

# LAND FOR SALE

HOLT COUNTY, NEBRASKA



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:**

## www.StrackeRealty.com

102 E. HWY 20 | STUART, NE 68780

CELL: (402) 340-0493 | OFFICE: (402) 340-2990

KYLE@STRACKEREALTY.COM

Stracke Realty, LLC, DBA Stracke Land & Realty has obtained this information from sources we have deemed reliable. All boundary lines contained in any advertising are for visual aid only and do not represent the location of any existing fence lines. Stracke Realty, LLC makes no guarantees, warranty or representation about the accuracy of this information. This information is submitted subject to the possibility of errors, omissions price changes, or any other conditions. All prospective buyers are urged to consult with their own tax and legal counsel and conduct their own investigation of the property or transaction.



# 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.

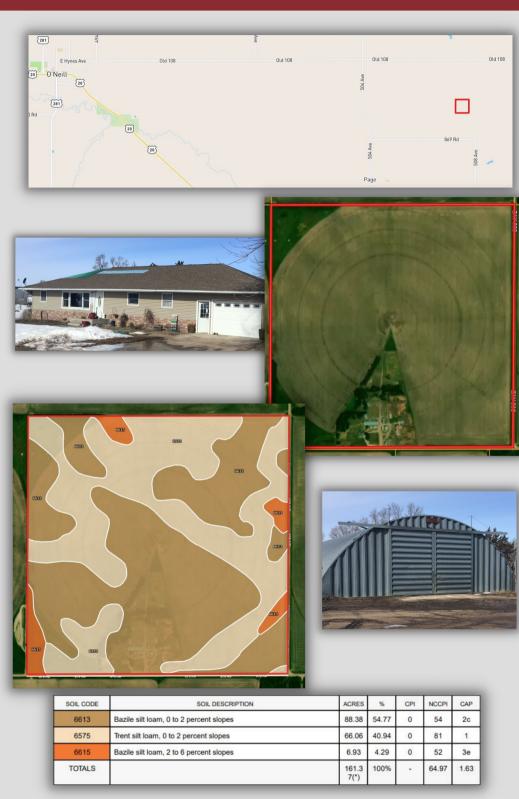
2022 TAXES: \$7,920.46

#### 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



Stracke Realty, LLC, DBA Stracke Land & Realty has obtained this information from sources we have deemed reliable. All boundary lines contained in any advertising are for visual aid only and do not represent the location of any existing fence lines. Stracke Realty, LLC makes no guarantees, warranty or representation about the accuracy of this information. This information is submitted subject to the possibility of errors, omissions price changes, or any other conditions. All prospective buyers are urged to consult with their own tax and legal counsel and conduct their own investigation of the property or transaction.