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L-2300504-00



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# LAND FOR SALE

160± Acres, Holt County, Nebraska

OFFERED AT  
**\$296,000 or**  
**\$1,850 Per Acre**

## Highlights:

- Hay meadow with good location and access
- Could convert to pasture



For additional information, please contact:

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# Property Information

## Directions to Property:

From O'Neill, Nebraska, travel seven miles south on U.S. Highway 281, then two miles west on 864th Road and one and one-half miles south on 490th Avenue to the northwest corner of the property.

## Legal Description:

Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section 11, Township 27 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

## 2023 Taxes:

\$1,938.75 (estimated)

## Property Description:

Hay meadow with great access along 490th Avenue. This meadow has been hayed for years, but with some fencing and water improvements could be converted to productive pasture. Electricity located near the south property line. An excellent opportunity to own well located property with plenty of opportunity!!

## New Price:

\$296,000 or \$1,850 per acre

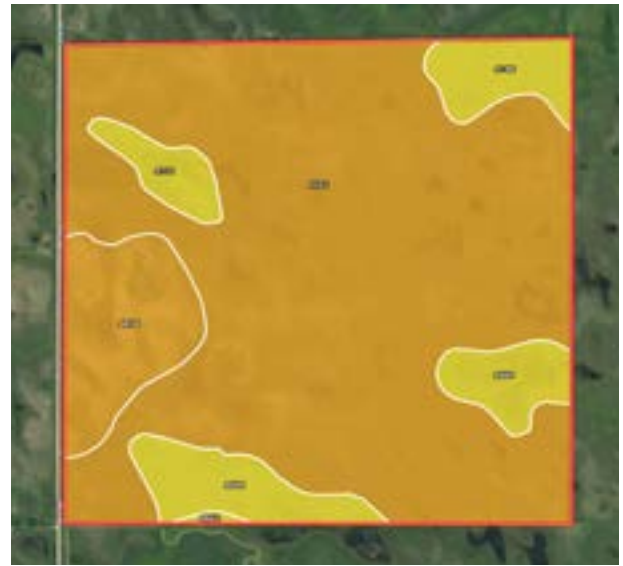
## Property Location Map



## Aerial Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	119.8 3	75.84	0	19	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	14.19	8.98	0	21	6e
4669	Loup fine sandy loam, frequently ponded	13.38	8.47	0	6	5w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	6.25	3.96	0	17	5w
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	3.97	2.51	0	4	5w
4662	Loup fine sandy loam, 0 to 1 percent slopes	0.38	0.24	30	18	5w
TOTALS		158.0( *)	100%	0.07	17.62	5.85



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.

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