

# LAND FOR SALE

320± Acres, Holt County, Nebraska

**\$832,000 or \$2,600 Per Acre** 

## **Highlights:**

- High carrying capacity
- Live water
- Deer hunting

#### For additional information, please contact:

Dave Hickey, Agent | Office: (402) 336-3500 or Cell: (402) 340-4436

DHickey@FarmersNational.com

### **Property Information**

**Property Location:** From the south edge of Emmet, Nebraska (Main Street), travel south on 484th Avenue, then west 0.4 miles, then south approximately 0.5 miles, then west on 872nd Road 0.5 miles to the southeast corner of the property.

**Legal Description:** Southeast Quarter (SE $\frac{1}{4}$ ) of Section 21 and Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 29 North, Range 13 West of the 6th P.M., Holt County, Nebraska.

**Property Description:** Highly productive cross-fenced pasture with solar well and Holt Creek flowing through the property. Currently 15 acres are hayed, but over 65 acres have been hayed in the past. Great hunting for deer and turkey. Exceptional carrying capacity on this property, with 80 pair typically summering for 5 months. Leased for the 2024 season.

Live water, quality pasture, tree belts, hay meadow and all just one-half mile from pavement on a good county road!

Excellent value on a cow-unit basis!

2023 Taxes: \$3,507.62

**Price:** \$832,000.00 or \$2,600.00 per acre





#### **Location Map**



## **Aerial Map**

# 872ND RD 872ND ND 07115 ND 071

# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4210	Almeria-Calamus complex, channeled, frequently flooded	142.8 5	45.31	5	11	5w
8425	Boel-Inavale complex, channeled, frequently flooded	59.98	19.03	0	16	6w
4542	Els-lpage complex, 0 to 3 percent slopes	37.85	12.01	0	19	6w
4650	Ipage loamy fine sand, 0 to 3 percent slopes	34.45	10.93	54	24	4e
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	19.51	6.19	0	24	4e
4641	Ipage fine sand, 0 to 3 percent slopes	14.21	4.51	53	18	6e
8420	Boel loamy fine sand, occasionally flooded	3.42	1.08	0	22	4w
2330	Inavale fine sand, rarely flooded	1.77	0.56	0	23	6e
4782	Valentine fine sand, 0 to 3 percent slopes, moist	1.03	0.33	0	22	6e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	0.2	0.06	64	25	4w
TOTALS		315.2 7(*)	100%	10.6	15.68	5.18











# LAND FOR SALE

320+/- Acres • Holt County, Nebraska





www.FarmersNational.com/ONeill

Real Estate Sales • Farm and Ranch Management • Energy Management

Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock