

LAND FOR SALE

160± Acres, Holt County, Nebraska
Offered at \$288,000 or \$1,800 per acre



Featuring:

- *High quality pasture*
- *Good carrying capacity*
- *Excellent access*



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National
Company™**

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For additional information, please contact:

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Property Information

Location: From Atkinson, Nebraska, travel 6.5 mile south on Highway 11, then east 1.5 miles on 870th Road, one mile south of 477th Avenue, and east two miles on 869th Road to the northwest corner of the property.

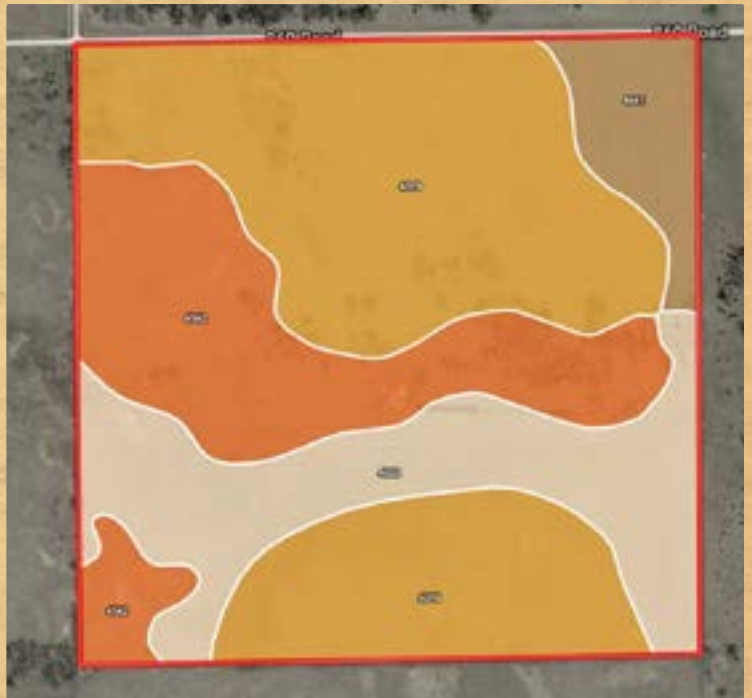
Legal: Northwest Quarter (NW1/4) of Section 12, Township 28 North, Range 14 West of the 6th P.M., Holt County, Nebraska.

Description: High quality sub-irrigated pasture with 65 acres historically used for hay production. Strong carrying capacity pasture and meadow combination with windmill for water, and excellent access along 869th Road.

Call today for a showing.

Taxes: \$1,778.68

Price: \$288,000 or \$1,800 per acre



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4641	lpage fine sand, 0 to 3 percent slopes	10.2	6.32	6e
4542	Els-lpage complex, 0 to 3 percent slopes	39.0	24.24	6w
4533	Els loamy sand, 0 to 3 percent slopes	34.2	21.28	4w
4370	Libory loamy fine sand, 0 to 3 percent slopes	77.5	48.15	3e
TOTALS		160.9	100%	4.13