



LAND FOR SALE

BOYD COUNTY, NEBRASKA



140.72 +/- ACRES

Priced at \$2,400 per Acre

For more information, contact:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493

HIGHLIGHTS

PONCA CREEK FLOWS THROUGH PROPERTY

EXCELLENT HIGHWAY ACCESS

GREAT HUNTING

ELECTRICITY AND RURAL WATER



VISIT US AT:

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PROPERTY INFORMATION

140.72 +/- ACRES

BOYD COUNTY, NEBRASKA

LEGAL DESCRIPTION: LOTS 2,3 EX. HWY.: W1/2SW1/4 SECTION 23, TOWNSHIP 33 NORTH, RANGE 10 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION:

140.72 +/- acres located along Ponca Creek offering a combination of diverse grassland, covered draws, and areas for food plots creating an excellent habitat for deer and turkey. Features great access from Hwy 12 and 502nd Road outside of Lynch, Nebraska. Electricity and rural water services are available.

2022 TAXES: \$1,766.86

IMPROVEMENTS:

None

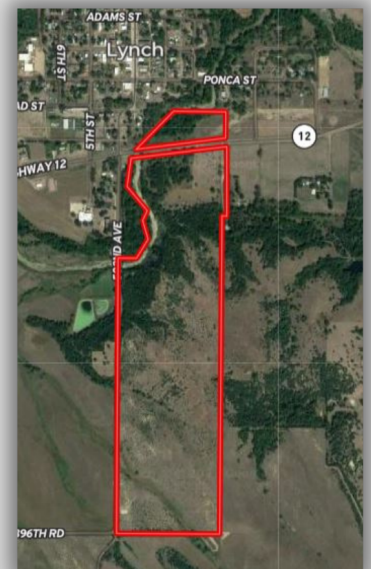
PROPERTY LOCATION:

South Edge of Lynch

From O'Neill - 26 miles North on 281 then 9.5 miles east on Hwy 12



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3234	Monowi-Bristow silty clays, 11 to 30 percent slopes	42.01	29.08	0	15	6e
3233	Monowi-Bristow silty clays, 6 to 11 percent slopes	34.14	23.63	0	22	4e
1039	Grigston silt loam, occasionally flooded	14.88	10.3	0	67	2w
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	12.02	8.32	0	17	6s
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	8.57	5.93	45	35	4e
9003	Anselmo fine sandy loam, 9 to 15 percent slopes	7.43	5.14	40	33	6e
3305	Reliance silt loam, 2 to 6 percent slopes	6.41	4.44	86	53	3e
3521	Cass fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.62	3.89	0	52	2w
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	4.5	3.12	54	36	3e
9999	Water	4.2	2.91	0	-	-
6301	Aowa silt loam, channelled, 0 to 3 percent slopes, frequently flooded	3.67	2.54	0	54	6w
2322	Inavale fine sand, 0 to 5 percent slopes, channelled, frequently flooded	0.99	0.69	0	7	6w
9986	Miscellaneous water, sewage lagoon	0.02	0.01	0	-	-
TOTALS		144.46(*)	100%	10.23	28.57	4.57



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