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# LAND FOR SALE

5.15± Acres, Holt County, Nebraska

OFFERED AT  
**\$50,000**

## Highlights:

- Potential new home site
- Close to U.S. Highway 281
- Recently surveyed



For additional information, please contact:

Bryan Hofer, Agent | (402) 336-3500 or (402) 340-4685

[BHofer@FarmersNational.com](mailto:BHofer@FarmersNational.com)



**Property Description:**

5.15+/- acres with lots of opportunity! Located just 7 miles southeast of Chambers and only 1/2 mile from U.S. Highway 281. Perfect spot for a new home, with plenty of trees along the north end of the property. Recently surveyed, plus electrical power close by. Small tracts like this are very hard to find!

Call the agent today!

**Directions to Property:**

Five miles east of Chambers, Nebraska, along Highway 95, then three miles south on U.S. Highway 281 and 1/2 mile west of 851st Road.

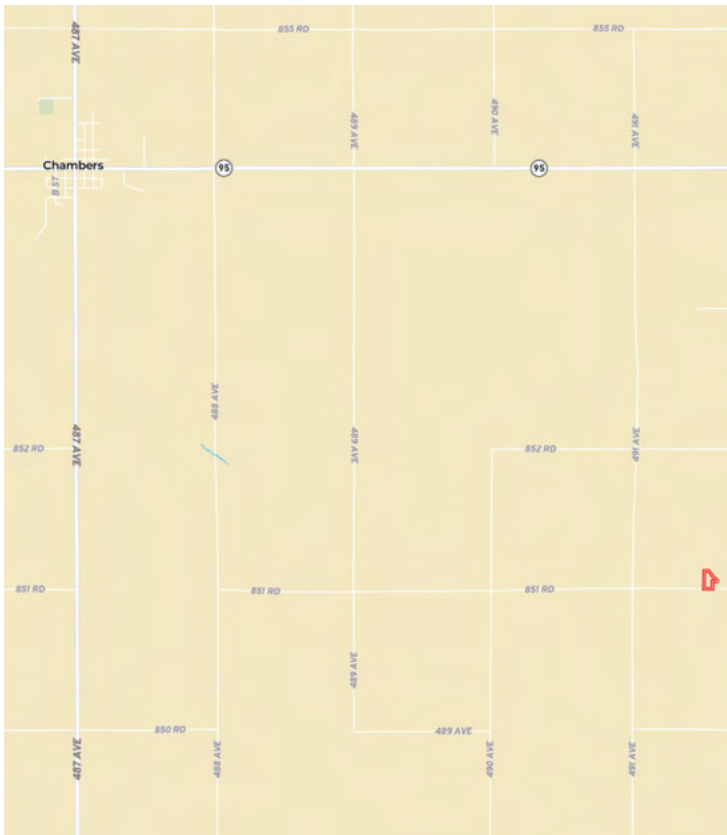
**Legal Description:**

An irregular tract of land located in the Southeast Quarter (SE1/4) of Section 1, Township 25 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

**2024 Taxes:**

\$56.22

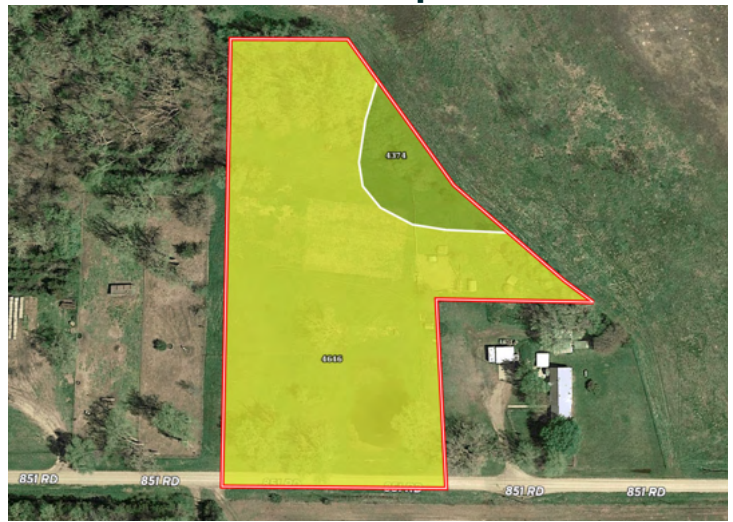
**Location Map**



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	lpage loamy fine sand, 0 to 3 percent slopes	4.64	90.45	54	31	4e
4374	Libory-Whitelake loamy fine sands, 0 to 3 percent slopes	0.49	9.55	0	46	3e
TOTALS		5.13(* )	100%	48.84	32.43	3.9

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.