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# LAND FOR SALE

159.25± Acres, Holt County, Nebraska

Call for Details

## Highlights:

- High-quality upland meadow hay and productive livestock pasture provide reliable income and long-term investment value
- Timbered areas and diverse habitat support hunting and recreation, with frequent sightings of whitetail deer, turkey, and upland game birds
- A well-maintained road on the east side ensures easy access while low traffic maintains a quiet, private setting



For additional information, please contact:

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**Property Description:** This is the property you've been searching for. It offers an exceptional blend of high-quality upland meadow hay production and productive livestock pasture, paired with recreational opportunities rarely found on a quarter section. A small stock pond provides a reliable water source for livestock and wildlife, while scattered timber enhances hunting and recreational appeal. Whitetail deer, turkey, and upland game birds are commonly found on the property. Income from haying or grazing makes this an attractive recreational investment. A well-maintained road along the east boundary provides excellent access, yet minimal traffic preserves a quiet, secluded setting. This is your opportunity to own a versatile and rewarding piece of land.

**Directions to Property:** From the Stone Windmill 15 miles north of O'Neill, Nebraska; (US Highway 281 & 877<sup>th</sup> Road), travel east 14 miles on 887<sup>th</sup> Road, then turn south on 506<sup>th</sup> Avenue 1 mile to the southeast corner of the property.

**Legal Description:** Southeast Quarter (SE $\frac{1}{4}$ ) of Section 8, Township 31 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

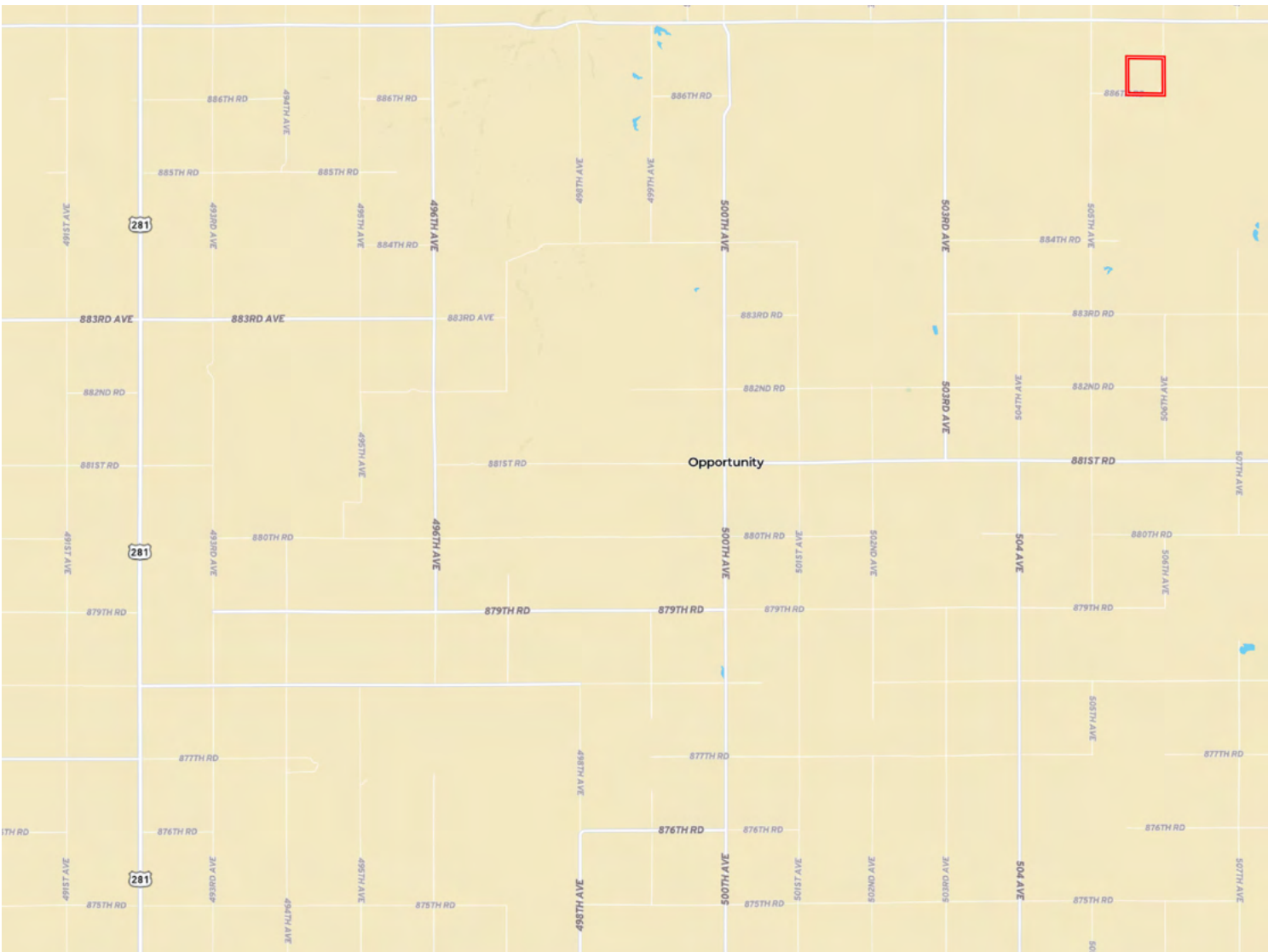
**Farm Data:**

Hayland	145.96 acres
Non-crop	0.28 acres
Other/Road	4.48 acres
<u>Timber</u>	<u>8.53 acres</u>
<b>Total</b>	<b>159.25 acres</b>

**Taxes:**

\$1,401.32

**Location Map**



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8807	Anselmo-Oneill sandy loams, 0 to 3 percent slopes	34.68	21.86	0	46	2e
6320	Barney-Boel-Calamus complex, channeled	32.06	20.21	0	13	6w
9020	Anselmo-Oneill sandy loams, 3 to 6 percent slopes	29.18	18.4	0	45	3e
3284	Paka fine sandy loam, 2 to 6 percent slopes	21.93	13.82	0	51	3e
4498	Dunday loamy sand, 0 to 3 percent slopes	13.46	8.49	0	36	4e
2346	Inavale sand, channeled, frequently flooded	6.77	4.27	0	16	6w
4560	Elsmere-Ipage loamy fine sands, 0 to 3 percent slopes	6.37	4.02	0	33	4w
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	4.77	3.01	0	38	6e
2331	Inavale loamy fine sand, rarely flooded	3.93	2.48	0	27	4e
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	2.93	1.85	0	34	6e
4791	Valentine fine sand, 3 to 9 percent slopes	2.53	1.59	0	22	6e
TOTALS		158.6 1(*)	100%	-	35.87	3.86





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