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L-2600559-01



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LAND FOR SALE

366.4± Acres, Holt County, Nebraska

OFFERED AT
\$714,480
or \$1,950/acre

Highlights:

- Electric well with pipeline
- Cross-fences for rotation
- Excellent deer hunting
- Certified irrigated acres!



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

DHickey@FarmersNational.com

Property Information

Property Description: 366.4± acres of productive cross-fenced pasture located 6 miles south and 5 miles west of Ewing in southern Holt County. Cross-fenced into six paddocks for rotational grazing, this pasture offers tremendous cedar tree belts for excellent winter grazing or calving.

Deer hunting on the property is excellent, with several large deer stands noted on the property. Several large bucks have been harvested on the property over the years.

Livestock water on the property is excellent with six hydrants and tanks strategically placed on the property. Water comes from an electric submersible well located in the northwest corner of the property. Four wire, barbed-wire fences are found throughout the property, and are in excellent condition.

As an added bonus, the property includes 247.0 certified irrigated acres in the Upper Elkhorn NRD district!

This property offers excellent grazing, winter protection, fantastic deer hunting, paved road access and certified irrigated acres!

This won't last long. Call the agent for details!

Directions to Property: From Ewing, Nebraska, travel 6 miles south on 508th Avenue, then 5 miles west on 852nd Road to the northeast corner of the property.

Legal Description: North Half (N½), Northwest Quarter of the Southeast Quarter (NW¼SE¼), and an irregular tract of land located in the Southwest Quarter (SW¼) of Section 2, Township 25 North, Range 10 West of the 6th P.M., Holt County, Nebraska.

FSA Information:
Farm #14198
Tract #13388
FSA Cropland Acres: 249.9

Crop	Base	PLC Yield
Corn	257.94 acres	177 bushels

Upper Elkhorn NRD: 247.0 certified irrigated acres

Taxes: \$3,432.52

Well Information

Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-061118	900	452'	47'	137'	8"	1978
G-061120	900	445'	10'	55'	8"	1978

(Information obtained from State Dept. of Water Resources)

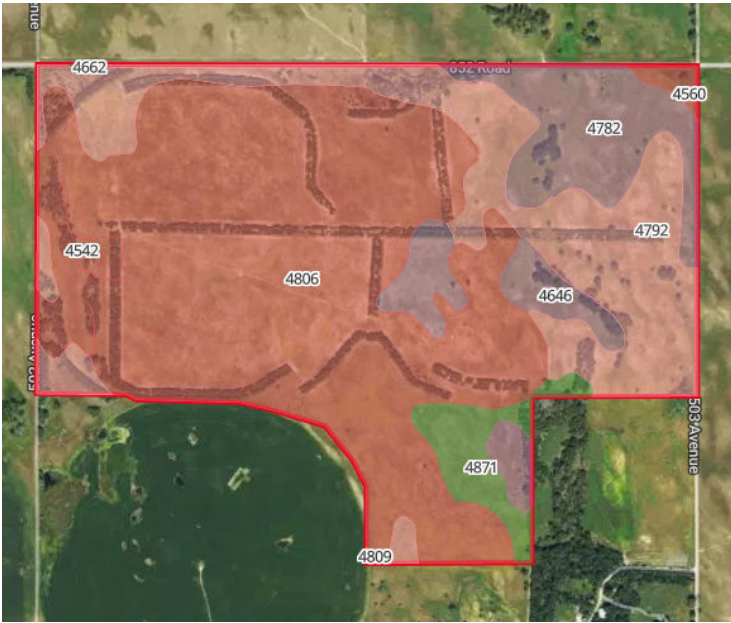
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	55.2%	204	6e	--
●	4792	Valentine fine sand, 3 to 9 percent slopes, moist	22.6%	83.7	6e	4e
●	4782	Valentine fine sand, 0 to 3 percent slopes, moist	9.5%	35.1	6e	4e
●	4646	lpage loamy fine sand, 0 to 3 percent slopes	4.9%	18	4e	4e
●	4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	3.7%	13.8	4e	4e
●	4542	Els-lpage complex, 0 to 3 percent slopes	3.3%	12.1	6w	4w
●	4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	0.7%	2.5	4w	4w
●	4662	Loup fine sandy loam, 0 to 1 percent slopes	0.1%	0.2	5w	--
●	4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , moist	0.1%	0.4	6e	--

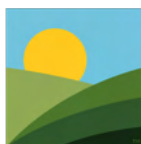
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

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