

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

152± Acres, Holt County, Nebraska

IMPROVED PRICE
\$675,000

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 three and one-half of a mile north on 508th Avenue to the southeast corner of the property.

From Page, Nebraska, travel one-half of a mile south on Highway S45A, then turn east and travel three and one-half of a mile east on 867th Road to the northwest corner of the property.

Legal Description:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 28 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

Property Description:

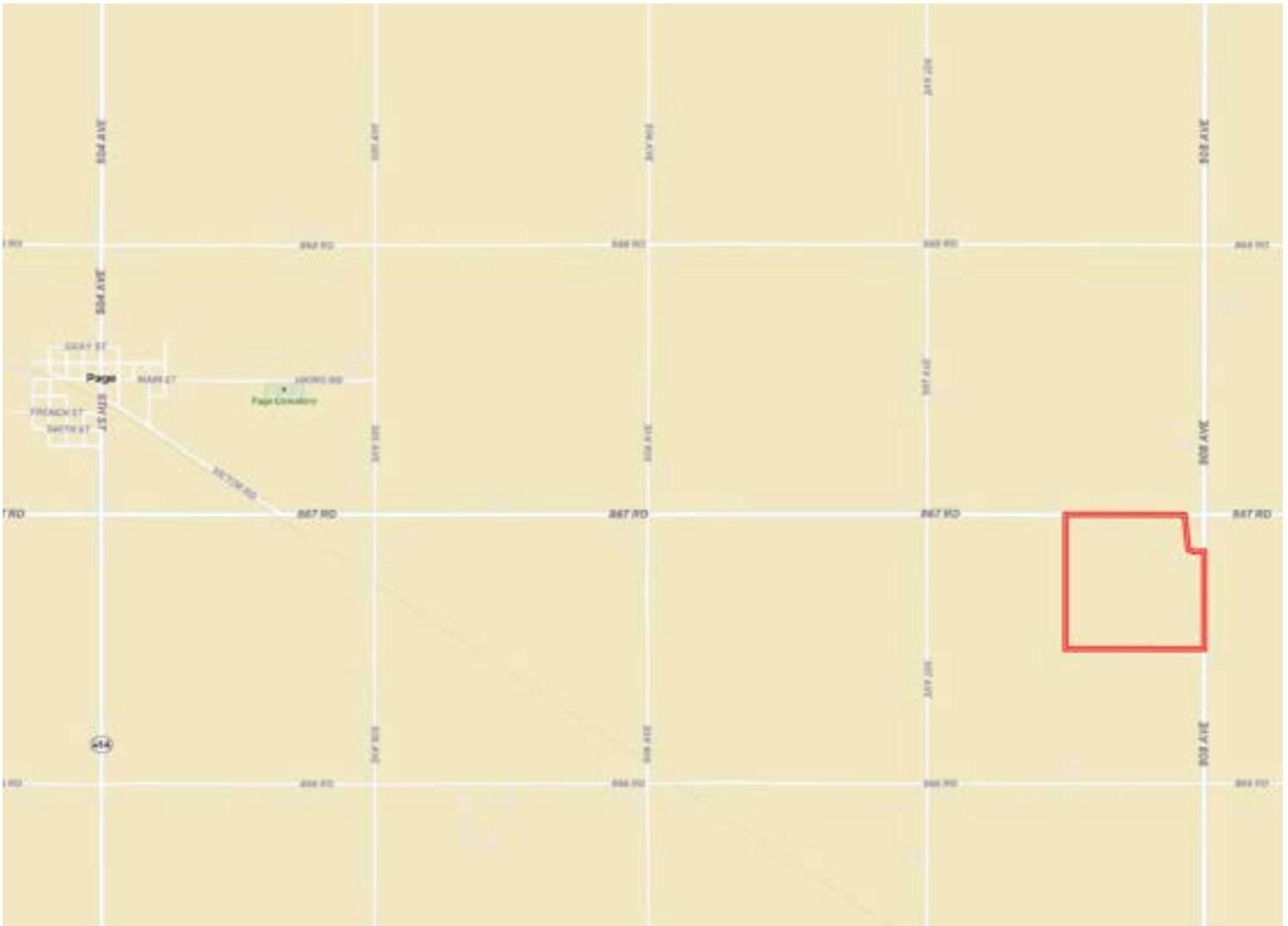
Great opportunity to purchase high-quality pasture and dryland farm ground. This farm offers approximately 65 acres of good quality farm ground which was developed to farm prior to the 2024 growing season. The balance of the acres consist of high-quality, cross-fenced pasture that was not grazed in 2024.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

Call the agent today!

2024 Taxes:

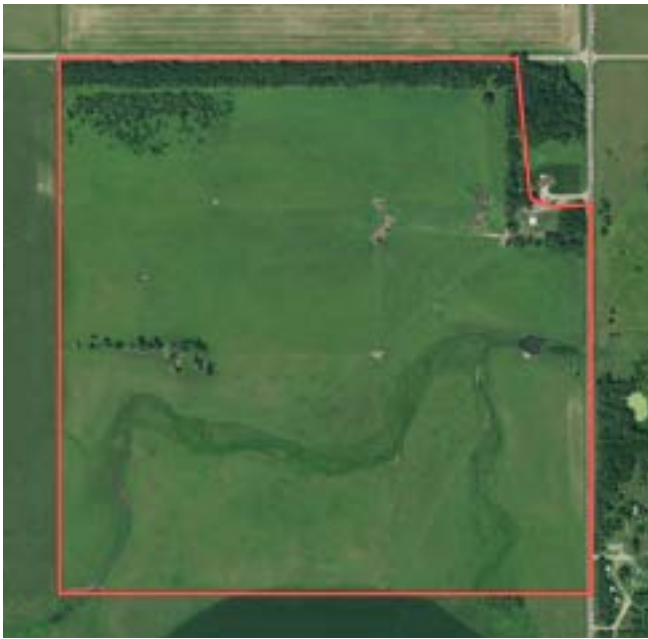
- \$1,653.28

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		154.1 5(*)	100%	10.17	35.51	3.82



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