



**Farmers
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L-2500398

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LAND FOR SALE

160± Acres, Holt County, Nebraska

**OFFERED AT
\$280,000 or
\$1,750 per acre**

Highlights:

- Solar well
- Not grazed for 2025
- Good fences



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

DHickey@FarmersNational.com

Property Information

Directions to Property: 28 miles northeast of O'Neill, Nebraska, or 10 miles south of Lynch, Nebraska.

Legal Description: Northeast Quarter (NE¼) of Section 20, Township 32 North, Range 10 West of the 6th P.M., Holt County, Nebraska.

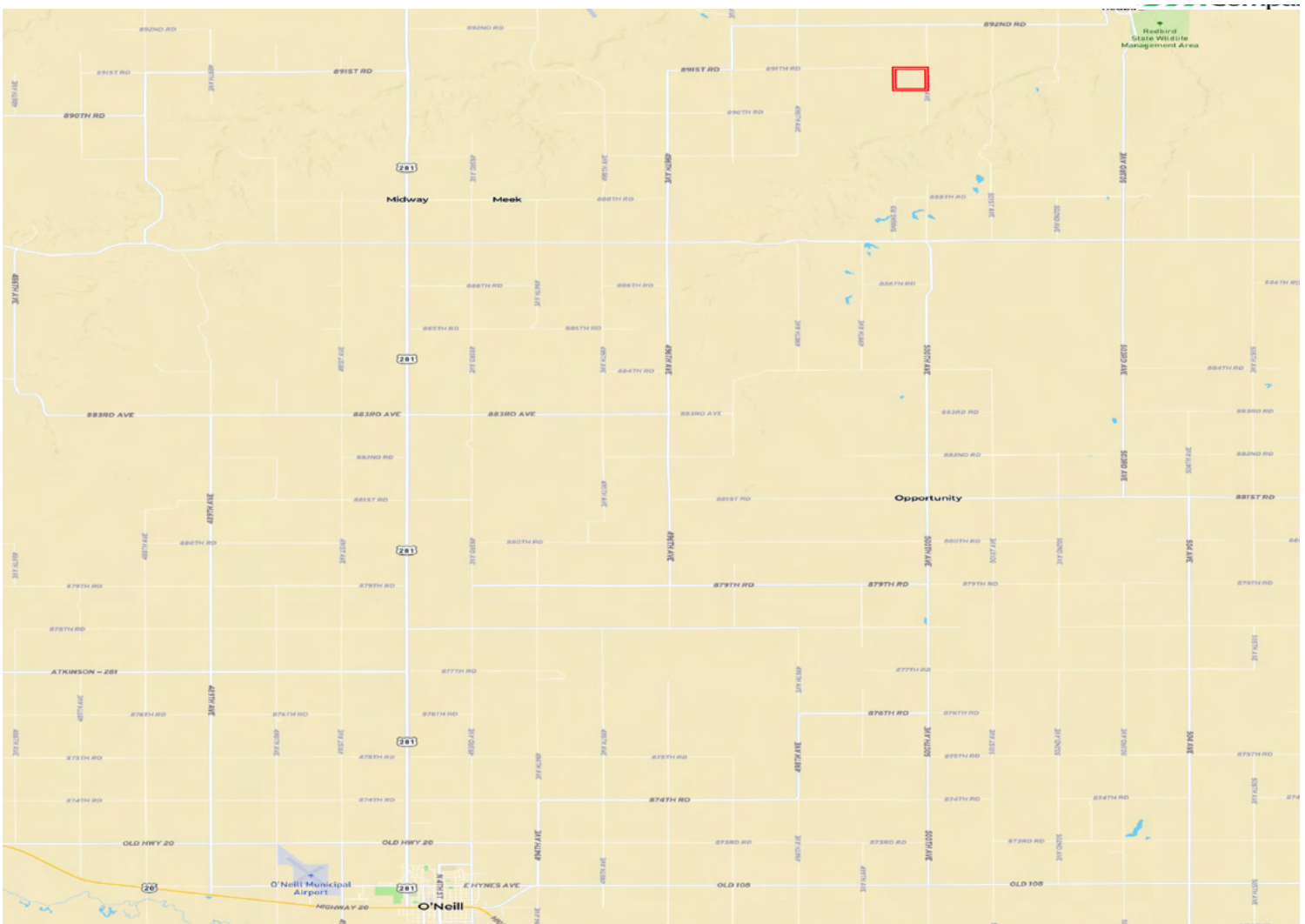
Property Description: Gently rolling northern Holt County pasture located not far from the Niobrara River. Solar well and tank located near the center of the property provides reliable trouble-free livestock water. Perimeter fences mostly 4-wire in good shape. This pasture has not been grazed in 2025, and is currently open for this year! **Call the agent today!**

2025 Taxes: \$1,557.78

Price: \$280,000 or \$1,750 per acre



Location Map

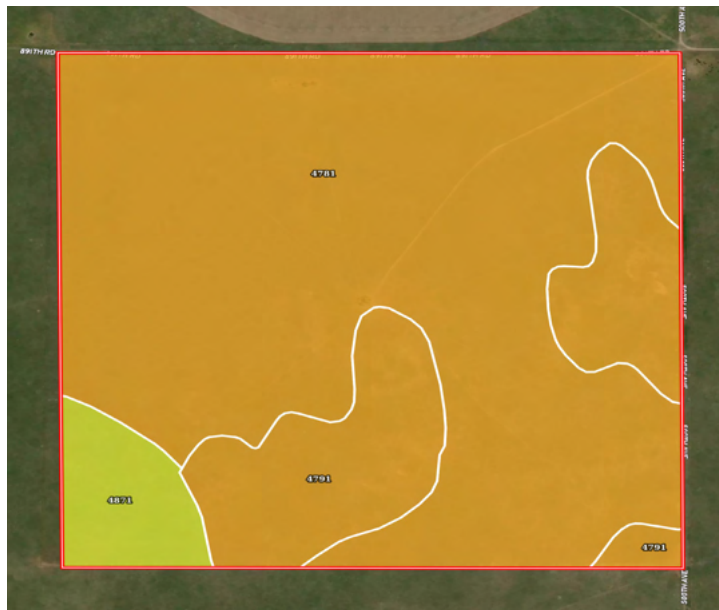


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
4781	Valentine fine sand, 0 to 3 percent slopes	118.14	74.35	0	22	6e
4791	Valentine fine sand, 3 to 9 percent slopes	31.42	19.77	0	22	6e
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	9.34	5.88	0	34	4e
TOTALS		158.9(*)	100%	-	22.71	5.88



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