



COMMERCIAL PROPERTY FOR SALE

412 S 10TH STREET
O'NEILL, NEBRASKA

17.74 +/- ACRES



For more
information,
contact:

KYLE CONNOT
LAND SALES AGENT
(402) 340-0493



Offered at \$425,000

HIGHLIGHTS

SITUATED ON THE BURLINGTON NORTHERN
SANTA FE RAILROAD (BNSF)

PROPERTY SPANS A TOTAL OF 17.74+/- ACRES

720 SQ. FT. OFFICE BUILDING, 312 SQ. FT.
WAREHOUSE BUILDING, & 12,000 SQ. FT.
FERTILIZER STORAGE BUILDING

3,600 TONS DRY STORAGE CAPACITY AND 1,952
TONS LIQUID STORAGE CAPACITY

GREAT LOCATION & HUB FOR DISTRIBUTION



VISIT US AT:

www.StrackeRealty.com

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PROPERTY INFORMATION

412 S 10TH STREET, O'NEILL, NE
17.74 +/- ACRES

Partial legal descriptions obtained from Holt County Assessor:

Parcel #450024852; O'NEILL VI; TRACT #4 NONDESCRIPTS 29-29-11 PT SW 1/4 SW 1/4 4.90 AC.
Parcel #450024850; O'NEILL VI; TRACT #2 NONDESCRIPTS 29-29-11 PT SW 1/4 SW 1/4 12.84 AC.

PROPERTY DESCRIPTION:

An outstanding opportunity to acquire 17.74 +/- acres on the south edge of O'Neill, Nebraska awaits! Situated along the Burlington Northern Santa Fe Railroad (BNSF), this property (formally known as O'Neill Fertilizer) is positioned for growth and expansion. Whether you envision continuing its legacy as a fertilizer plant or transforming it into a new venture, this property offers immense potential. The 17.74 +/- acres is comprised of two parcels: one parcel with 4.9 +/- acres (split by the railroad) and another parcel with 12.84 +/- acres. There is an additional 1 +/- acre under lease from BNSF. The property includes several buildings and storage facilities as well.

2023 TAXES: \$3,344.66

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