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FOR MORE INFO!



LAND FOR SALE

363.18± Acres, Frontier County, Nebraska

OFFERED AT
\$770,000

Highlights:

- Great hunting property for whitetail and mule deer, turkey, pheasant, and quail
- 127 acre CRP contract expires September, 2025
- Live water through the property via the Muddy Creek



For additional information, please contact:

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Property Information

Directions to Property:

From Holbrook Nebraska, go west of town to Road 416. Head north for 7 miles to Road 730. Head west on Road 730 for 1 mile. Turn north on Road 416 for 3.5 miles. Property is on the east side of the road. Access on the west side via Road 730 and south side via Road 733.

Legal Description:

NW1/4; W1/2NE1/4; N1/2SW1/4; NW1/4SE1/4 28-6-24 363.18A Muddy Precinct.

Property Description:

• Hunters, Farmers, and Ranchers •

Explore this incredible opportunity to own 363.18+/- acres of CRP, pasture, and recreational land in Frontier County, Nebraska. This property offers excellent hunting for whitetail and mule deer, turkey, pheasant, and even the occasional elk.

- 127 acres of farmland enrolled in the CRP program, providing steady income potential.
- 236.72 acres of fenced pasture, ideal for grazing. Current pasture lease expires October 31, 2025.
- Muddy Creek runs through the property, offering a reliable water source for cattle and wildlife.
- Registered, inactive well (G-065116) in the Middle Republican NRD.

Whether you're seeking prime hunting land or an investment with consistent income opportunities, this property is a rare find. **Don't miss your chance to own your own slice of Nebraska's great outdoors!**

Farm Data:

Pasture	236.72 acres
CRP	<u>127.00 acres</u>
Total	363.72 acres

FSA Information:

	<u>Base</u>
Corn	46.73 acres
Grain Sorghum	8.32 acres
Soybeans	12.85 acres

Improvements:

Well G-065116 was registered in 1981 to pump 550 gpm. There are no certified acres on the farm and the well is currently inactive.

CRP:

127.00 acres enrolled with an annual payment of \$6,958.00, expiring September 30, 2025

2023 Taxes:

\$2,679.54

Price:

\$770,000

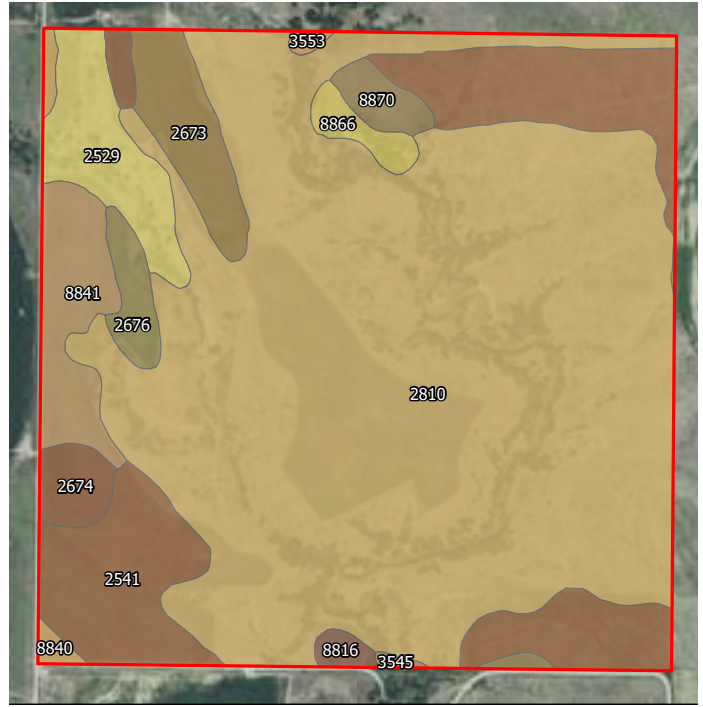


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



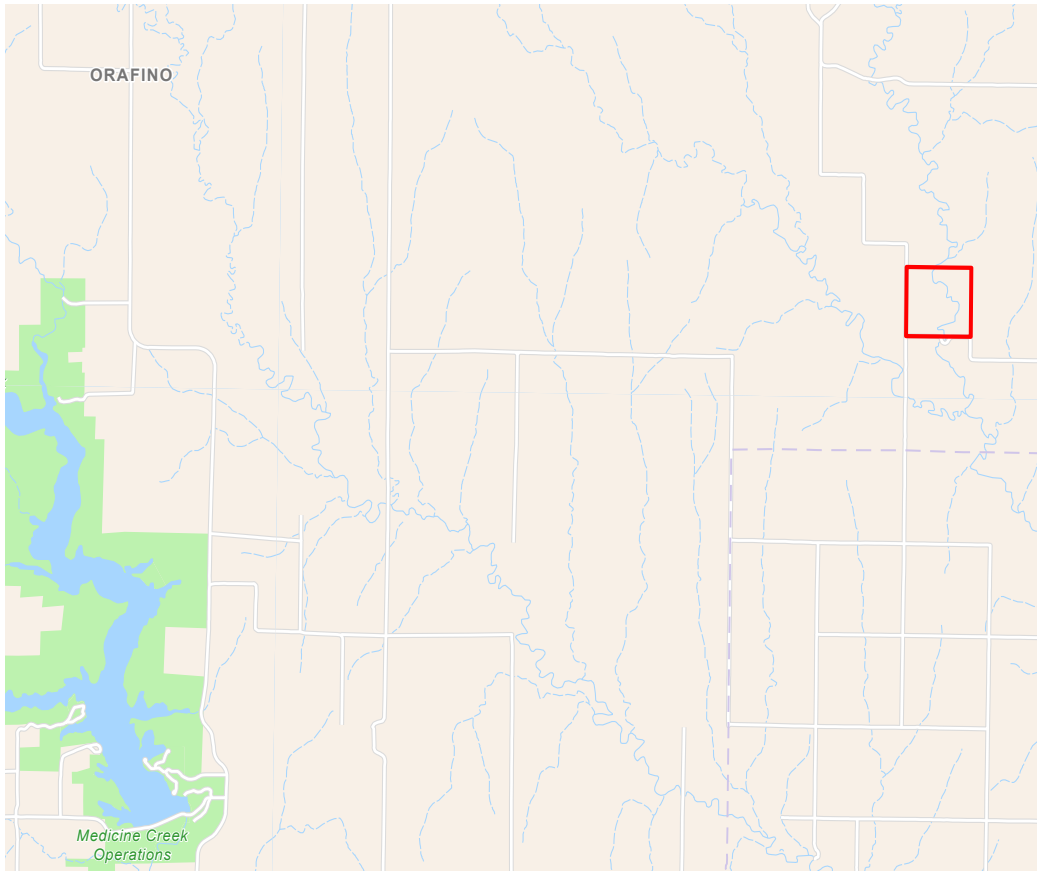
Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
2810	Uly and Coly silt loams, 11 to 30 percent slopes	6e		243.7
2541	Coly silt loam, 11 to 17 percent slopes, eroded	6e		53.2
2529	Coly and Uly silt loams, 11 to 30 percent slopes	6e		15.1
8841	Hall silt loam, 1 to 3 percent slopes	2e	2e	14.5
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	2c	2c	11.8
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	2e	2e	6.6
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	3e	3e	5.1
8870	Hord silt loam, 1 to 3 percent slopes	2e	2e	4.8
8866	Hord silt loam, 0 to 1 percent slopes, warm	2c	1	3.6
8840	Hall silt loam, 0 to 1 percent slopes	2c	1	2
8816	Cozad silt loam, 1 to 3 percent slopes	2e	2e	1.7
3553	Hobbs silt loam, frequently flooded	6w		0.7
3545	Hobbs silt loam, channeled, frequently flooded	5w	5w	0.5
				363.3



Property Location Map



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