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LAND FOR SALE

874.73± Acres, Holt County, Nebraska

OFFERED AT
\$1,750,000

Highlights:

- Nice, smaller ranch
- Good grass, fences
- Home, building site



For additional information, please contact:

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Property Information

Directions to Property: 19 miles north of O'Neill, Nebraska, along U.S. Highway 281, turn west on 891st Road and travel four miles. Then go one mile north on 488th Avenue to the southwest corner of the property.

Legal Description: Part of the Southwest Quarter (SW¹/₄) of Section 2; Part of the Southeast Quarter (SE¹/₄) of Section 3; South Half (S¹/₂) of Section 9; Northwest Quarter (NW¹/₄) & West Half of the Southwest Quarter (W¹/₂SW¹/₄) of Section 10; and Northwest Quarter of the Northwest Quarter (NW¹/₄NW¹/₄) of Section 11; Township 32 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: Well cared for!

Pasture/hay land combination located approximately 25 miles northwest of O'Neill in northern Holt County. Rolling pasture divided into four paddocks for rotational grazing. Livestock water provided by one centrally located windmill plus electric submersible well. The pasture acres have been rotationally grazed and carefully managed for the grass resource.

Hay meadow acres consist of 314 acres of native hay land put up for hay annually. Several springs are located on these acres plus one small spring-fed pond for wildlife habitat. These acres offer high-quality hay plus good deer hunting opportunities.

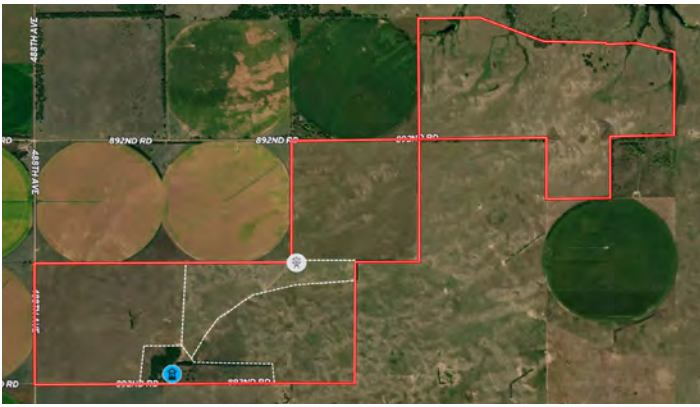
The home and outbuildings include a two-bedroom, 1½ story home built in 1940. Several recent updates have been completed on the home. The home offers end-of-the-road privacy with many trees and shelter belts providing excellent wind protection. Other buildings include a calving/loafing shed and small shop with overhead doors. Several waterlines with hydrants and automatic waterers are located in the feeding and sorting pens at the home site.

A nice, smaller-sized, all contiguous ranch with summer grazing, hay production, home and winter protection, plus deer hunting! Call the agent today for a showing!

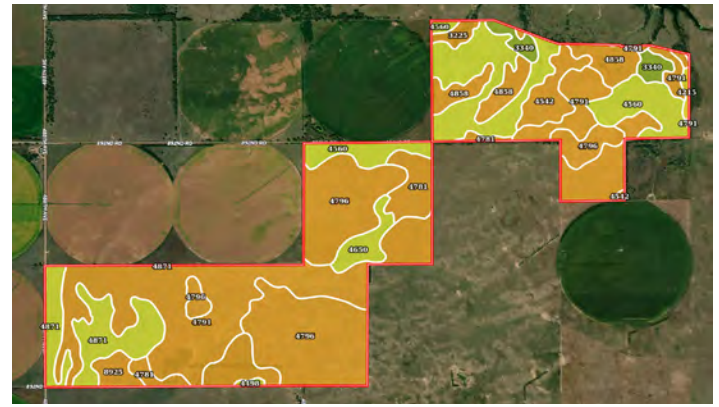
Taxes: \$10,440.16



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4791	Valentine fine sand, 3 to 9 percent slopes	272.8 6	31.33	0	22	6e
4796	Valentine fine sand, 9 to 25 percent slopes	200.3 6	23.01	14	23	6e
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	136.0 3	15.62	0	33	4w
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	66.94	7.69	0	34	4e
4781	Valentine fine sand, 0 to 3 percent slopes	57.9	6.65	0	25	6e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	47.2	5.42	0	29	6e
4542	Els-lpage complex, 0 to 3 percent slopes	26.44	3.04	0	26	6w
4650	lpage loamy fine sand, 0 to 3 percent slopes	18.33	2.1	54	31	4e
3340	Wewela fine sandy loam, 0 to 3 percent slopes	17.31	1.99	43	37	3e
8925	Simeon loamy sand, 0 to 3 percent slopes	12.44	1.43	0	25	6s
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	10.07	1.16	33	25	6e
4215	Blackloup loam, rarely flooded	3.18	0.37	0	26	5w
4498	Dunday loamy sand, 0 to 3 percent slopes	1.86	0.21	0	36	4e
TOTALS		870.9 2(*)	100%	5.59	26.18	5.42



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.

