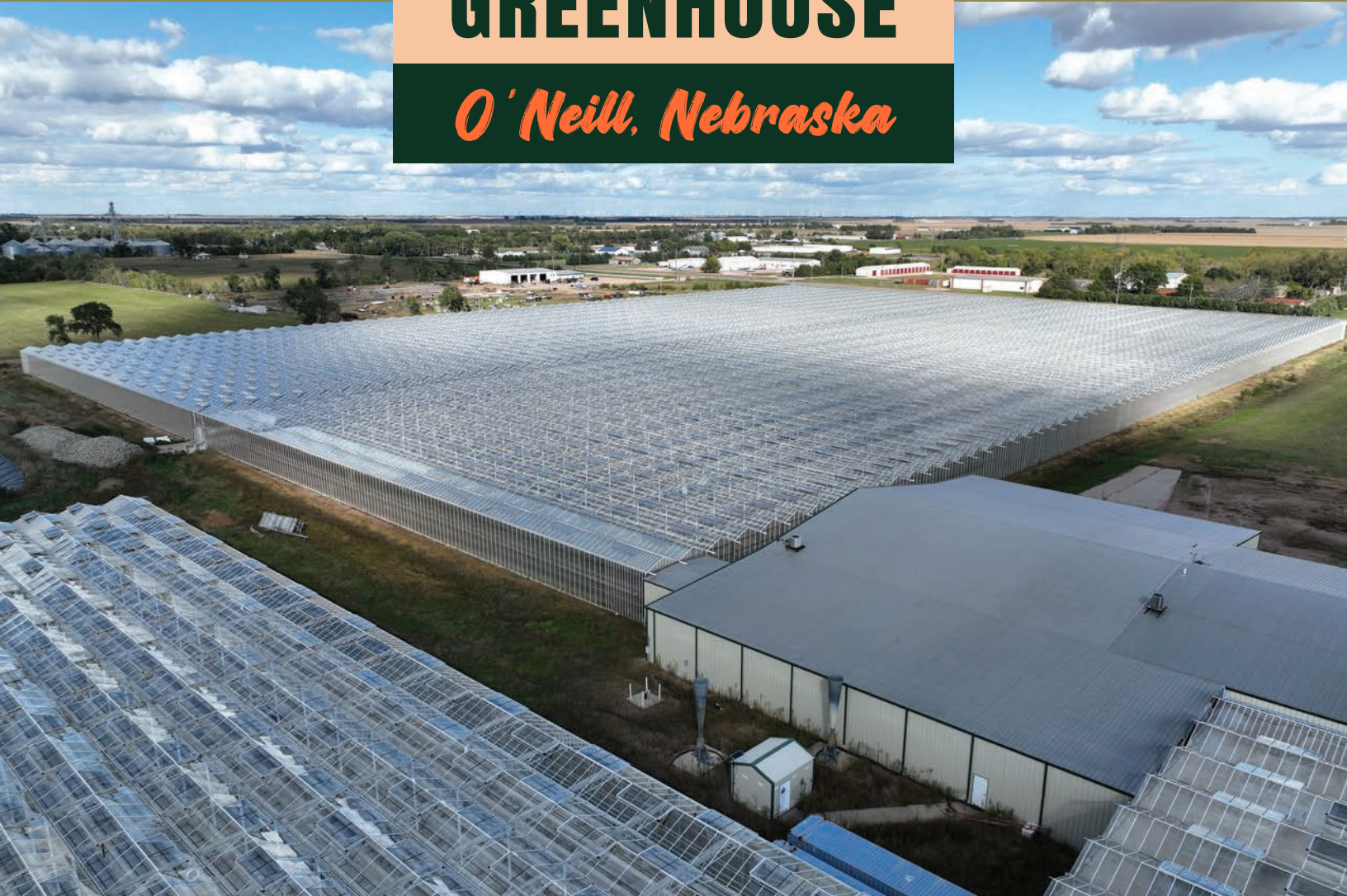


1,000,000± SQ FT HYDROPONIC GREENHOUSE

O' Neill, Nebraska



EXCEPTIONALLY CONTROLLED AGRICULTURAL FACILITY ON THE OGALLALA AQUIFER





1,000,000± SQ FT HYDROPONIC GREENHOUSE

EXCEPTIONALLY CONTROLLED ENVIRONMENT - AGRICULTURE FACILITY ON THE OGALLALA AQUIFER

Peoples Company is pleased to present a premier 1,000,000± square foot hydroponic greenhouse facility located in O'Neill, Nebraska. Purpose-built for large-scale, year-round crop production, this property represents a rare opportunity to acquire a state-of-the-art controlled environment agriculture asset in the heart of the Midwest.

The expansive facility was designed for efficient, sustainable production with advanced hydroponic systems, automated climate control, and optimized energy management infrastructure. The property is positioned directly above the Ogallala Aquifer, one of the most dependable and productive groundwater sources in North America—providing long-term water security and reliability for intensive agricultural operations.

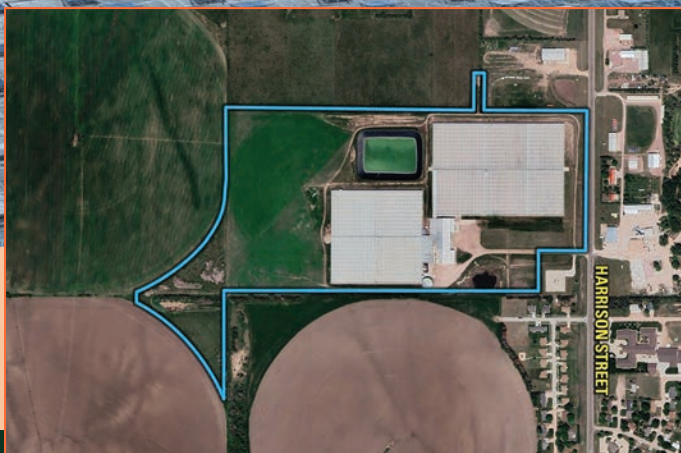
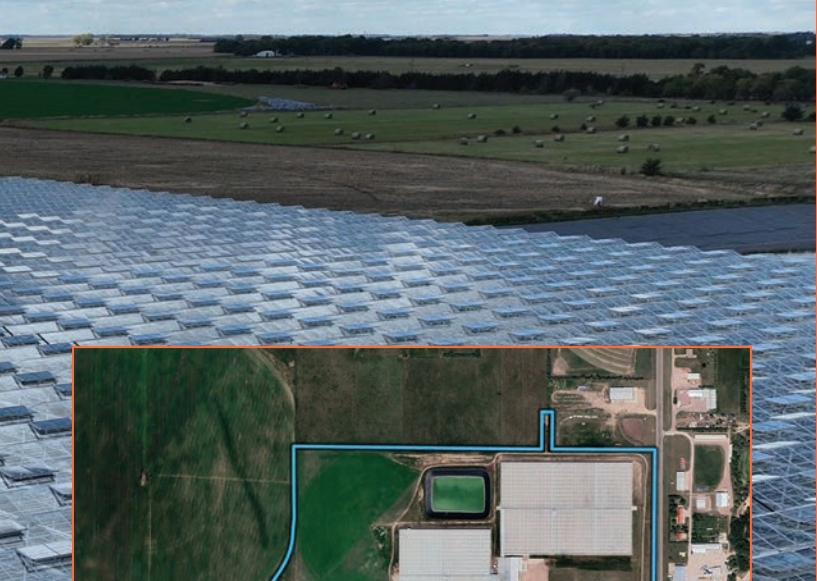
O'Neill, Nebraska sits at the junction of several key highways and is a regional crossroads with easy access in all directions — east and west across northern Nebraska, and north and south toward central Nebraska and South Dakota. Located at 1703 N Harrison St in Holt County, this level property offers excellent drainage and accessibility. The facility includes multiple truck dock doors, grade-level access points, and 25 parking spaces with expansion capability. Zoned I-2 Industrial District and OZD Open-Zone District for maximum flexibility.

Key Features

- 1,000,000± square feet of connected greenhouse space
- Hydroponic growing systems with automated irrigation and nutrient delivery
- Comprehensive climate control systems for consistent, year-round production
- Energy-efficient design with natural light optimization and mechanical ventilation
- Support facilities including packing, cold storage, loading bays, and office space
- Ample utility infrastructure, including three-phase power and natural gas service
- Situated on the Ogallala Aquifer, ensuring sustainable and reliable water access
- Strategic central U.S. location providing efficient distribution to major Midwest and national markets

This facility offers an unparalleled platform for vegetable production, leafy greens, or other high-value specialty crops and can be adapted for alternative controlled environment uses.

For additional information or to schedule a private tour, please contact a Peoples Company agent. Currently accepting offers.



Directions

From Highway 20: Exit onto Racine Avenue and turn east at 220th Street. Travel for 1.1 miles to 1st Street S. Turn north onto 1st Street S and travel for 0.25 mile. The property will be on the east side of the road.

Regional Metropolitan Areas Drive Time (approx.)

Omaha, NE | ~170 miles | ~3 hours
Lincoln, NE | ~190 miles | ~3.25 hours
Sioux City, IA | ~120 miles | ~2 hours
Grand Island, NE | ~125 miles | ~2 hours
Norfolk, NE | ~60 miles | ~1 hour

Larger Metropolitan Areas

Des Moines, IA | ~280 miles | ~4.5 hours
Kansas City, MO | ~360 miles | ~6 hours
Minneapolis, MN | ~375 miles | ~6 hours
Denver, CO | ~425 miles | ~6.5–7 hours
Chicago, IL | ~560 miles | ~8.5–9 hours



Features

TOTAL PROPERTY

88.36 acres with 1,101,241 SF total building area
West Greenhouse: 451,700 SF (2003)
East Greenhouse: 613,080 SF (2010)
Warehouse & Office: 36,461 SF

ADVANCED SYSTEMS

Fully equipped hydroponic operation with Priva Connex controls
Steel frame with glass coverings
18-21 foot clear heights
Climate-controlled environments

WATER INFRASTRUCTURE

Comprehensive water management system
7 storage silos (200,000 gal each)
1 million gallon steel buffer tank
Rainwater retention pond

IMPROVEMENTS

Additional operational assets include hail cannons for crop protection, greenhouse roof sprayer system, and an 84-foot assembly packing line.
Public utilities serve the property including electricity, city gas, city sewer, and drilled wells for water supply.

ADDITIONAL

O'Neill, NE sits at the junction of several key highways:
U.S. Highway 20 – Runs east–west through the center of town. It's known as the "Coast to Coast Highway", stretching from Newport, Oregon, to Boston, Massachusetts.
U.S. Highway 281 – Runs north–south, intersecting U.S. 20 right in O'Neill. It connects the town north to Spencer and south toward Grand Island.
Nebraska Highway 108 – A short connector route running southwest from O'Neill toward Emmet.



Scan the QR code to view this listing online.

Listing #18655
PeoplesCompany.com



10665 Bedford Avenue, Suite 102
Omaha, NE 68134



PeoplesCompany.com
Listing #18655

Premier Property Available in O' Neill, Nebraska

EXCEPTIONALLY CONTROLLED AGRICULTURAL FACILITY ON THE OGALLALA AQUIFER



1,000,000± SQ FT HYDROPONIC GREENHOUSE

This Memorandum contains select information pertaining to the Property does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Peoples Company, Newmark nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.