

# S Nine Bridge 30

30.72 Acres | Hall County, NE | \$230,000



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# S Nine Bridge 30

TOTAL ACRES:

20.72

PRICE:

\$230,000

COUNTY:

Hall County

CLOSEST TOWN:

Doniphan, NE

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Farm/Crops/Ag  
Fishing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Waterfowl  
Income Producing  
Pond/Lake  
Stream/River  
Water Access  
Water View  
Waterfront

## Land Details:

**Address:** 0000 S Nine Bridge Rd. ,  
Doniphan, Nebraska 68832, USA  
**Closest Town:** Doniphan  
**Total Acres:** 30.72  
**Deeded Acres:** 30.72  
**Zoning:** LI Light Industrial Zone Zoning,  
RC Restricted Commercial Zone  
**Pasture Acres:** 22  
**Water Rights:** Yes  
All owned will transfer to buyer.  
**Mineral Rights:** Yes  
All owned will transfer to buyer.  
**Estimated Income:** \$3,750  
**Income Type:** 1/3 Hay  
**Estimated Taxes:** \$330 - 2025  
**Source of lot size:** Survey

## About This Property

Located north of Doniphan, NE, this Platte River property features approximately 1/3 mile of river frontage with gated access off S Nine Bridge Rd. The tract offers a nice hay meadow and outstanding recreation, including deer, turkey, and waterfowl hunting. A rare opportunity for river frontage, income potential, and year-round outdoor enjoyment.

## Land

Located just north of Doniphan, Nebraska, this exceptional Platte River property offers approximately 1/3 mile of river frontage with a rare combination of productive grassland and outstanding recreational appeal. The property features a nice hay meadow with minimal trees and natural river cover, creating ideal habitat for wildlife and year-round enjoyment.

The Platte River corridor provides excellent hunting opportunities, including whitetail deer, turkey, and waterfowl, with consistent river traffic and adjacent habitat supporting strong game numbers. The mix of open meadow, , and river access makes this tract especially versatile for both recreation and agricultural use.

Access is a major highlight, with good gated entry directly off S Nine Bridge Road, allowing convenient and secure access in all seasons. Whether you're looking for a recreational retreat, a hunting property with water, or a scenic Platte River investment, this tract checks all the boxes.

Properties with this amount of Platte River frontage, easy access, and multi-use potential are increasingly hard to find—don't miss this opportunity.







## Location

The property is conveniently located within a short driving distance of the substantial amenities offered by two nearby cities, Grand Island and Hastings, while maintaining a secluded, rural feel.

- Doniphan (Local Village): The immediate area in Doniphan offers essential local services, including hotels, an event center, and the Mormon Island State Recreation Area.
- Grand Island (Approx. 11 miles north): A short 15-minute drive provides access to a regional hub with extensive amenities, including shopping centers, numerous restaurants, a water park, museums (Stuhr Museum of the Prairie Pioneer), the Central Nebraska Regional Airport, and comprehensive medical facilities like CHI Health St. Francis and Grand Island Regional Medical Center.
- Hastings (Approx. 14 miles south): Similarly, Hastings is also about a 15-minute drive away and offers a variety of amenities, including a charming downtown area with shops, craft breweries, restaurants, and Mary Lanning Healthcare hospital.

This proximity ensures that while the property itself is a private, recreational haven, necessary supplies, dining options, and quality healthcare are only a short drive away.

\*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.



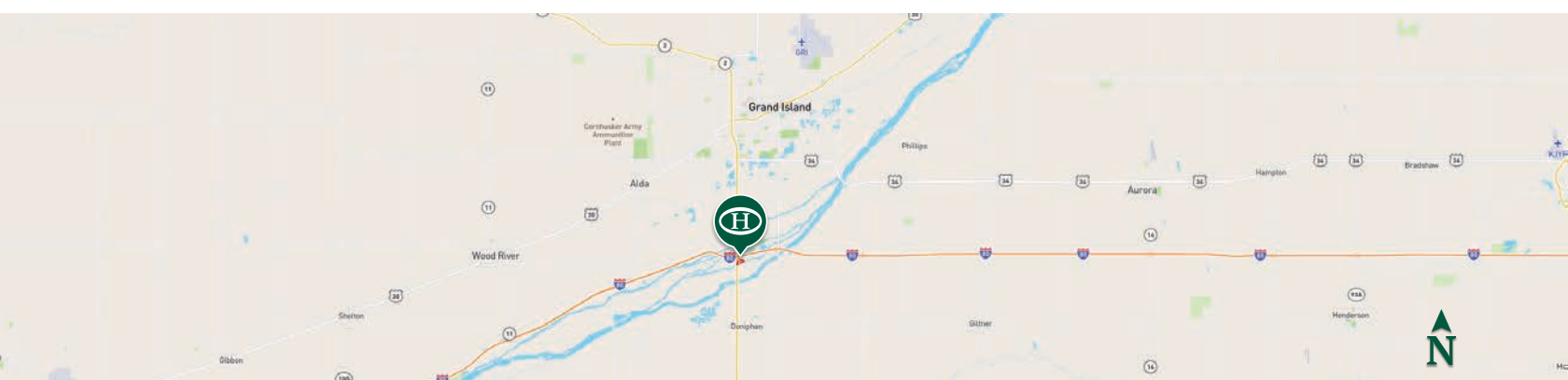




#### BOUNDARY LINES

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

 Boundary



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