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# LAND FOR SALE

917.72± Acres, Keya Paha County, Nebraska

PRICE REDUCED

**\$1,284,808 or  
\$1,400 per acre**

## Highlights:

- Quality hardgrass pasture
- Highway 12 access
- Outstanding hunting opportunities



For additional information, please contact:

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# Property Information

## Directions to Property:

From Springview, Nebraska, travel six miles west along State Highway 12 to the northeast corner of the property.

## Legal Description:

East Half (E $\frac{1}{2}$ ) & Southwest Quarter (SW $\frac{1}{4}$ ) of Section 23; Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) & Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 24; Northeast Quarter (NE $\frac{1}{4}$ ), East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ ), Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ), & North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section 26; Township 33 North, Range 22 West of the 6th P.M., Keya Paha County, Nebraska.

## Taxes:

- \$4,839.20

## Property Description:

Located west of Springview and adjacent to State Highway 12, this summer grass unit is cross-fenced into five paddocks for rotational grazing. Watered by one solar well, one windmill, and a tributary to Rock Creek, this property has been rotationally grazed for years, and grass conditions are excellent. Just the right amount of timber and elevation change allows for serious hunting and recreational opportunities.

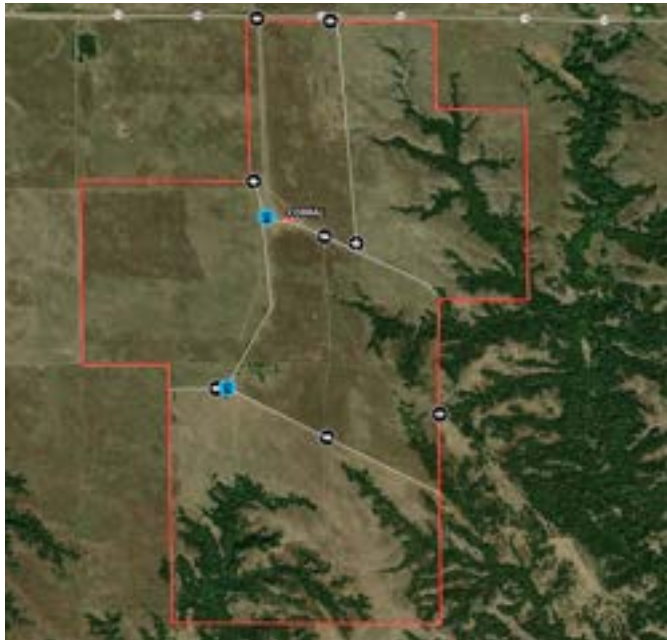
If you have been looking for excellent pasture with recreation opportunity, this property deserves your immediate inspection. Possession for the 2024 grazing season!

## Price Reduced:

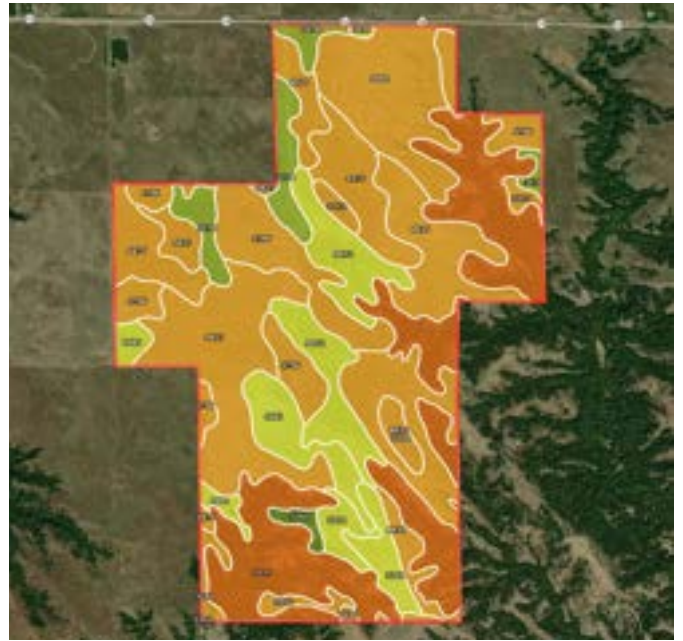
- \$1,284,808 or \$1,400 per acre



**Aerial Map**



**Soils Map**

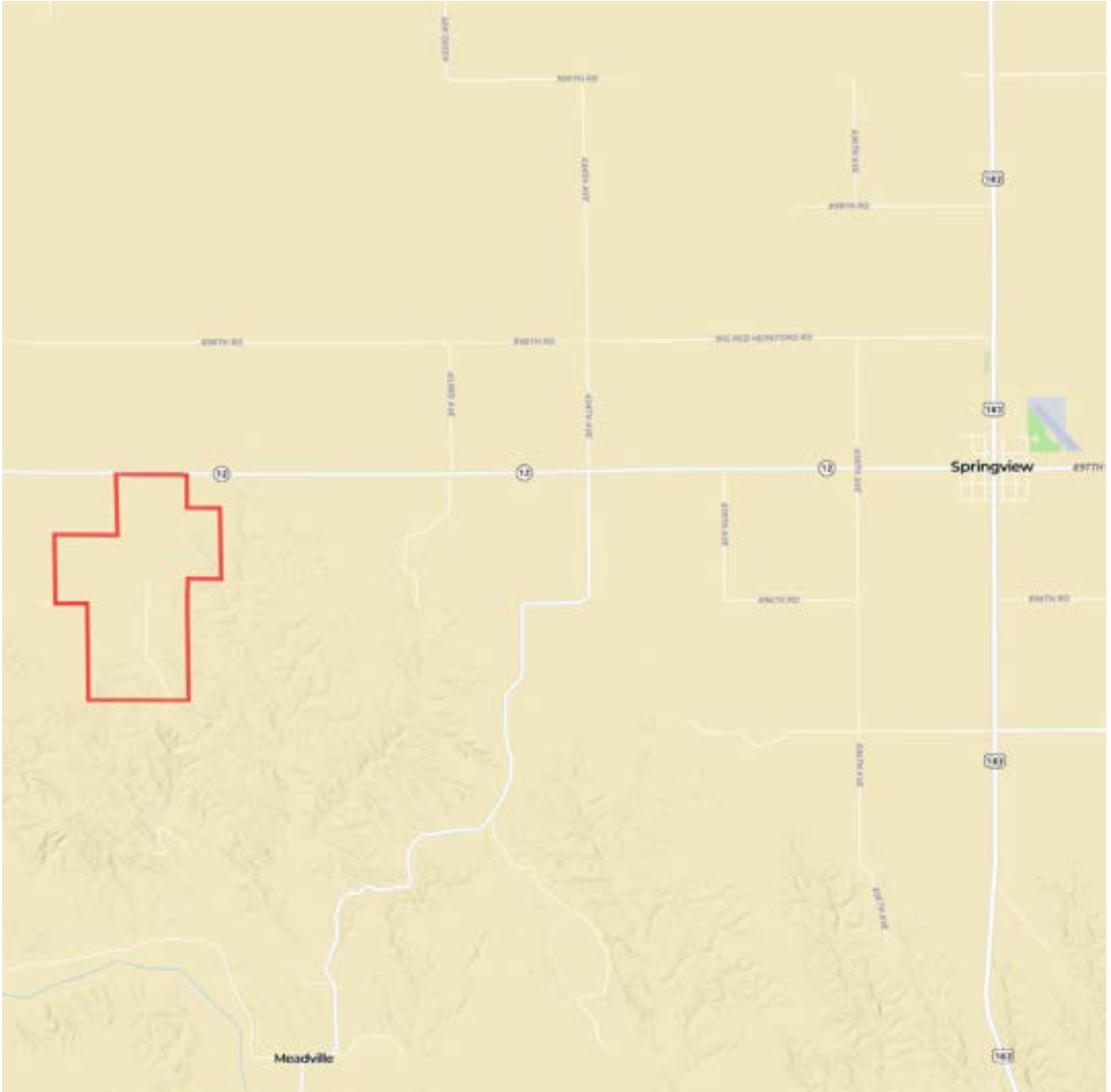


**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3215	Longpine-Ronson-Duda complex, 15 to 70 percent slopes	209.3 2	22.87	0	9	7s
8935	Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes	128.9 3	14.09	0	21	6s
4827	Valentine loamy fine sand, gently rolling	111.2 1	12.15	0	19	6e
4796	Valentine fine sand, 9 to 25 percent slopes	99.48	10.87	14	15	6e
4884	Valentine-Longpine complex, rolling	78.04	8.53	0	17	6e
9012	Anselmo loamy fine sand, 0 to 3 percent slopes	66.3	7.24	57	31	4e
4475	Duda loamy fine sand, 3 to 6 percent slopes	64.33	7.03	0	22	6e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	43.1	4.71	0	24	4e
3178	Holt variant loamy fine sand, 0 to 3 percent slopes	32.24	3.52	0	37	3e
3261	Oneill fine sandy loam, 2 to 6 percent slopes	17.42	1.9	0	29	4e
3311	Ronson-Anselmo fine sandy loams, 6 to 11 percent slopes	12.31	1.34	0	36	4e
3244	Meadin gravelly sandy loam, 2 to 30 percent slopes	12.09	1.32	0	21	6s
3170	Holt fine sandy loam, 0 to 3 percent slopes	11.27	1.23	59	22	3e
3213	Longpine loamy fine sand, 3 to 30 percent slopes	9.74	1.06	0	13	6s
3312	Ronson-Anselmo fine sandy loams, 6 to 30 percent slopes	6.36	0.69	0	31	6e
3214	Longpine-Duda complex, 3 to 15 percent slopes	6.33	0.69	0	14	6s
5281	Vetal fine sandy loam, 0 to 3 percent slopes	5.44	0.59	66	42	2c
3179	Holt variant loamy fine sand, 3 to 6 percent slopes	1.34	0.15	0	36	4e
TOTALS		915.2 5(*)	100%	6.77	18.97	5.76

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.

# Property Location



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