



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

320± Acres, Holt County, Nebraska

OFFERED AT
TRACT 1
\$760,000
TRACT 2
\$440,000

Highlights:

- Live water!
- Fantastic location for hunting
- Productive pasture

For additional information, please contact:



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Bryan Hoefer, Agent | (402) 340-4685
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Agents Comments

Good grass, great protection and fantastic access. This pasture with live water provided by the Verdigre Creek flowing through is located just half mile north of Highway 108 on a good gravel road.

The property lends itself to many different management scenarios, from winter or a fall grazing to summer range for pairs to a nice sized heifer development pasture. Good soils with an owner rating of 25 pairs per quarter. With oak trees and the creek, there is a unique hunting component as the land is well appointed as for deer and turkey habitat with cropland surrounding it for abundant wildlife feed sources. There are many potential building sites for your hunting cabin or family retreat.

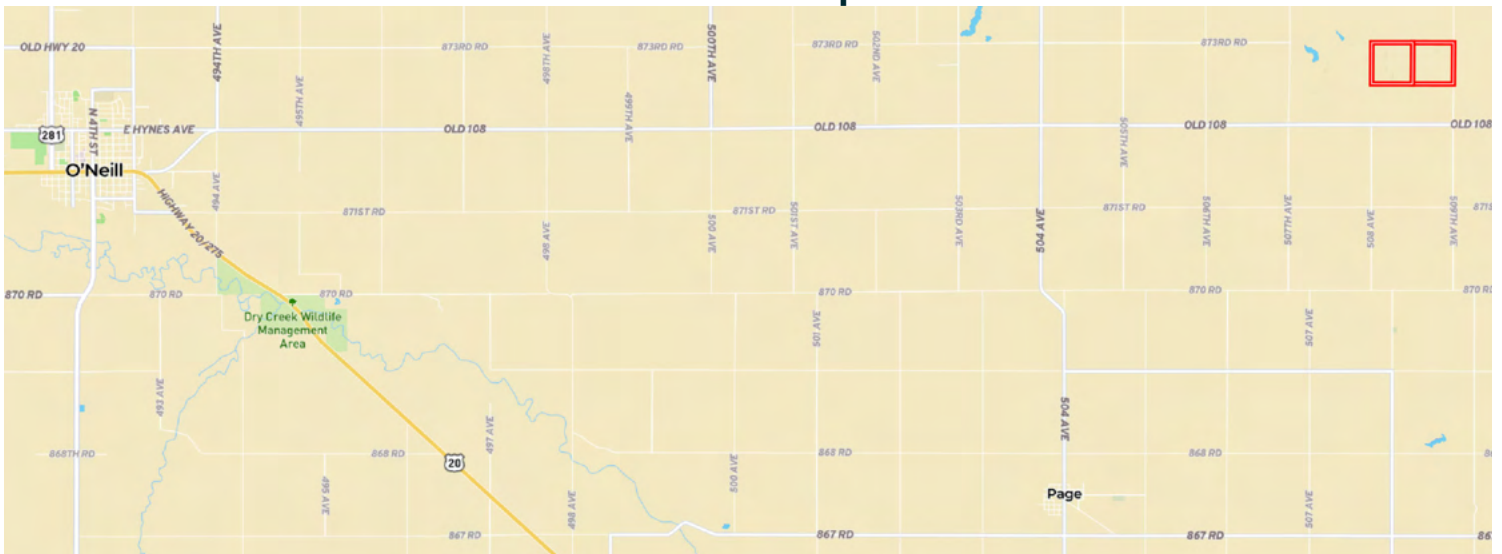
Contact Farmers National Company's associates, Dave, Jim, or Bryan to view this property and explore the opportunities of this hard grass Holt County property.

NOTE: Tract 1 must sell prior to, or at the same time as Tract 2!

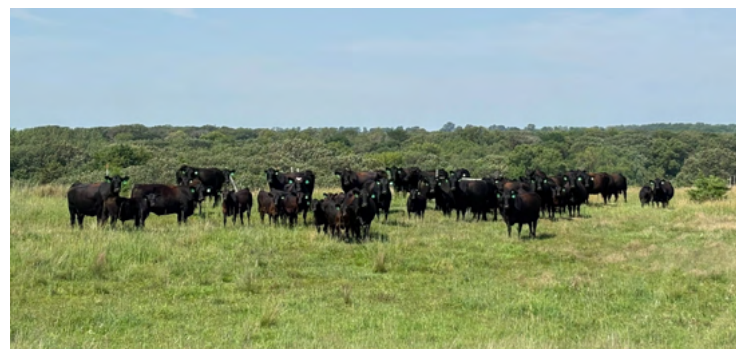
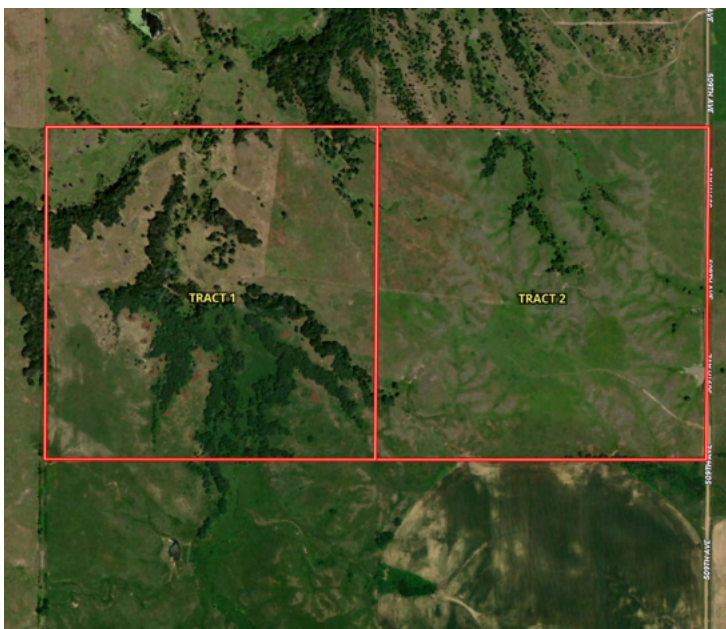
Directions to Property:

From O'Neill, Nebraska, travel 16 miles east on old Highway 108 (872nd Road). Then ½ mile north on 509th Avenue to the southeast corner of the property.

Location Map



Aerial 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.

Tract 1

Legal Description:

Northwest Quarter (NW¹/₄) of Section 23, Township 29 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

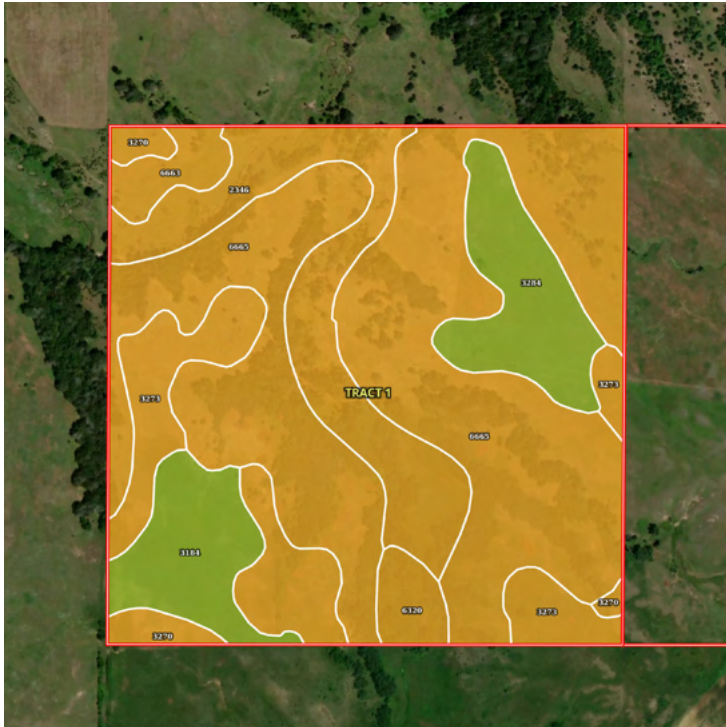
Taxes:

\$1,305.82 (estimated)

Price:

\$760,000.00 or \$4,750.00 per acre

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	80.68	50.95	0	28	6e
2346	Inavale sand, channeled, frequently flooded	22.63	14.29	0	16	6w
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	13.54	8.55	0	38	6e
3284	Paka fine sandy loam, 2 to 6 percent slopes	12.96	8.18	0	51	3e
3184	Jansen loam, 2 to 6 percent slopes	11.32	7.15	53	43	3e
3270	Oneill-Meadin fine sandy loams, 11 to 30 percent slopes	9.89	6.25	0	25	6e
6663	Brunswick-Paka complex, 17 to 30 percent slopes	3.9	2.46	0	21	6e
6320	Barney-Boel-Calamus complex, channeled	3.41	2.15	0	13	6w
TOTALS		158.3 3(*)	100%	3.79	29.41	5.54

Tract 2

Legal Description:

Northeast Quarter (NE¹/₄) of Section 23, Township 29 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

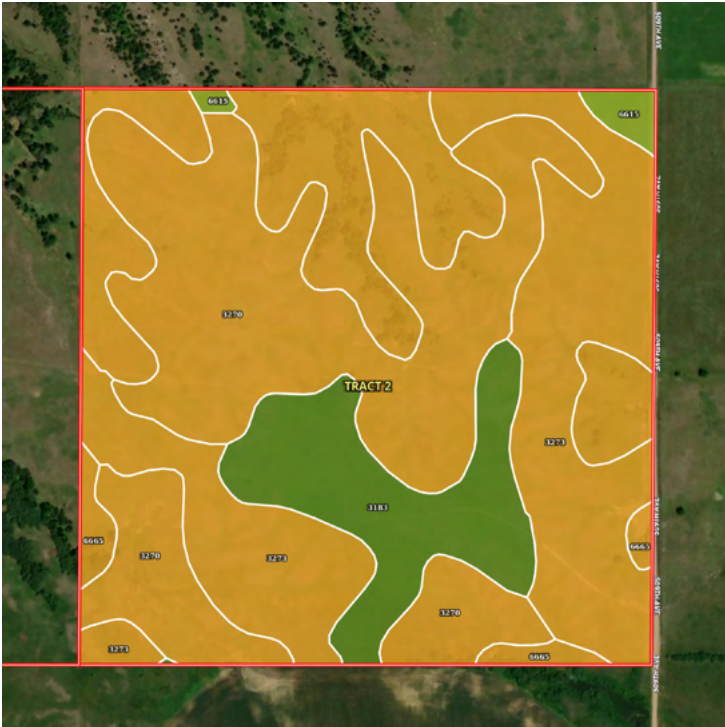
Taxes:

\$1,368.08 (estimated)

Price:

\$440,000.00 or \$2,750.00 per acre

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3270	Oneill-Meadin fine sandy loams, 11 to 30 percent slopes	60.69	38.3	0	25	6e
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	44.76	28.25	0	38	6e
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	31.13	19.64	0	28	6e
3183	Jansen loam, 0 to 2 percent slopes	19.92	12.57	54	43	2s
6615	Bazile silt loam, 2 to 6 percent slopes	1.97	1.24	0	58	3e
TOTALS		158.47(*)	100%	6.79	31.93	5.46