



# LAND FOR SALE

BOYD COUNTY, NEBRASKA



## 61.8 +/- ACRES

### PRICED AT \$450,000

For more information, contact:

**KYLE CONNOT**  
LAND SPECIALIST  
(402) 340-0493

### HIGHLIGHTS

PONCA CREEK FLOWS THROUGH PROPERTY

EXCELLENT HIGHWAY ACCESS

GREAT HUNTING

INCLUDES 3-BED, 2-BATH HOME WITH SEVERAL OUTBUILDINGS



VISIT US AT:

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# PROPERTY INFORMATION

61.8 +/- ACRES  
BOYD COUNTY, NEBRASKA

LEGAL DESCRIPTION: TRACT IN N1/2NW1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 10 WEST OF THE 6TH P.M.

## PROPERTY DESCRIPTION:

This 61.8 +/- acres tract lies along the Ponca Creek in Boyd County, Nebraska and includes a 2,615 sq. ft. 3-bed, 2-bath home and 1-car attached garage with excellent access off Highway 12 comprised of a combination of ranch, farm, and recreational land.

**2022 TAXES:** \$2,695.10

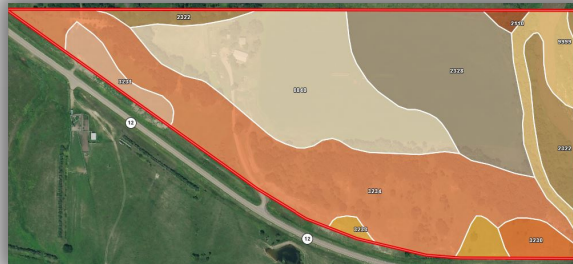
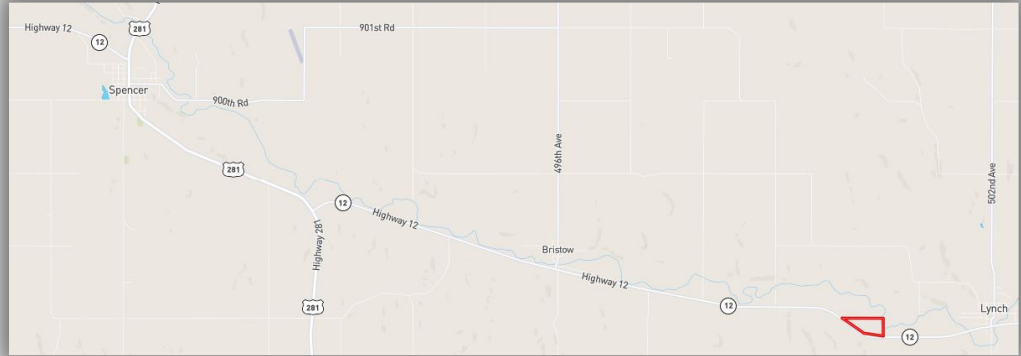
## IMPROVEMENTS:

2,615 Sq Ft - 3-Bedroom, 2-Bathroom home with numerous other out buildings.

## PROPERTY LOCATION:

1 mile West of Lynch, Nebraska

From O'Neill - 26 miles North on 281 then 7.5 miles east on Hwy 12



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3234	Monowi-Bristow silty clays, 11 to 30 percent slopes	20.29	33.66	0	15	6e
8840	Hall silt loam, 0 to 1 percent slopes	15.39	25.53	0	69	2c
2328	Invale fine sandy loam, occasionally flooded	11.98	19.87	0	33	3e
2322	Invale fine sand, 0 to 5 percent slopes, channeled, frequently flooded	4.28	7.1	0	7	6w
9999	Water	3.44	5.71	0	-	-
3231	Monowi silty clay, 6 to 11 percent slopes	1.75	2.9	0	28	4e
3230	Monowi silty clay, 2 to 6 percent slopes	1.5	2.49	0	28	3e
3233	Monowi-Bristow silty clays, 6 to 11 percent slopes	1.29	2.14	0	22	4e
2110	Invale loamy fine sand, 0 to 3 percent slopes, occasionally flooded	0.37	0.61	46	19	4e
TOTALS		60.29	100%	0.28	31.82	4.09



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