



LAND FOR SALE

HOLT COUNTY, NEBRASKA



160 +/- ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
SALES ASSOCIATE
(402) 340-0493



PRICED AT \$1,520,000 or \$9,500 PER ACRE

HIGHLIGHTS

PRODUCTIVE HOLT COUNTY
IRRIGATED QUARTER

EXCELLENT ROAD ACCESS

INCLUDES HOME WITH QUONSET
& NUMEROUS OUT-BUILDINGS



VISIT US AT:

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PROPERTY INFORMATION

160 +/- ACRES IN
HOLT COUNTY, NEBRASKA

LEGAL DESCRIPTION: SE 1/4 SECTION 34, TOWNSHIP 29 NORTH, RANGE 9 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION:

160 +/- ACRES LOCATED 5 MILES NORTHEAST OF PAGE, NE. PRODUCTIVE HOLT CO. IRRIGATED GROUND WITH FULL POSSESSION AVAILABLE FOR THE 2023 GROWING SEASON! THIS PROPERTY INCLUDES A 3-BEDROOM, 2.5 BATH 1,760 SQ. FT. HOME AND 51' X 155' STEEL QUONSET AND NUMEROUS OUT-BUILDINGS. 142 +/- CROPLAND ACRES WITH 119 +/- CERTIFIED IRRIGATED ACRES.

PROPERTY LOCATION:

FROM O'NEILL - APPROX. 15 MILES EAST ON OLD 108 AND 1-1/2 MILES SOUTH ON 508TH AVE

IMPROVEMENTS:

1,760 SQ. FT. RANCH STYLE HOME. 155' X 51' STEEL QUONSET. THREE GRAIN BINS WITH APPROXIMATELY 30K BU STORAGE. NUMEROUS OTHER OUT-BUILDINGS.

2022 TAXES: \$7,920.46

WELL INFORMATION:

#G-027634; 700 GPM; 345' WELL DEPTH; 28' STATIC LEVEL; 145' PUMP LEVEL; 8" COLUMN DIAMETER; DRILLED IN 1967.

#G-134762; 800 GPM; 345' WELL DEPTH; 28' STATIC LEVEL; DRILLED IN 1974.

IRRIGATION:

10-TOWER LOCKWOOD ELECTRIC CENTER PIVOT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6613	Bazile silt loam, 0 to 2 percent slopes	88.38	54.77	0	54	2c
6575	Trent silt loam, 0 to 2 percent slopes	66.06	40.94	0	81	1
6615	Bazile silt loam, 2 to 6 percent slopes	6.93	4.29	0	52	3e
TOTALS		161.37(*)	100%	-	64.97	1.63

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