

L-2500049



SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

152± Acres, Holt County, Nebraska

OFFERED AT  
**\$697,000**

## Highlights:

- Nice mix of cropland and pasture
- Tremendous tree windbreaks
- Oil road access



For additional information, please contact:

**Dave Hickey, Agent**  
**(402) 336-3500 or (402) 340-4436**  
**DHickey@FarmersNational.com**

# Property Information

## Directions to Property:

At the junction of U.S. Highway 20 and Highway L45B north of Ewing, Nebraska, travel 3½ miles north on 508th Avenue to the southeast corner of the property.

From Page, Nebraska, ½ mile south on Highway S45A, then turn east and travel 3½ miles east on 867th Road to the northwest corner of the property.

## Legal Description:

Part of the Northeast Quarter (NE¼) of Section 22, Township 28 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

## Property Description:

Great opportunity to purchase high quality pasture and dryland farm ground. This farm offers approximately 65 acres of good quality farm ground which was developed to farm prior to the 2024 growing season. The balance of the acres consist of high quality cross-fenced pasture that was not grazed in 2024. Tremendous tree protection along the north side of the property. A perfect location to winter cows! **Call the agent today!**

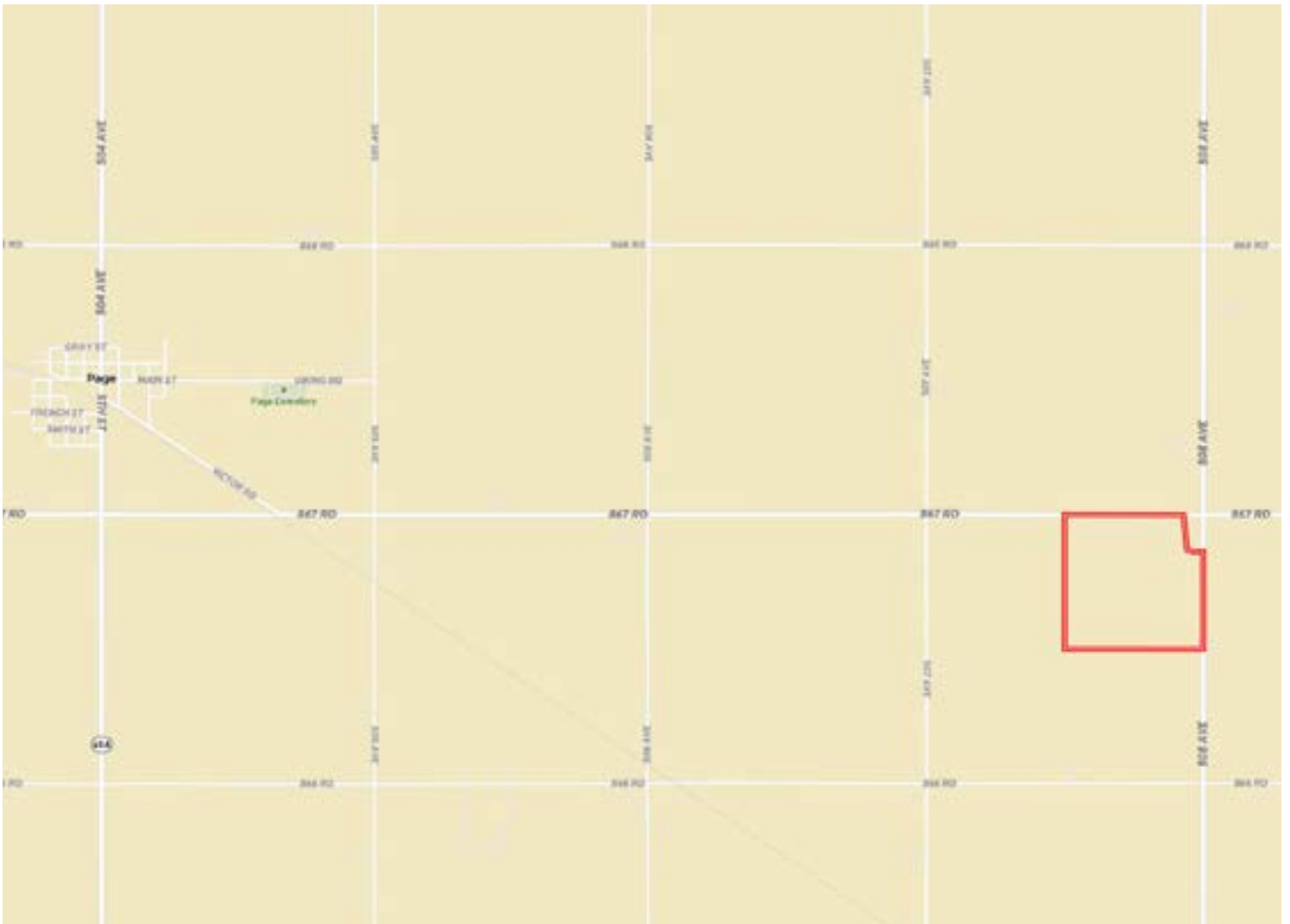
## 2023 Taxes:

\$2,224.58

## Price:

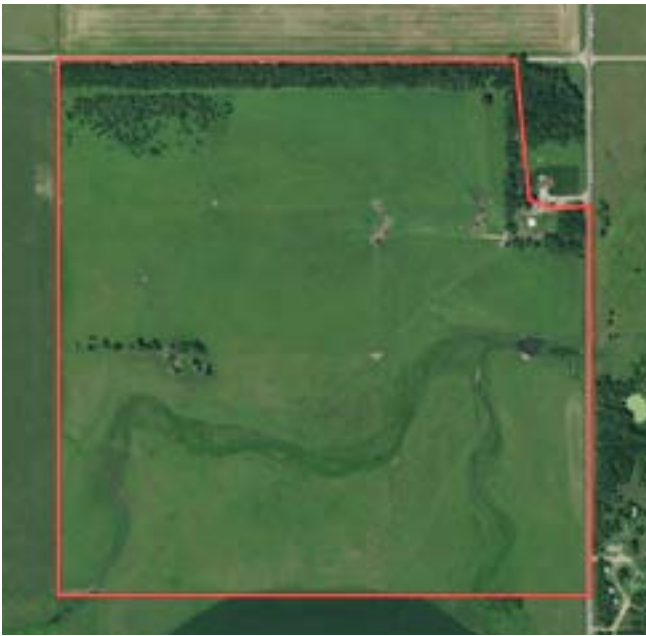
\$697,000.00

# Property Location



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.

**Aerial Map**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION   | ACRES     | %     | CPI   | NCCPI | CAP  |
|-----------|--|-----------|-------|-------|-------|------|
| 4498      | Dunday loamy sand, 0 to 3 percent slopes                     | 53.9      | 34.97 | 0     | 36    | 4e   |
| 2331      | Inavale loamy fine sand, rarely flooded                      | 28.32     | 18.37 | 0     | 27    | 4e   |
| 9007      | Anselmo fine sandy loam, 0 to 3 percent slopes               | 26.57     | 17.24 | 59    | 41    | 2e   |
| 4499      | Dunday loamy sand, 3 to 6 percent slopes                     | 19.35     | 12.55 | 0     | 35    | 4e   |
| 4857      | Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes | 17.79     | 11.54 | 0     | 34    | 6e   |
| 6636      | Boelus loamy fine sand, 0 to 2 percent slopes                | 4.75      | 3.08  | 0     | 56    | 3e   |
| 3260      | Oneill fine sandy loam, 0 to 2 percent slopes                | 2.89      | 1.87  | 0     | 35    | 2c   |
| 3287      | Paka loam, 3 to 9 percent slopes, eroded                     | 0.39      | 0.25  | 0     | 63    | 3e   |
| 6665      | Brunswick-Pivot complex, 11 to 30 percent slopes             | 0.19      | 0.12  | 0     | 28    | 6e   |
| TOTALS    |  | 154.15(*) | 100%  | 10.17 | 35.51 | 3.82 |



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