Snow: averages 28 inches of snow a year Location

Location

McGreer I-80 Development Property is located on the southeast corner of Exit 107 at Big Springs on Interstate I-80 approximately 450 miles west of Omaha, NE, 150 miles east of Cheyenne, WY, 190 miles northeast of Denver, CO and 5 miles from the I-80 and I-76 interchange.

You will not find a better location than this!

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



A wide-angle photograph of a rural landscape under a clear blue sky. In the foreground, there's a field of dry, brown grass. In the middle ground, several large, round hay bales are stacked on the left. Further back, there are various farm structures, including a large white silo, and some trees. The overall scene is a typical farm or ranch setting.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

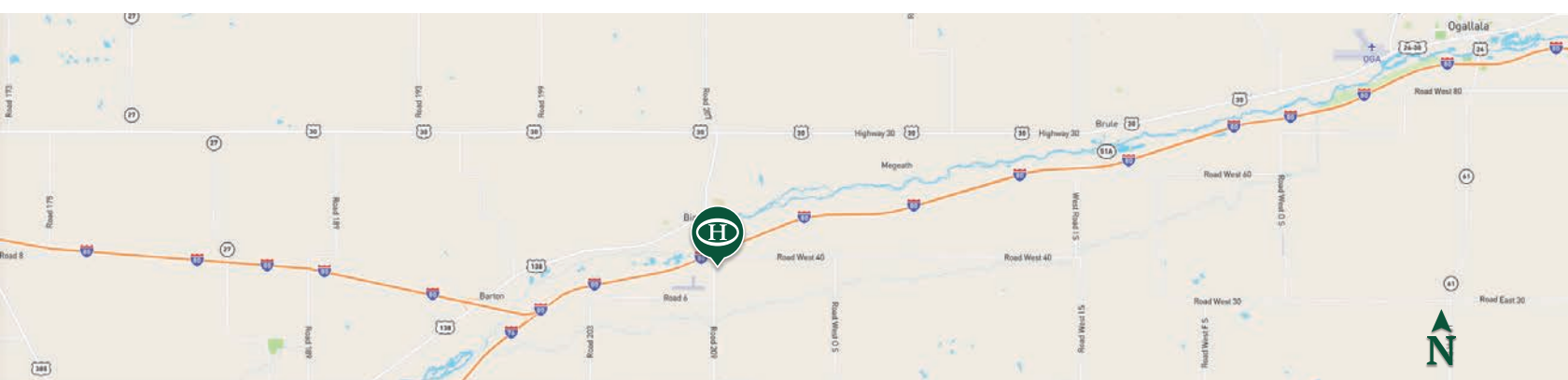
Scan to see more
testimonials





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Rick Kusel

📍 Auctioneer, Broker Associate,
Licensed in CO, KS, NE, OK, SD & WY

✉ RKusel@haydenoutdoors.com

📞 970.554.1762

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