

LAND FOR SALE

1,099.29+/- Acres, Holt County, Nebraska
Offered at \$1,522,422.55
Selling in Four Tracts

Highlights:

- Good productive sub-irrigated meadow
- Winter protection - upland pasture
- 1.5 miles north of US Highway 20



L-1900619

Property Location: From Stuart, Nebraska, four miles west on US Highway 20, then 1 1/2 mile north on 463rd Avenue.



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For additional information, please contact:

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Property Information

Legal Description:

Tract 1: North Half (N $\frac{1}{2}$) of Section 30, Township 31 North, Range 16 West of the 6th PM, Holt County, Nebraska. 319.24+/- acres. Offered at \$400,247.15 or \$1,253.75 per acre.

Tract 2: South Half (S $\frac{1}{2}$) of Section 30, Township 31 North, Range 16 West of the 6th PM, Holt County, Nebraska. 319.24+/- acres. Offered at \$400,247.15 or \$1,253.75 per acre.

Tract 3: Northeast Quarter (NE $\frac{1}{4}$); East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$); and Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31 excluding the railroad right-of-way commonly known as the cowboy trail, Township 31 North, Range 16 West of the 6th PM, Holt County, Nebraska. 306.91+/- acres (as per Holt County Assessor's records). Offered at \$483,383.25 or \$1,575.00 per acre.

Tract 4: Northwest Quarter (NW $\frac{1}{4}$) of Section 32 excluding the railroad right-of-way commonly known as the cowboy trail, Township 31 North, Range 16 West of the 6th PM, Holt County, Nebraska. 153.90+/- acres (as per Holt County Assessor's records). Offered at \$238,545.00 or \$1,550.00 per acre.

Property Description: The property is being offered in four tracts or any combination of tracts. This property offers very productive meadow that can be grazed or hayed, upland pasture, shelterbelts offering livestock protection, and good livestock watering points.

The property is located only one and a half miles north of US Highway 20 northeast of Stuart, Nebraska. Tract sizes range from 154 acres to 319 acres in size. Great location and access. Full buyer possession for the 2020 pasture season.

2018 Real Estate Taxes:

Tract 1: \$5,481.47 estimated

Tract 2: \$5,481.47 estimated

Tract 3: \$3,974.72

Tract 4: \$2,331.38

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Tract 1



Tract 2



Tract 2



Tract 3



Tract 4



Tract 4



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.