

# RANCH FOR SALE

11,105.37+/- Acres • Holt County, Nebraska

*Offered at \$16,935,689*

***Full Possession for the 2024 Grazing Season!***



## Highlights:

- Eastern sandhills ranch with hay meadow and pasture, plus home, corrals, and barns
- High quality ranch with excellent water
- Located in the heart of the Ogallala Aquifer

L-2200296

For additional information, please contact:



Serving America's Landowners Since 1929

[www.FarmersNational.com/ONeill](http://www.FarmersNational.com/ONeill)



**Dave Hickey, Agent**  
**(402) 336-3500 • (402) 340-4436**

O'Neill, Nebraska

[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)

[www.FarmersNational.com/DaveHickey](http://www.FarmersNational.com/DaveHickey)



**Robert Litz, Agent**  
**(402) 336-3500 • (402) 340-4952**

O'Neill, Nebraska

[BLitz@FarmersNational.com](mailto:BLitz@FarmersNational.com)

[www.FarmersNational.com/RobertLitz](http://www.FarmersNational.com/RobertLitz)



Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

## Property Information

**Property Location:** From Atkinson, Nebraska, 16 miles south along State Highway 11, then two miles west on 860th Road to the ranch headquarters.

**Property Description:** Here is one of the best!!

One of the most well balanced ranches in the Nebraska sandhills. A portion of the Clifford Ranch has been in the family since 1911! This eastern sandhills ranch is located in central Holt County, an area with rainfall averaging 25 to 26 inches annually. Located southwest of Atkinson, Nebraska, this ranch is highly accessible with the headquarters located only two miles from Nebraska Highway 11.

The Clifford family has always cared about good stewardship of this outstanding ranch. The ranch offers nearly 2,500+/- acres of meadow, suitable for hay production, with additional acreage in first bench meadow. The balance of the ranch features sandhill pastures of mainly warm season grasses.

The ranch is well watered, with a combination of windmills, flowing wells, solar wells, plus seasonal creeks and drainages. Improvements include a ranch house, barn, small shop, plus excellent pipe corrals.

If you are looking for an exceptional ranch with great location, good carrying capacity, and abundant winter feed supply, please plan on your own personal inspection of this rare opportunity. Call the agents for details!

**Agent Comments:** Sub-irrigated hay meadows: Defined as "Sub-irrigation or sub-irrigated land means the natural occurrence of a ground water table within the root zone of agricultural vegetation, not exceeding ten feet below the surface of the ground."

The ranch consists of warm and cool season grasses allowing early spring grazing and sustainable grass through the warmer months of grazing season. Fences and water points are in good condition. Abundance of winter feed and wintering areas. Excellent wildlife including deer, turkey, grouse, prairie chicken, and water fowl.

This area of Nebraska is host to one of the largest cowherds in the nation. The area cattle market is served by some of the best livestock markets including Atkinson Livestock Market, Burwell Livestock Market, Ericson/Spalding Livestock Market, and Bassett Livestock Market.

Average rainfall of 25" to 26" of rainfall per year and snow fall totaling 32" on average.

What makes this ranch special? Water and Feed!!

**Legal Description:** Available upon request.

**2022 Taxes:** \$79,495.18

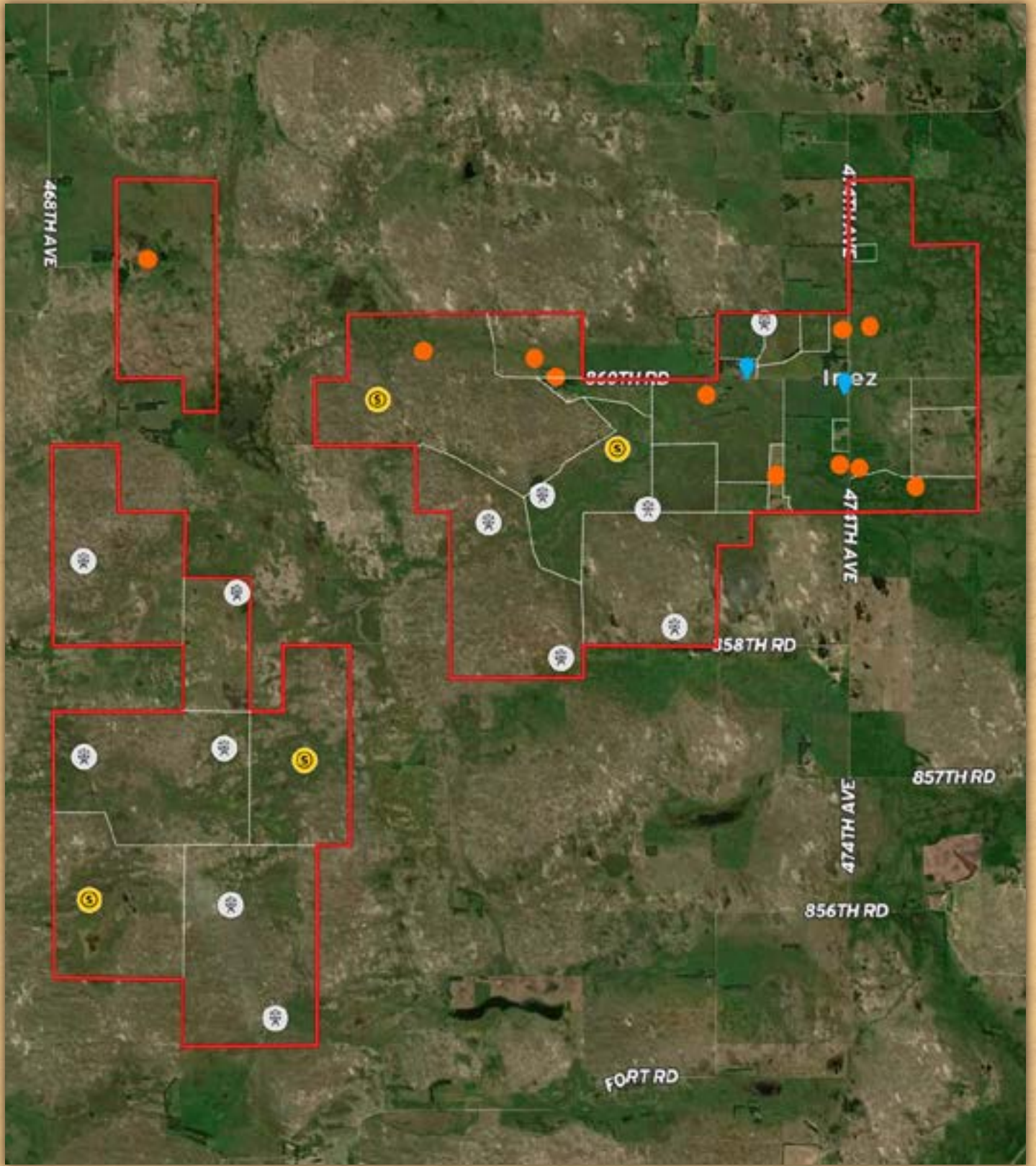
**Price:** \$16,935,689







# Aerial Map



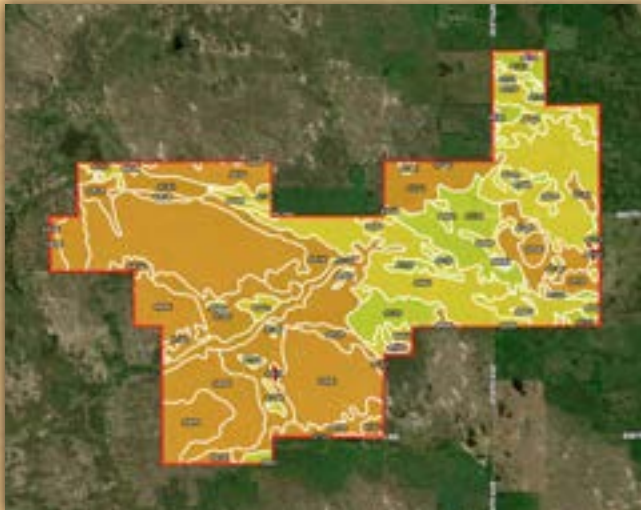


## Soil Map 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	203.74	27.17	0	19	6w
4662	Loup fine sandy loam, 0 to 1 percent slopes	182.93	24.39	30	19	5w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	162.73	21.7	0	27	6e
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	64.67	8.62	0	24	4w
4669	Loup fine sandy loam, frequently ponded	37.3	4.97	0	6	5w
4691	Marlake mucky peat	36.87	4.92	6	1	8w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	25.56	3.41	0	22	6e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	24.77	3.3	64	25	4w
4792	Valentine fine sand, 3 to 9 percent slopes, moist	8.93	1.19	0	31	6e
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	2.44	0.33	0	5	5w
TOTALS		749.95(*)	100%	9.73	20.03	5.56

## Soil Map 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	1658.03	27.37	0	22	6e
4662	Loup fine sandy loam, 0 to 1 percent slopes	1146.86	18.93	30	19	5w
4542	Els-lpage complex, 0 to 3 percent slopes	1064.76	17.58	0	19	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	582.22	9.61	0	27	6e
4533	Els loamy sand, 0 to 3 percent slopes	491.29	8.11	0	21	4w
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	255.91	4.22	0	17	6e
4669	Loup fine sandy loam, frequently ponded	242.08	4.0	0	6	5w
4579	Gannett mucky peat	163.49	2.7	5	8	5w
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	156.66	2.59	64	25	4w
4210	Almeria-Calamus complex, channeled, frequently flooded	105.39	1.74	0	13	6w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	83.15	1.37	0	17	5w
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	40.07	0.66	0	5	5w
4691	Marlake mucky peat	24.11	0.4	6	1	8w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	15.71	0.26	0	24	4w
4792	Valentine fine sand, 3 to 9 percent slopes, moist	15.21	0.25	0	31	6e
4451	Valentine severely eroded-Valentine complex, moist 0 to 60 percent slopes	7.15	0.12	0	5	8e
9999	Water	5.93	0.1	0	-	-
TOTALS		6058.0(*)	100%	7.49	19.72	5.51

## Soil Map 3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	1310.55	30.47	0	22	6e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	1003.47	23.33	0	27	6e
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	949.92	22.08	0	17	6e
4542	Els-lpage complex, 0 to 3 percent slopes	441.95	10.27	0	19	6w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	329.79	7.67	0	17	5w
4691	Marlake mucky peat	104.37	2.43	6	1	8w
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	50.3	1.17	0	5	5w
4533	Els loamy sand, 0 to 3 percent slopes	42.34	0.98	0	21	4w
4562	Elsmere-Selia loamy fine sands, 0 to 3 percent slopes	34.71	0.81	0	21	4w
4782	Valentine fine sand, 0 to 3 percent slopes, moist	20.11	0.47	0	31	6e
4451	Valentine severely eroded-Valentine complex, moist 0 to 60 percent slopes	11.85	0.28	0	5	8e
4641	lpage fine sand, 0 to 3 percent slopes	1.95	0.05	53	18	6e
TOTALS		4301.31(*)	100%	0.17	20.64	5.93



# Property Photos

