



**Farmers
National
Company™**

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L-250309

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FOR MORE INFO!



LAND FOR SALE

320± Acres, Holt County, Nebraska

OFFERED AT
**\$832,000 or
\$2,600 per acre**

Highlights:

- Pasture / meadow combination
- Great access
- Quality half-section



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

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Property Information

Directions to Property:

From Emmet, Nebraska, travel 3 miles west on U.S. Highway 20, then 2.2 miles south on 479th Avenue to the northwest corner of the property.

From Atkinson, Nebraska, travel 3 miles east on U.S. Highway 20 to 479th Avenue, then 2.2 miles south to the northwest corner of the property.

Legal Description:

West Half (W½) of Section 25, Township 29 North, Range 14 West of the 6th P.M., Holt County, Nebraska.

Property Description:

Nice combination property with 103 acres of hay meadow with the balance in pasture located just over five miles from Atkinson. Great opportunity to produce feed and to pasture some cows. Features one livestock well and basic corrals. Leased for 2025. Call the agent for details!

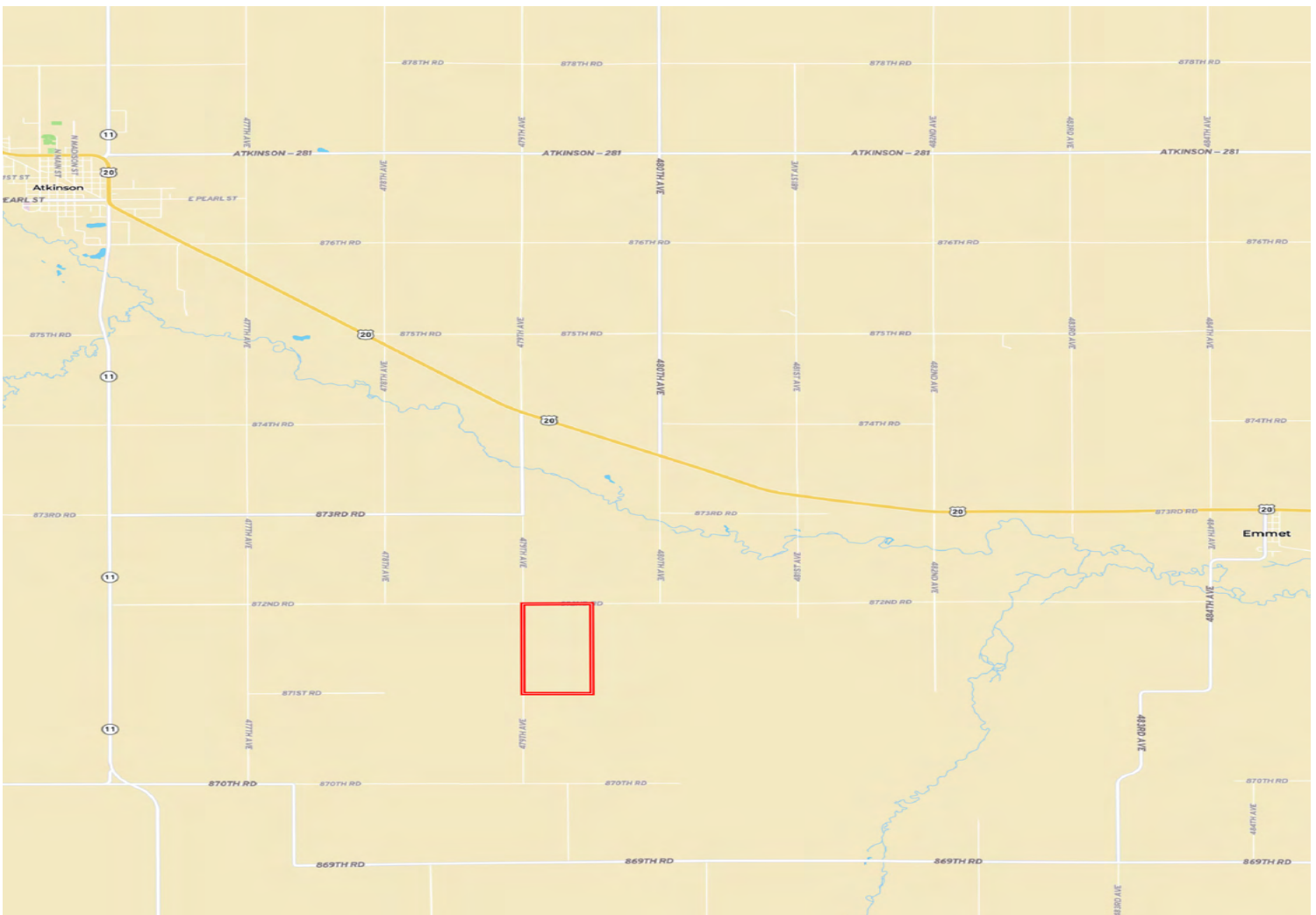
2024 Taxes:

\$3,120.68

Price:

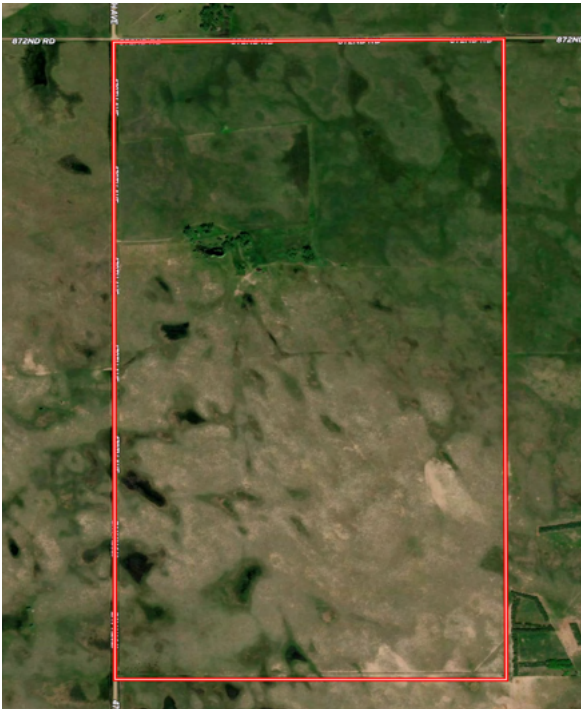
\$832,000.00 or \$2,600.00 per acre

Location Map

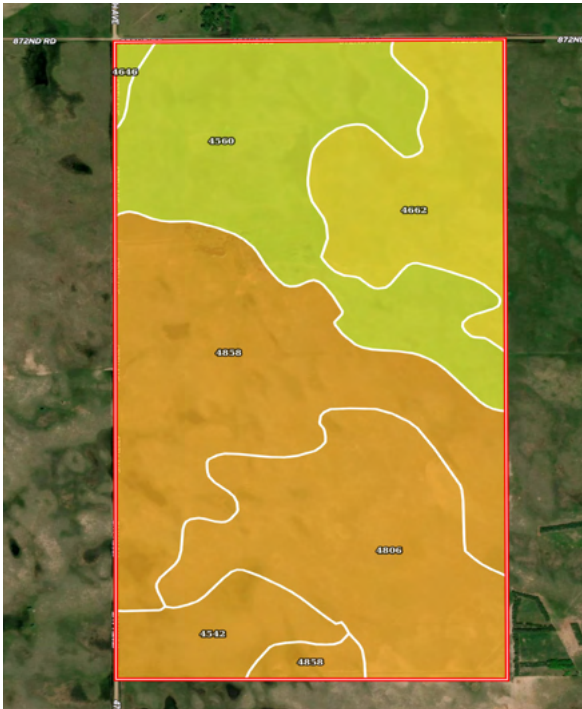


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	100.59	31.38	0	29	6e
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	79.86	24.91	0	33	4w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	71.33	22.25	0	25	6e
4662	Loup fine sandy loam, 0 to 1 percent slopes	46.66	14.56	30	26	5w
4542	Els-lpage complex, 0 to 3 percent slopes	20.01	6.24	0	26	6w
4646	lpage loamy fine sand, 0 to 3 percent slopes	2.11	0.66	54	31	4e
TOTALS		320.56(*)	100%	4.72	28.5	5.34



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