

GRAND ISLAND VINEYARD



A beautifully maintained 5 acre property with a home and well established vineyard

AMY JOHNSTON

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PROPERTY HIGHLIGHTS

List Price

~~\$649,900~~

\$549,900

Location

From the Intersection of South Locust St. and HWY 34, 2 miles east on HWY 34 and 1/2 mile north on S. Shady Bend.

Legal Description

Lot 1 (1), Obermeier Subdivision, a part of South Half of the Northeast Quarter (S1/2NE1/4) of Section 26, Township 11 North, Range 9 West of the 6th PM, Hall County, Nebraska
Parcel ID #400424207

Acres

5±

Taxes - Estimated

\$4,045.26

Property Summary

What a tremendous home for a large family! This 3,600 square foot stunner located just a mile out of town and six miles from the interstate has 3.5 baths, 3 bedrooms, and is deceptively large. The two bedrooms upstairs are each large enough to hold two queen beds, and each has two large closets. Four kids could easily live in the upstairs suite, which consists of the two huge bedrooms with a large recroom in between that is perfect as a toy room or a den for teenagers.

The enormous open concept kitchen and 31' dining area is large enough to seat 30 people at one time for meals. The 10' ceilings throughout the home make it feel even larger than it is. The common areas are trimmed with magnificent dark oak cabinetry, oak floors, and a coved ceiling with oak beams and wood ceilings. Off the kitchen there is an enormous walk-in pantry. The bathrooms are tiled with nice countertops and fixtures. The master closet incorporates the laundry room, accessible both from the hallway and from the master bedroom for ultimate efficiency. The downstairs features an enormous 21.5' x 28.5' recroom, as well as another living room area, a bathroom and a kitchenette, making an optional mother-in-law suite.

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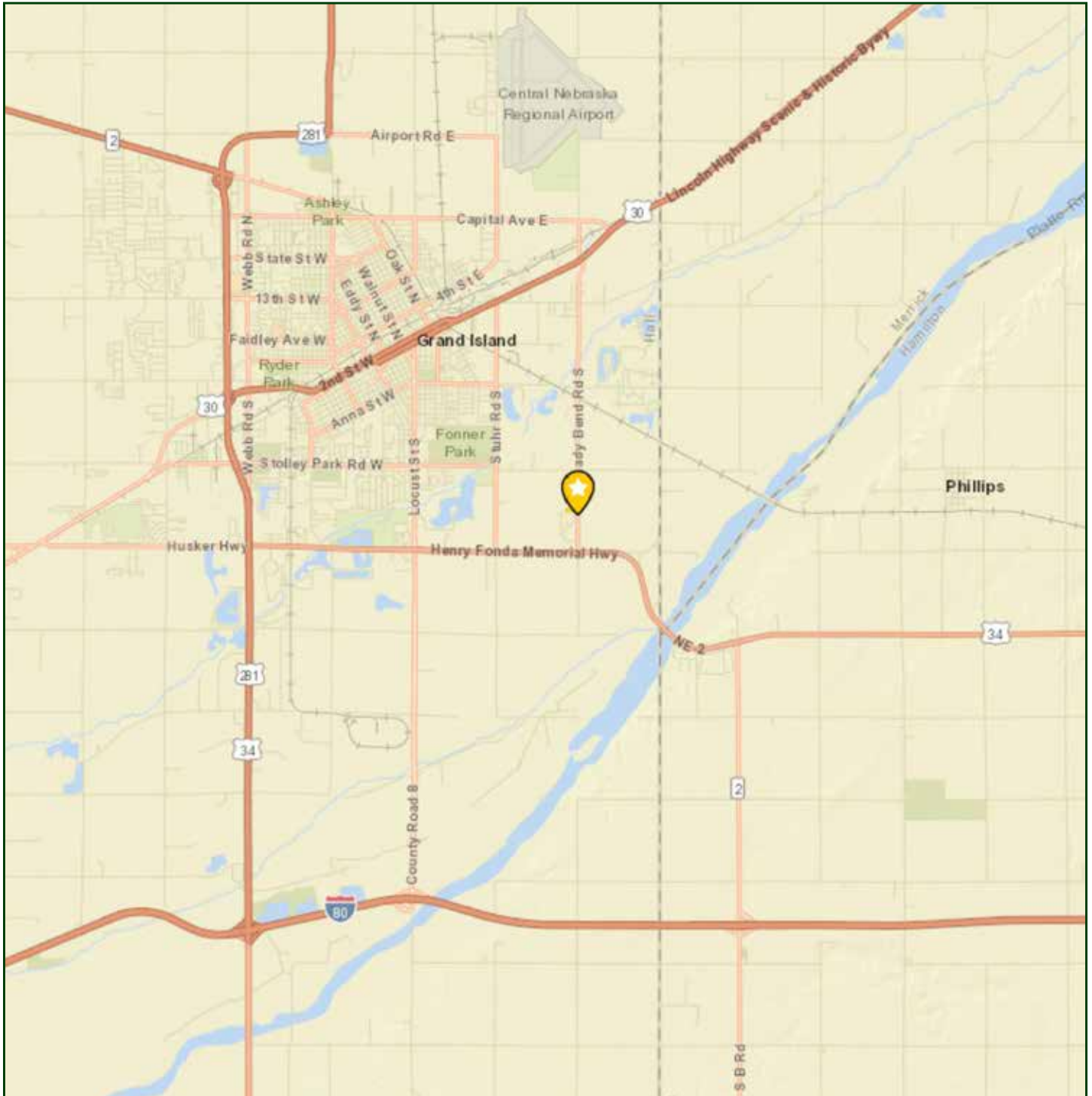
For men who like to have a large shop, this home boasts a 4+ car garage with lots of space for storage, work benches, and work tables. It has overhead doors on the west side and another on the north. It is insulated, heated, and has a working sink.

While the five acres is currently dedicated to an established vineyard, the Sellers would agree to remove the vines if a prospective buyer did not want to continue to grow the luscious Frontenac, Frontenac Gris, and La Crescent grapes. These award-winning varieties are in demand from many wineries. The Sellers also grow woody florals such as dogwoods and scarlet curl willows, which are sold to flower shops and hobby stores via a regional buyers co-op. HOWEVER, this property has SO much potential.. There are markets for the grapes within Nebraska, or you could make your own wine. An entrepreneurial-minded Buyer could easily convert the downstairs rec-room and kitchenette (or the kitchen and dining area) into a tasting room and winery. What a wonderful location for a specialty and high-end wine bar and bottle shop! The vineyard provides a gorgeous back-drop for outdoor seating, and could be marketed as a location for weddings and graduations.

Water for the vineyard and property is provided by a 1.5 HP electric motor well pumping 49 gallons per minute. Static water is at 4' deep, while the well is dug to 190 feet for the cleanest water. There is a 36' x 48' concrete slab poured out behind the house just awaiting another building, be it a shop, a garage, a tasting room, or winery. Each row of grapes has a mini-row irrigation system and a growing support system.

This home and property has tremendous potential in a variety of ways. The Sellers are reaching an age where they wish to downsize and simplify, but this property has been home to their six children, and beloved as an ample gathering place for the 18 grandchildren. This property can be the gathering place for a huge family and host a thriving business as well.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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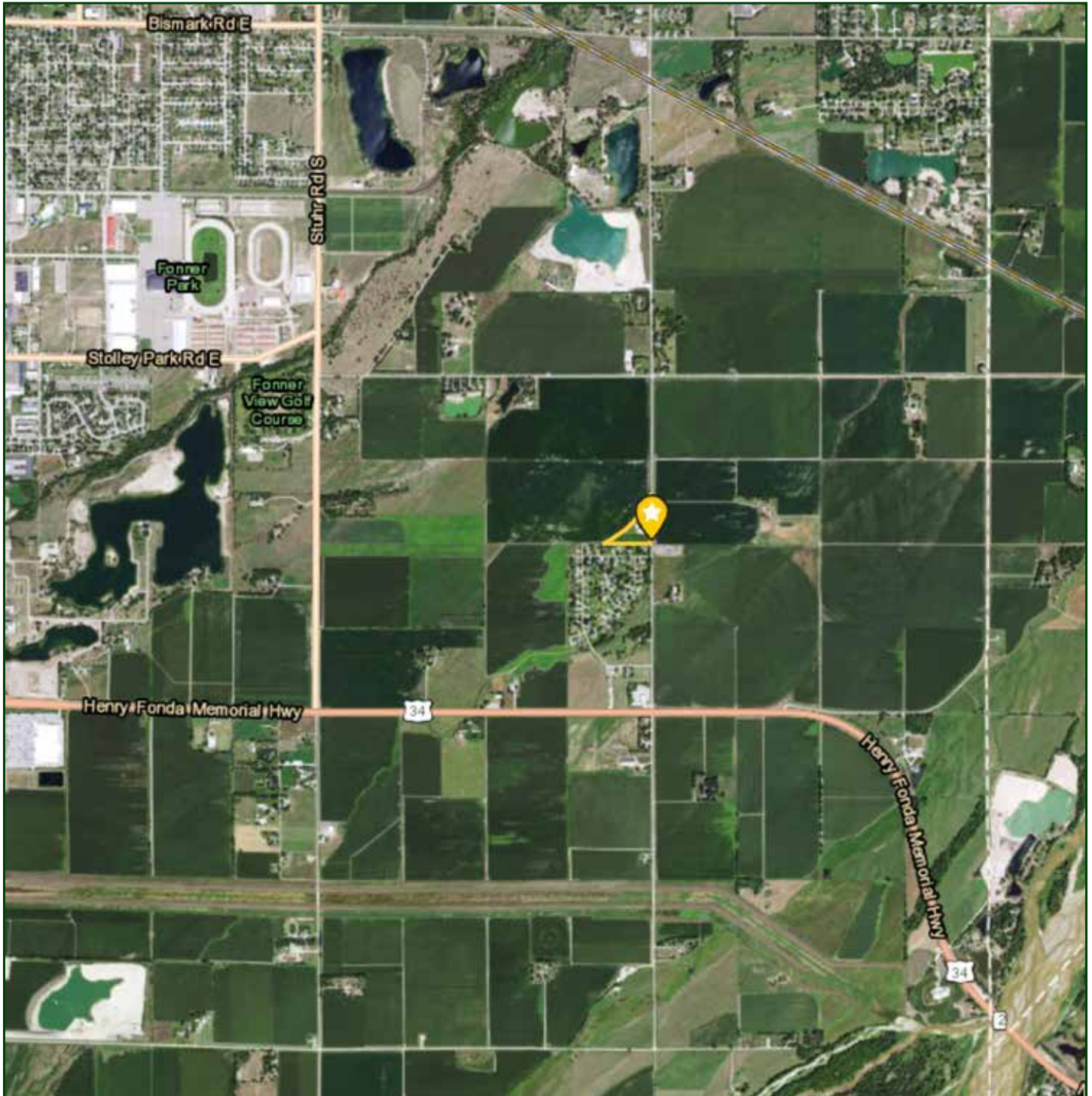
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AERIAL MAP



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EXTENDED AERIAL MAP



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PROPERTY IMAGES



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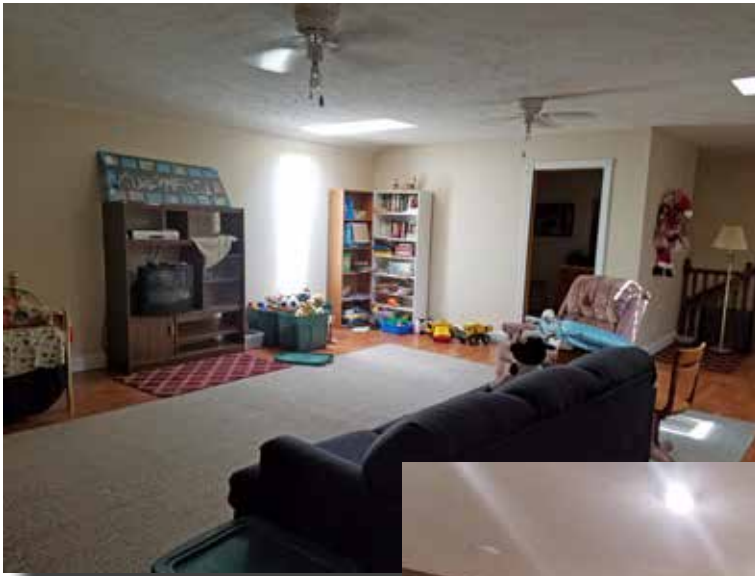


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THE LAND EXPERTS YOU CAN TRUST

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