

# Big Springs Commercial

12.32 Acres

Deuel County, NE

\$850,000



HAYDEN  OUTDOORS®

# Big Springs Commercial

TOTAL ACRES:

12.32

PRICE:

\$850,000

COUNTY:

Deuel County

CLOSEST TOWN:

Big Springs, NE

## Activities & Amenities:

Development Potential

## Land Details:

Address: Frontage Rd,  
Big Springs, Nebraska 69122, USA

Closest Town: Big Springs

Total Acres: 12.32

Deeded Acres: 12.32

Leased Acres: 0.00

Zoning: Ag

Elevation: 3,350

Topography: Level

Vegetation: grass alfalfa mix

Tillable/Crop/Orchard Acres: 12.32

Pasture Acres: 0

Irrigated Acres: 0

Riverbottom Acres: 0

Water Rights: Yes

all appurtenant water rights  
associated with this property

Estimated Taxes: \$63.46 - 2021

Source of lot size: Assessor/Tax Data

Fence Type: State Highway fence

## Property Summary

Big Springs Commercial is a 12.32 +/- acre parcel of raw land with excellent development potential. The property is located on the southeast corner of Exit 107 off Interstate I-80, the busiest Interstate runs the entirety of the U.S. from coast to coast. This is the only remaining undeveloped corner of this extremely busy intersection. Exit 107 is 5 miles east of the I-80 and I-76 interchange near the Nebraska and Colorado border.

## Land

12.32 acres of prime developable land accessed by a well maintained paved frontage road. Thousands of tourists pass this prominent exit on I-80 either headed west to Colorado and Wyoming or coming from Colorado going to Lake McConaughy in Nebraska. Interstate I-80 is one of the busiest interstates in the nation with thousands of vehicles traveling it daily. There are two well established truck stops on the north side of this popular exit and there is a new Maverik convenience store currently under construction across the street. Big Springs Commercial would be an ideal location for a motel/hotel and or a restaurant. The land is practically level and would require very little grading for construction.

## Improvements

Location! Location! Location! Vacant land located on a paved frontage road with access to natural gas, electrical service and city water.

## Recreation

Big Springs Commercial is located on the quickest route to Western Nebraska's recreational jewel, beautiful Lake McConaughy. Thousands of tourists pass by this location on their way to the lake.

Lake McConaughy, the recreational mecca of western Nebraska is the largest lake in the state with over 100 miles of shoreline, 35,700 surface acres of water, 24 miles long, 4 miles wide, and is famous for its white sand beaches. Each year, thousands of boaters, campers and outdoor enthusiasts make the Lake McConaughy area their destination for fun!

In addition to Lake McConaughy which is fed by the North Platte River, you have Lake Ogallala at 320 surface acres "the little lake" nestled below Kingsley Dam (the 2nd largest earthen dam in the world). These two bodies of water provide endless opportunities for anglers of any skill level, young and old. The vast variety of fish you can catch between these two lakes include; Walleye, White Bass, Stripers, Wipers, Catfish, Northern Pike, Smallmouth Bass, Yellow Perch, Rainbow & Brown Trout. Lake McConaughy can accommodate virtually every type of watercraft you can imagine.





## Recreation, cont'd

Lake McConaughy and the North Platte River Valley also provide tremendous opportunities for hunters. This area is famous for duck and goose hunting. In addition to waterfowl hunting there is small game, varmints, White Tailed Deer, Mule Deer, and Pronghorn in the area.

## Agriculture

Big Springs Commercial is currently planted to alfalfa with a well established cover.

## Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to Buyer at Closing.

## Region & Climate

- Big Springs, Nebraska gets 18 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Big Springs averages 28 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 223 sunny days per year in Big Springs. The US average is 205 sunny days.
- Big Springs gets some kind of precipitation, on average, 60 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

## Weather Highlights

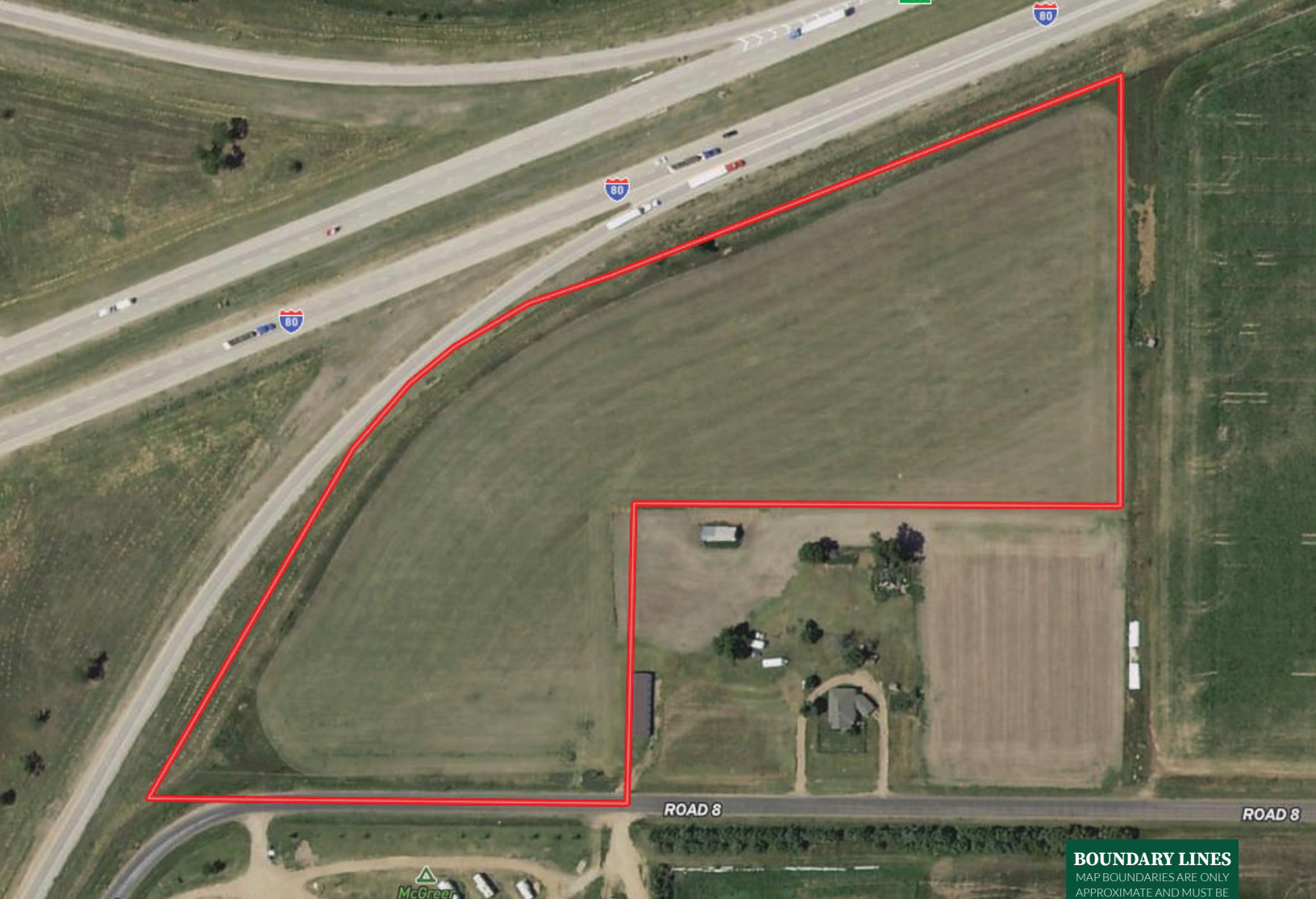
- Summer High: the July high is around 90 degrees | Winter Low: the January low is 14
- Rain: averages 18 inches of rain a year | Snow: averages 28 inches of snow a year


## Location

Big Springs Commercial is located on the southeast corner of Exit 107 at Big Springs on Interstate I-80 approximately 450 miles west of Omaha, NE, 150 miles east of Cheyenne, WY, 190 miles northeast of Denver, CO and 5 miles from the I-80 and I-76 interchange.

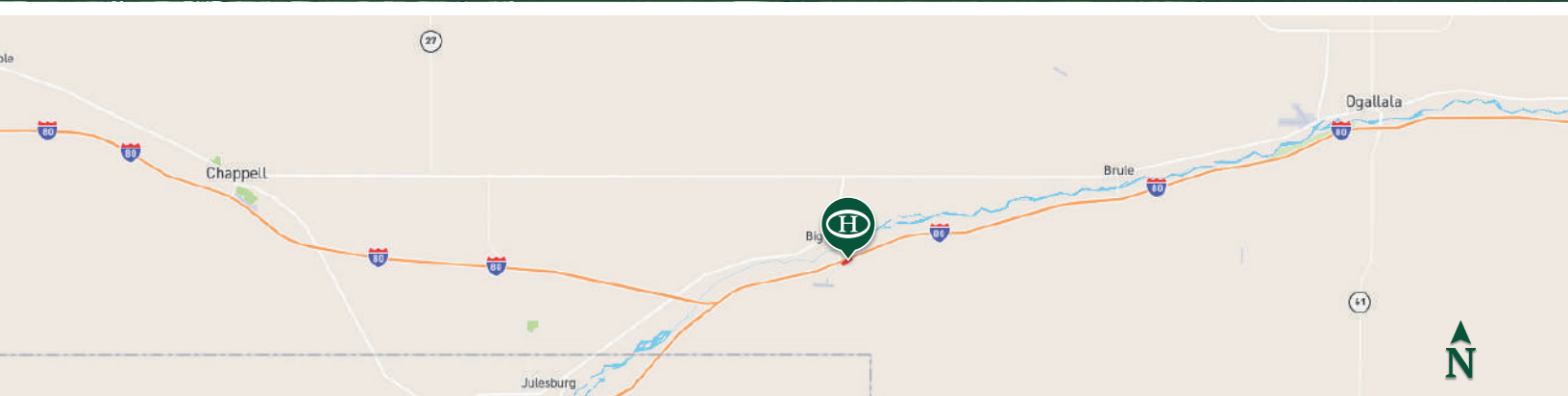
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 Boundary

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



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