

LAND FOR SALE

401.93+/- Acres • Holt County, Nebraska
Offered at \$900,000

Highlights:

- Hay meadow and pasture
- Recreational opportunities
- Close to town with blacktop access



L-2100641

For additional information, please contact:

Bryan Hoefer, Agent

O'Neill, Nebraska

Office: (402) 336-3500

Cell: (402) 340-4685

BHoefer@FarmersNational.com

www.FarmersNational.com/BryanHoefer



Dave Hickey, Agent

O'Neill, Nebraska

Office: (402) 336-3500

Cell: (402) 340-4436

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com/ONeill



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Location: From Ewing, Nebraska, one-half mile southeast along U.S. Highway 275, then turn on 857th Road to the southwest corner of the property.

Legal Description: Northeast Quarter (NE $\frac{1}{4}$), Part of the Northwest Quarter (NW $\frac{1}{4}$), East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$), West Half of the West Half of the Southeast Quarter (W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$), and East $\frac{3}{4}$ of the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 2, Township 26 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

Property Description: A rare opportunity to own a great piece of property close to town. This property offers both the South Fork branch of the Elkhorn River and the Elkhorn River right through the property. The recreation potential is endless. There is an abundance of deer and turkey on the property. Along with the recreation, the property will run 40 to 45 pairs during the grazing season. There are also 60+/- acres of quality hay meadow included within the property. ***This is a property you will not want to miss!***

2020 Taxes: \$3,426.58

Price: \$900,000



Aerial Photo

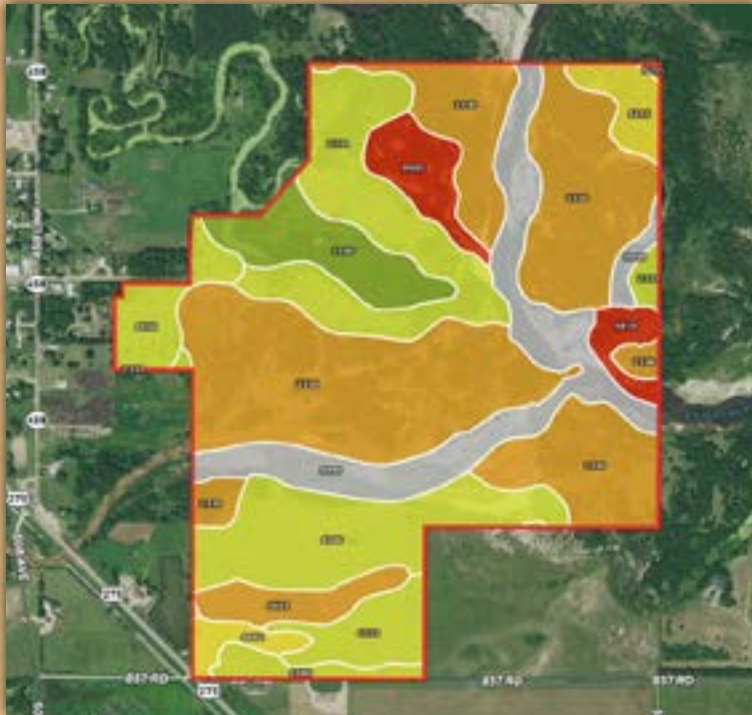


Topography Map



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 on the reverse side are the Designated Agents for the seller.

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
9999	Water	49.0	12.16	-
2331	Inavale loamy fine sand, rarely flooded	48.1	11.93	4e
3255	Meadin sandy loam, 2 to 30 percent slopes	0.4	0.1	6s
2330	Inavale fine sand, rarely flooded	163.3	40.56	6e
9810	Riverwash	6.5	1.62	8w
4215	Blackloup loam, rarely flooded	8.6	2.15	5w
9905	Fluvaquents, sandy-Fluvaquents, loamy complex, frequently flooded	12.8	3.18	8w
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	13.8	3.44	4w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	48.6	12.08	4w
2100	Boel fine sandy loam, occasionally flooded	21.5	5.35	3w
4641	lpage fine sand, 0 to 3 percent slopes	11.3	2.82	6e
4662	Loup fine sandy loam, 0 to 1 percent slopes	5.6	1.39	5w
4650	lpage loamy fine sand, 0 to 3 percent slopes	13.0	3.22	4e
TOTALS		402.7	100%	4.56



LAND FOR SALE

401.93+/- Acres • Holt County, Nebraska

Property Location Map

