

# GRAND ISLAND VINEYARD



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

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# PROPERTY HIGHLIGHTS

**List Price** **\$649,900**

**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 6<sup>th</sup> PM, Hall County, Nebraska  
Parcel ID #400424207

**Acres** 5±

**Taxes - Estimated** **\$4,045.26**

## Property Summary

What a stunning property with great location! Located on Shady Bend Road, this property is far enough out of Grand Island for some space, but is close enough for all the ease of living in town. This property features a large 3,600 square foot home along with 5 acres of wonderful grape vines. The home has large kitchen that is open to a formal dining area. The kitchen has a large walk-in pantry and beautiful laminate hardwood floors. The main floor has a nice sized master bedroom and bath, along with laundry room. The living room is very large and spacious. Next to the living room is large “man cave” which has a ½ bath and kitchenette. There is plenty of open area in all of these rooms. The main floor also has a full bath in the hallway.

Upstairs the home features a large family room. Off of each end of the family room are 2 large bedrooms and a full bath. Plenty of space upstairs for people to gather. The upstairs also has a doorway into the attic which allows for plenty of storage.

The home also has a large amount of space in the garage. Estimating at 1,600 square feet, the garage can park 4+ cars and storage. The garage is also insulated and has a sink and running water. It also has 2 overhead doors.

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## Inside Features

- 10 foot ceilings
- Oak trim
- Heat pump
- 1 year old water heater
- Stainless steel kitchen appliances
- Lots of hardwood flooring

## Outside

Around the house there is an established lawn and underground sprinkler system. The house has hardboard siding which is great for protection. The front porch/deck are is composite with reinforced railing. The property has 5 acres and has a very established vineyard growing. Last year the owner sold 9 tons of grapes off the property. Each row of grapes has a mini-tow irrigation system and growing support system. Included growing grapes:

- Frontenac
- Frontenac Gris
- La Crescent – Award winning in California & Florida
- 4 Variety of seedless grapes

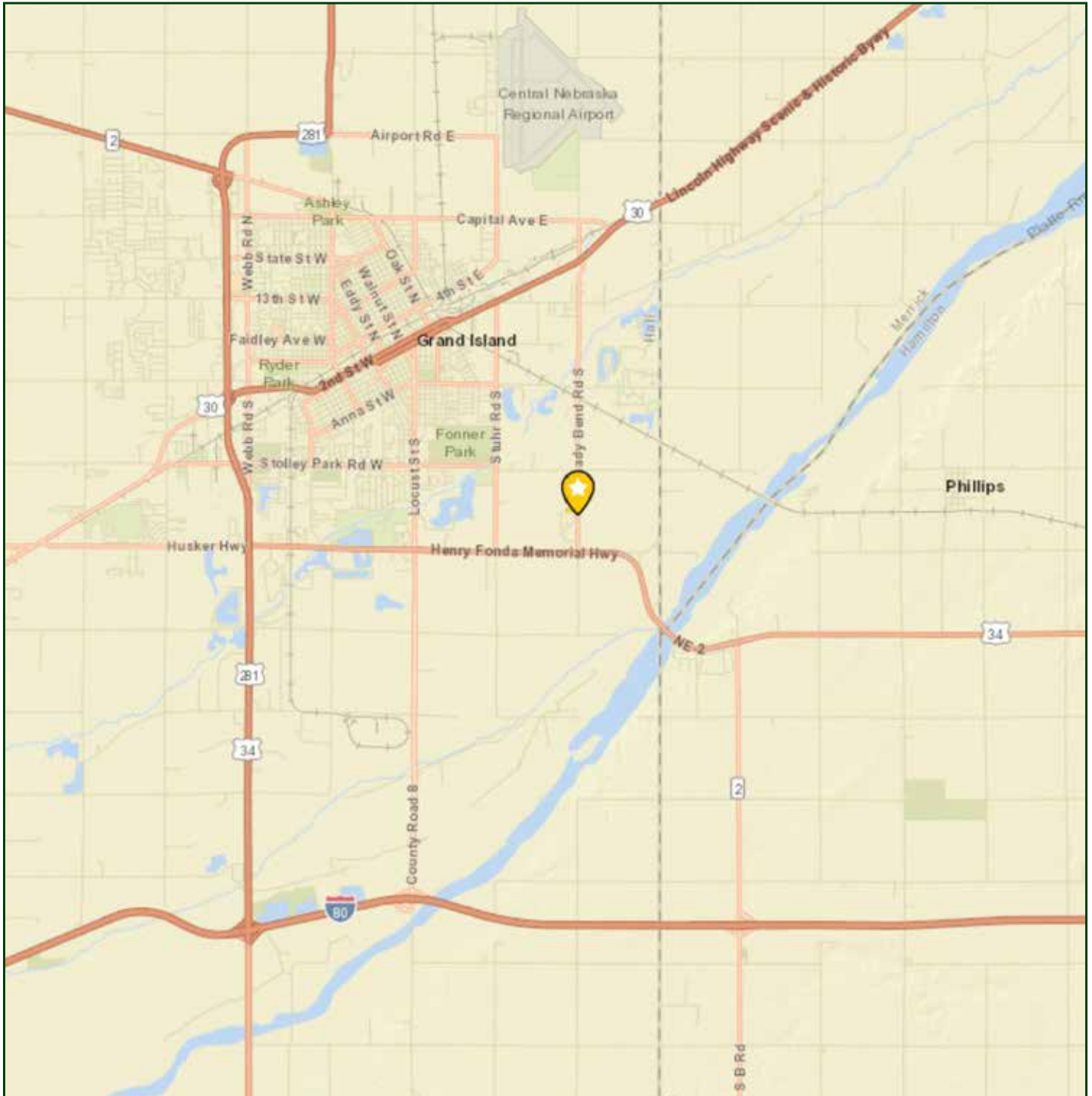
To be able to water all of this, the well has a 1.5 HP electric motor, pumping 49 gallons a minute. The static water is 4 feet deep, while the well is dug to 190 feet to pump the cleanest water. Just west of the house is 36x48' cement slab has been poured and could be used to erect a building. The property is zoned Agricultural by the county.

## Potential

This property has great potential to be a full winery or tasting facility. The large rooms and wonderful kitchen can make this a great entertaining venue.

The owner is looking to downsize and retire. This is your opportunity.

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

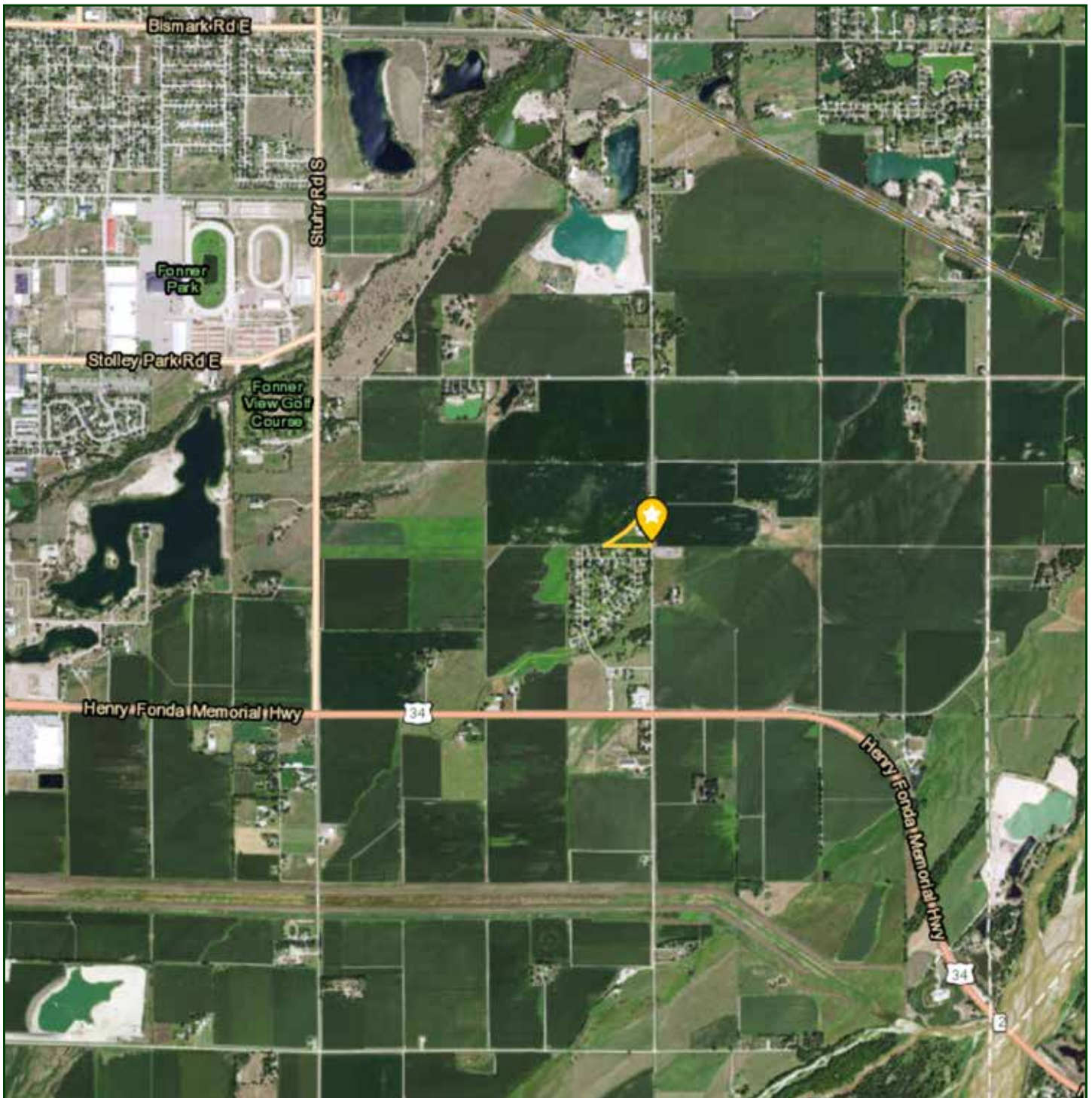
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# AERIAL MAP



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# EXTENDED AERIAL MAP



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## THE LAND EXPERTS YOU CAN TRUST

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