

LAND FOR SALE

L-1900452

160+/- Acres, Holt County, Nebraska
Offered at \$304,000 or \$1,900 per acre

Highlights:

- Very good dry cropland
- Good native pasture
- Year-round live creek
- Excellent deer and turkey hunting
- Electricity nearby



Property Location: Five miles north of Page, Nebraska, along 504th Avenue, then five miles east on 872nd Road and two miles north on 509th Avenue to the southwest corner of the property.

Legal Description: South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) & West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 12, Township 29 North, Range 9 West of the 6th PM, Holt County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: 160 acres located in eastern Holt County, Nebraska. Property offers 36+/- acres of good dry cropland, excellent shelterbelts and slope for livestock protection. Small catch corral and 1/2 mile of creek that flows year around. The hunting on this property is very good, offering deer and turkey. Creek would offer potential for a nice dam and fishing pond. This is your chance for a great hunting property with good income. Property is located two miles north of Highway 59/108.

FSA Data

Corn 34.2 acres 119 bushel PLC yield
 Soybean 7.0 acres 35 bushel PLD yield

Taxes: \$2,057.12

Price: \$304,000 or \$1,900 per acre

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
9999	Water	0.1	0.04	-
6613	Bazile silt loam, 0 to 2 percent slopes	19.5	12.35	2c
6615	Bazile silt loam, 2 to 6 percent slopes	42.7	26.96	3e
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	4.8	3.06	4e
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	5.9	3.72	6e
4499	Dunday loamy sand, 3 to 6 percent slopes	28.1	16.5	4e
4882	Valentine-Simeon sands, 9 to 30 percent slopes, eroded	25.4	16.04	6e
4498	Dunday loamy sand, 0 to 3 percent slopes	2.0	1.28	4e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	2.7	1.68	3e
8425	Boel-Inavale complex, channeled, frequently flooded	7.0	4.4	6w
6663	Brunswick-Paka complex, 17 to 30 percent slopes	22.1	13.96	6e
TOTALS		158.2	100%	4.23