



www.FarmersNational.com/ONeill

L-2400408



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE
495± Acres, Holt County, Nebraska

OFFERED AT
\$866,250 or
\$1,750 per acre

Highlights:

- Summer pasture
- Live water
- Excellent deer hunting



For additional information, please contact:
Dave Hickey, Agent | (402) 340-4436 or (402) 336-3500
DHickey@FarmersNational.com

Property Information

Directions to Property: From Ewing, Nebraska, travel four miles southwest along Wellington Road, continue straight south on 505th Avenue for 1½ miles and then turn west in the driveway for approximately ½ mile and then turn north to the southeast corner of the property.

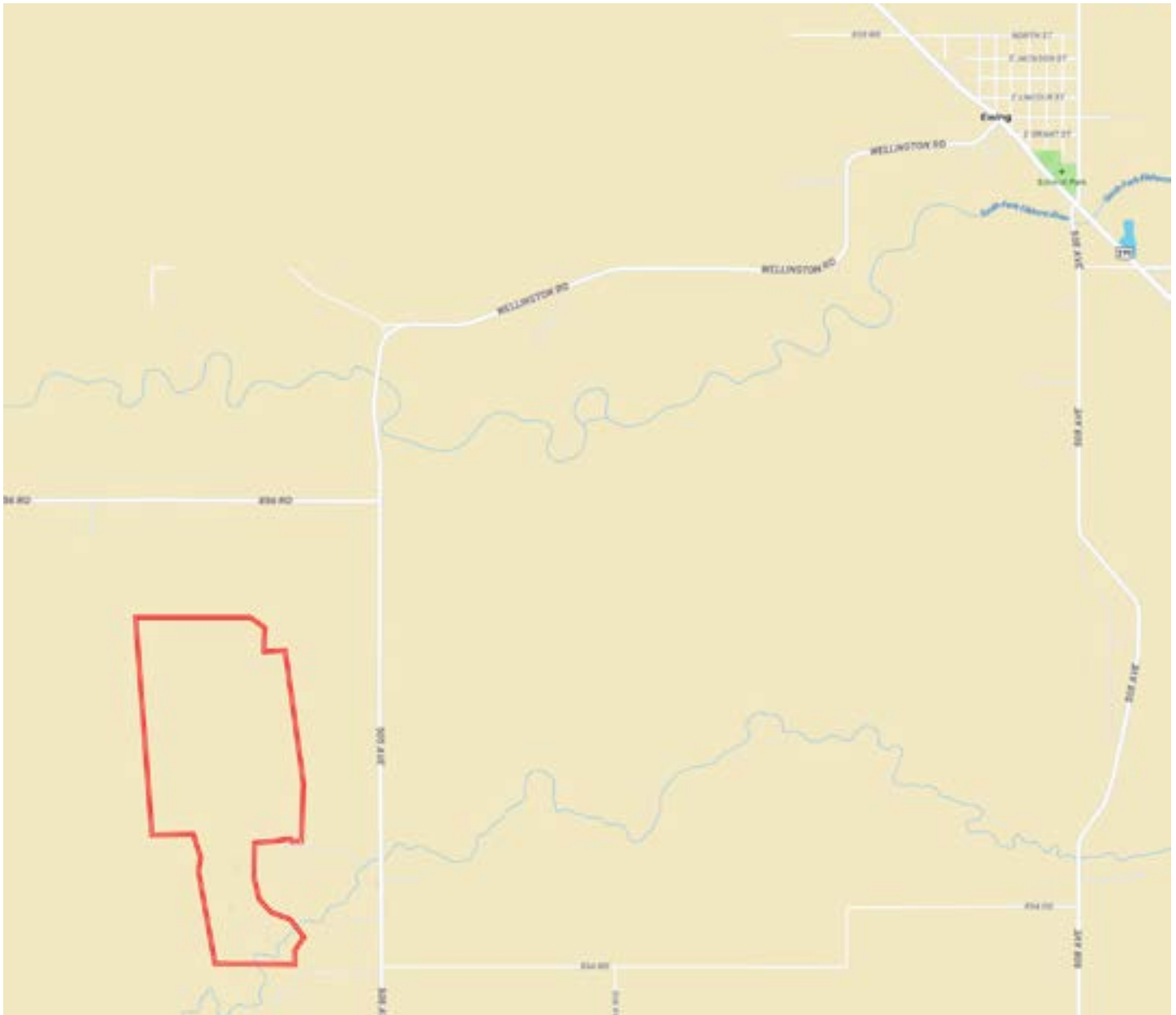
Legal Description: Southwest Quarter (SW¼) & Part of the Southeast Quarter (SE¼) of Section 18; Northwest Quarter (NW¼), Part of the Northeast Quarter (NE¼), East Half of the Southwest Quarter (E½SW¼), & Part of the Southeast Quarter (SE¼) of Section 19; Township 26 North, Range 9 West of the 6th P.M., Holt County, Nebraska, subject to certified survey.

Taxes (Estimated): \$5,027.44

Property Description: Summer Pasture! Good quality summer pasture located just southwest of Ewing in eastern Holt County. This pasture features one windmill, three deep dugouts, plus Cache Creek flowing through the south end of the property. Nice mix of rolling hills and valleys with plenty of tree protection along the creek. Excellent deer hunting in the timber along Cache Creek.

This is a quality pasture with good carrying capacity and excellent deer hunting! Call today for a showing!

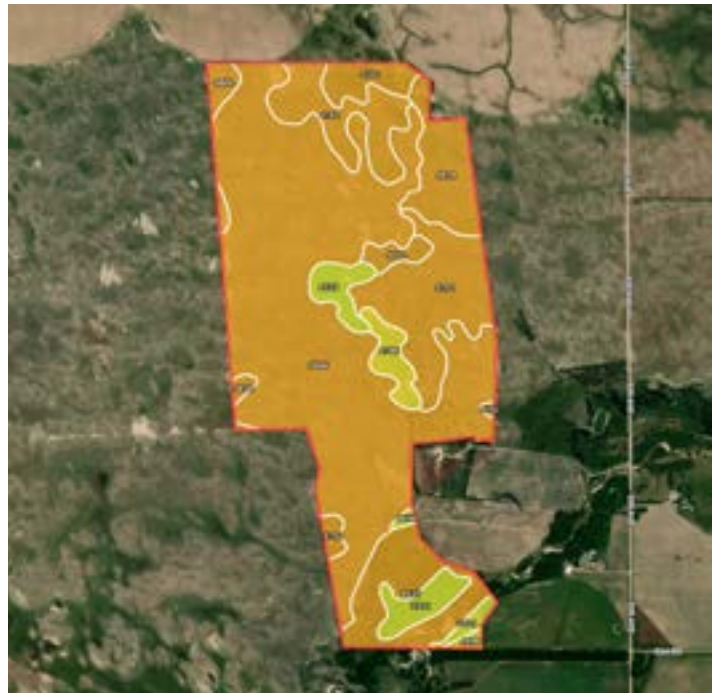
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	272.6 2	55.96	0	25	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	85.38	17.52	0	31	6e
8425	Boel-Inavale complex, channeled, frequently flooded	35.16	7.22	0	17	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	29.92	6.14	0	29	6e
2331	Inavale loamy fine sand, rarely flooded	15.5	3.18	0	27	4e
4542	Els-Ipage complex, 0 to 3 percent slopes	12.67	2.6	0	26	6w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	10.53	2.16	0	23	5w
4533	Els loamy sand, 0 to 3 percent slopes	10.34	2.12	0	30	4w
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , moist	6.28	1.29	0	19	6e
4641	Ipage fine sand, 0 to 3 percent slopes	5.91	1.21	53	25	6e
4498	Dunday loamy sand, 0 to 3 percent slopes	1.71	0.35	0	36	4e
4650	Ipage loamy fine sand, 0 to 3 percent slopes	1.16	0.24	54	31	4e
TOTALS		487.1 8(*)	100%	0.77	25.85	5.86

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.



www.FarmersNational.com/ONeill

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**