

# LAND FOR SALE

415.34+/- Acres in Holt County, Nebraska

Offered in Two Tracts

Tract 1: \$630,861 or \$1,650 per acre

Tract 2: \$130,000

- Quality pasture
- Excellent access
- Available for the 2020 grazing season

L-2000341



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# Property Information

**Location:** From Emmet, Nebraska (junction of US Highway 20), travel south on Main Street (turns into 484th Avenue) 3.8 miles to the northwest corner of the property.

From O'Neill, Nebraska, one mile south on US Highway 281, then west on 870th Road five miles, then south on 487th Avenue one mile, then west on 869th Road three and a half miles to the southeast corner of the property.

**Legal: Tract 1:** Northeast Quarter (NE $\frac{1}{4}$ ) less 33.0+/- acres containing the building site located in the E $\frac{1}{2}$ NE $\frac{1}{4}$  and the West Half (W $\frac{1}{2}$ ) of Section 3, Township 28 North, Range 13 West of the 6th PM, Rock County, Nebraska, subject to certified survey. 382.34+/- acres

**Tract 2:** 33.0+/- acres containing the building site located in the E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 3, Township 28 North, Range 13 West of the 6th PM Rock County, Nebraska, subject to certified survey. 33.0+/- acres.

## Description:

**Tract 1:** Excellent summer pasture unit with well over 160 acres that could be hayed. Highly accessible pasture unit with one windmill, plus seasonal water. Several tree belts for protection; this property lends itself to be cross-fenced for even better stocking rates.

Ten miles southwest of O'Neill, or just three miles south of Emmet.

**Tract 2:** Nice 33+/- acre building site with a 780 square feet stucco home, plus barn, chicken house, and miscellaneous outbuildings. Secluded location less than five miles from Emmet. A very unique property with lots of timber, pasture, and several small dugouts providing water for livestock or horses, plus recreation. Exceptional deer and turkey hunting on a smaller parcel.

**Taxes:** \$6,329.64

## Location Map



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 are acting as agents for the seller.

Aerial Map Tract 1



Soil Map Tract 1



Tract 1 372.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	2.3	0.62	4e
4370	Libory loamy fine sand, 0 to 3 percent slopes	204.2	54.83	3e
4542	Els-lpage complex, 0 to 3 percent slopes	67.3	18.07	6w
4792	Valentine fine sand, 3 to 9 percent slopes, moist	26.2	7.04	6e
4641	lpage fine sand, 0 to 3 percent slopes	72.4	19.45	6e
TOTALS		372.4	100%	4.34

Aerial Map Tract 2



Soil Map Tract 2



Tract 2 33.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	0.3	0.97	4e
4370	Libory loamy fine sand, 0 to 3 percent slopes	12.3	36.44	3e
4542	Els-lpage complex, 0 to 3 percent slopes	19.2	56.82	6w
4792	Valentine fine sand, 3 to 9 percent slopes, moist	2.0	5.77	6e
TOTALS		33.8	100%	4.89

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