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L-2400116



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# LAND FOR SALE

320± Acres, Holt County, Nebraska

PRICE REDUCED!

**\$1,200,000 or  
\$3,750 per acre**

## Highlights:

- Live water!
- Excellent hunting!
- Productive pasture!



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

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## Property Information

**Property Description:** Productive pasture with the middle branch of the Verdigre Creek flowing through the west side of the property. Lots of beauty in this property, with oak covered hillsides overlooking the smaller year-round creek that flows through the west quarter. Good hard-grass pasture crossed-fenced into four separate paddocks. Several perfect places to build a cabin, with Highway 108 just one-half mile from the south boundary.

A true recreational property with fantastic deer and turkey hunting opportunities plus income from livestock grazing. Call Dave today for a showing!

**Directions to Property:** From O'Neill, Nebraska, travel 16 miles east on old Highway 108 (872nd Road). Then ½ mile north on 509th Avenue to the southeast corner of the property.

**Legal Description:**

North Half (N½) of Section 23, Township 29 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

**2024 Taxes:**

- \$ 2,673.90



**Aerial Map**



**Soils Map**

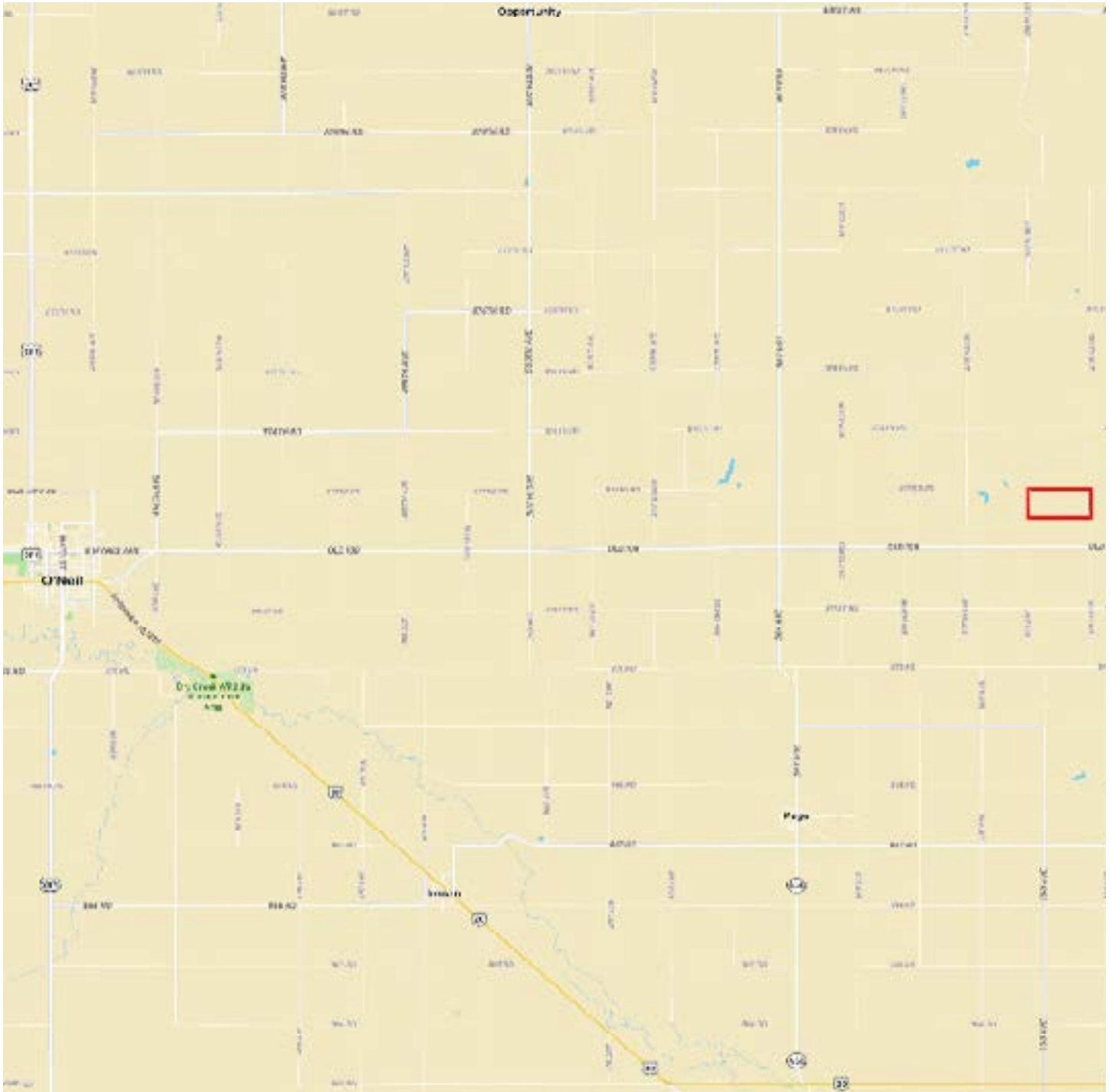


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	111.87	36.26	0	21	0a
3270	Onell-Mosdin fine sandy loam, 11 to 30 percent slopes	70.00	22.31	0	21	0a
3273	Onell-Mosdin fine sandy loam, 0 to 11 percent slopes	68.43	18.46	0	28	0a
2346	Ingersoll sand, channelled, frequently flooded	22.62	7.11	0	18	0a
3183	Jensen loam, 0 to 2 percent slopes	18.83	6.29	64	33	2a
3284	Palca fine sandy loam, 2 to 6 percent slopes	12.88	4.08	0	48	3a
3184	Jensen loam, 2 to 6 percent slopes	11.94	3.69	63	33	3a
6663	Brunswick-Palca complex, 17 to 30 percent slopes	3.88	1.22	0	18	0a
6320	Barnes-Bowl-Calamus complex, channelled	3.42	1.08	0	12	0a
6615	Bealle silt loam, 2 to 6 percent slopes	1.87	0.62	0	61	3a
TOTALS		316.76(*)	100%	5.29	24.52	5.5



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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