



**Farmers
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L-2500607

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LAND FOR SALE

206.35± Acres, Holt County, Nebraska

**OFFERED AT
\$1,900,000**

Highlights:

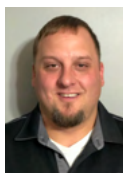
- Niobrara River frontage
- Exceptional hunting opportunities
- Beautiful, move-in-ready cabin



For additional information, please contact:



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Property Information

Property Description: 206± acres, Niobrara River frontage, stocked spring fed fishing pond, and several elevated hunting blinds well placed throughout the oak trees for tremendous opportunities to harvest a variety of game, including Nebraska deer, turkeys, and waterfowl residing on this Holt County Sportsman’s Paradise. One such blind overlooks a hay meadow on the east side of the property. Well suited for hunting or just enjoying the picturesque view of the river valley. Several live springs emerge from the side hills, providing fresh live water and habitat. ATV trails make the property accessible from one end to the other. Yet another feature of this family-friendly, private retreat, is swimming, picnicking, exploring, hiking, and outdoor activities right outside your door throughout the entire year.

This property has been well appointed with improvements, with the main focal points being the log cabin style 1,344 square foot, two-bedroom, two-bonus-room, two-bath home overlooking a pond and the Niobrara River. The clearing surrounding the fishing pond offers ample “wildlife” interaction of gorgeous sunrises from either the front room or spacious deck on the front of the home next to the attached garage with an overhead door and access to the home through the finished basement. All of the living space has a cozy, log cabin feel with good natural light of knotty pine wood walls and authentic western rustic décor.

Another useful and practical structure is the two stall garage/shop building with concrete floor that houses the equipment to aid in the property’s maintenance, as well as ATVs, canoes, and kayaks among many other “toys” to enhance the enjoyment of the recreational aspects of the ranch. Adjacent to the shop is a covered area with a fire pit, allowing outdoor conversations around the campfire on cool evenings. Closer to the fishing pond stands a building that has a steel roof with lots of east facing windows, which is a blank canvas to which could be upfitted to many uses, limited only by one’s personal vision. Finally on the northwest corner of the pond area is a 30-by-40-foot newer steel clad pole barn complete with two overhead doors. A very nice storage building for larger equipment and supplies.

The listing price includes lots of personal property. A complete list is available upon request. This is a nice set of equipment in good working condition that has been used to maintain and develop the property and has been well taken care of. This equipment is well suited for the job.

The sales staff here at Farmers National Company is truly excited and looking forward to assisting in the offering of this unique property. J P River Acre Ranch is a pristine example of what North Central Nebraska recreational property has to offer. Excellent deer, turkey, coyote, and waterfowl hunting. Secluded, relaxing, family-friendly getaway with plenty of prospects to create lifetime memories for all ages for years to come.

All of this is just a couple of miles off of U.S. Highway 281, and being very close to both Spencer and O’Neill makes it nearly out of the way while still being close to small town friendliness and convenience.

This property is shown by appointment only. Contact Dave Hickey, Bryan Hoefer, and Jim Wakefield at Farmers National Company.

Directions to Property: From O’Neill, Nebraska, travel 22 miles north along U.S. Highway 281, then turn west 2¼ miles on 894th Road to the property gate.

From Spencer, Nebraska, travel 7 miles south along U.S. Highway 281, then turn west 2¼ miles on 894th Road to the property gate.

Legal Description: Available upon request.

Improvements:

- Single-story, two-bedroom, two-bath home, built in 1997 with fully finished walk-out basement
- 32-by-48-foot steel utility building with 8 foot lean-to, built in 2014
- 20-by-30-foot steel utility building, built in 2019
- Several other outbuildings

Price: \$1,900,000.00

Taxes: \$1,656.36

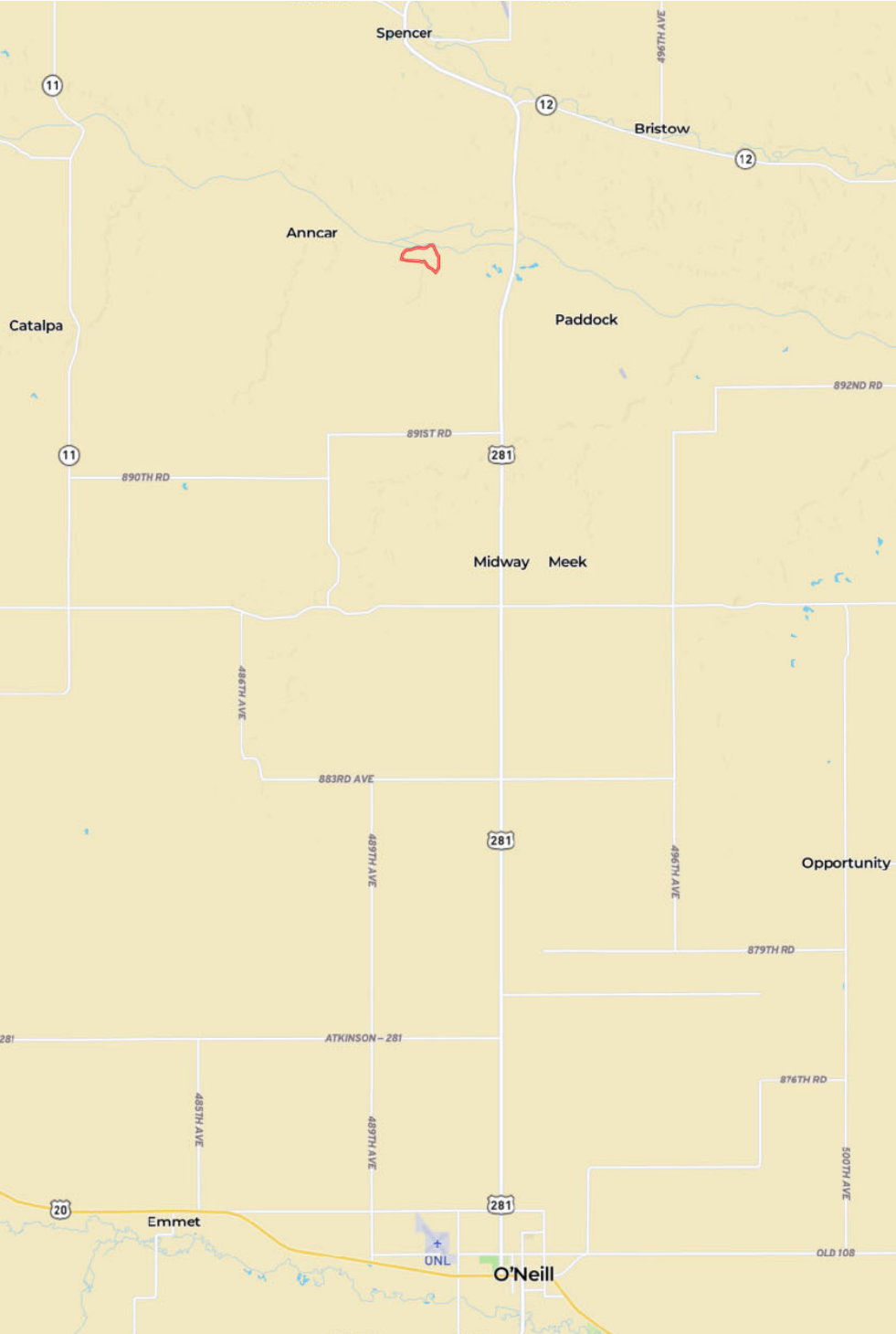
FSA Information:

Farm #9856
Tract #11076
21.32 FSA cropland acres

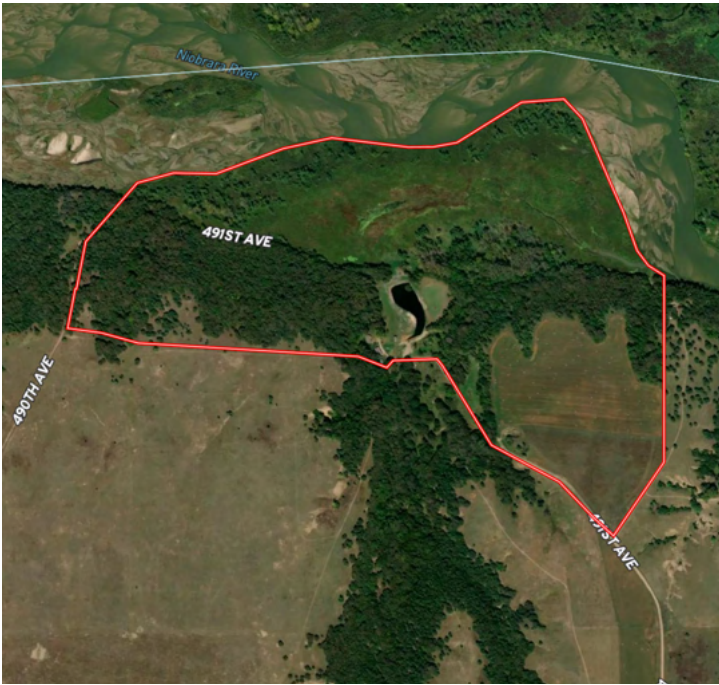
Crops	Base Acres	PLC Yield
Corn	8.20 acres	123 bushels
Soybeans	4.10 acres	30 bushels

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.

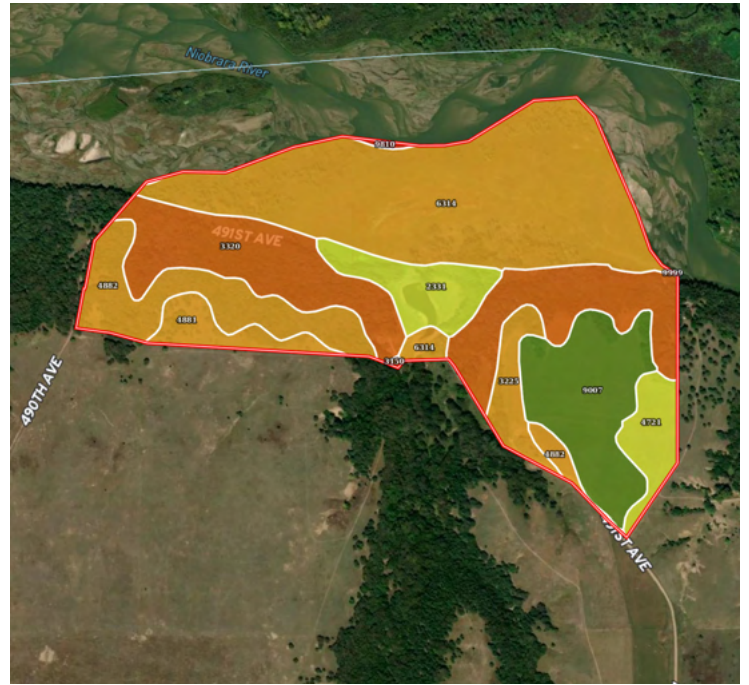
Location Map



Aerial Map

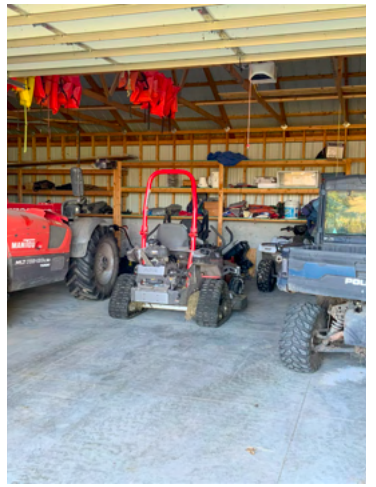


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6314	Barney silt loam, channeled, frequently flooded	68.59	37.17	0	14	6w
3320	Sansarc silty clay, 9 to 35 percent slopes	23.44	12.7	0	19	7e
9007	Anselmo fine sandy loam, 0 to 3 percent slopes	22.84	12.38	59	41	2e
4882	Valentine-Simeon sands, 9 to 30 percent slopes, eroded	19.85	10.76	0	15	6e
3150	Bristow silty clay, 20 to 40 percent slopes	19.22	10.41	0	6	7s
2331	Inavale loamy fine sand, rarely flooded	10.52	5.7	0	27	4e
4721	Pivot loamy sand, 0 to 3 percent slopes	7.23	3.92	0	33	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	6.26	3.39	33	26	6e
4881	Valentine-Simeon sands, 3 to 9 percent slopes	6.15	3.33	0	24	6e
9810	Riverwash, 0 to 3 percent slopes, frequently flooded	0.39	0.21	7	-	8w
9999	Water	0.07	0.04	0	-	-
TOTALS		184.56(*)	100%	8.44	19.44	5.55





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