



LAND FOR SALE

HOLT COUNTY, NEBRASKA



159 +/- ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
SALES ASSOCIATE
(402) 340-0493



PRICED AT \$1,312,410 or \$8,250 PER ACRE

HIGHLIGHTS

PRODUCTIVE HOLT COUNTY
IRRIGATED QUARTER AVAILABLE
FOR 2023 GROWING SEASON

INCLUDES HOME WITH STEEL
UTILITY BUILDING & LIVESTOCK
CORRALS

EXCELLENT ROAD ACCESS



VISIT US AT:

www.StrackeRealty.com

102 E. HWY 20 | STUART, NE 68780
CELL: (402) 340-0493 | OFFICE: (402) 340-2990



KYLE@STRACKEREALTY.COM

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PROPERTY INFORMATION

159 +/- ACRES IN
HOLT COUNTY, NEBRASKA

LEGAL DESCRIPTION: PT. NW 1/4 SECTION 11, TOWNSHIP 28 NORTH, RANGE 9 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION:

159.08 +/- ACRES LOCATED 4 MILES EAST OF PAGE, NE. PRODUCTIVE HOLT CO. IRRIGATED GROUND WITH GREAT ACCESS AND FULL POSSESSION AVAILABLE FOR THE 2023 GROWING SEASON! THIS PROPERTY INCLUDES A 2-BEDROOM, 1-BATH 1,440 SQ. FT. HOME ALONG WITH NUMEROUS OUT-BUILDINGS. 127.55 +/- CROPLAND ACRES WITH 112.27 +/- CERTIFIED IRRIGATED ACRES.

PROPERTY LOCATION:

FROM O'NEILL - APPROX. 15 MILES EAST ON OLD 108 AND 3 MILES SOUTH ON 508TH AVE. FROM ORCHARD - APPROX. 4.5 MILES WEST ON HWY 20 AND 4.5 MILES NORTH ON 508TH AVE.

IMPROVEMENTS:

1,440 SQ. FT. RANCH STYLE HOME. 1996 ZIMMATIC 8-TOWER ELECTRIC IRRIGATION SYSTEM WITH UPDATED NOZZLE & DROPS IN 2004. NUMEROUS OUT-BUILDINGS & BIN.

2022 TAXES: \$5,991.82

WELL INFORMATION:

#G-132773; 675 GPM; 335' WELL DEPTH; 84' STATIC LEVEL; 195' PUMP LEVEL; 8.62" COLUMN DIAMETER; DRILLED IN 2005.
#G-137321; 15 GPM; 338' WELL DEPTH; 70' STATIC LEVEL; 1.25" COLUMN DIAMETER; DRILLED IN 2005.

IRRIGATION:

8-TOWER ZIMMATIC ELECTRIC CENTER PIVOT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6615	Bazile silt loam, 2 to 6 percent slopes	76.97	48.41	0	52	3e
6575	Trent silt loam, 0 to 2 percent slopes	58.45	36.76	0	81	1
6613	Bazile silt loam, 0 to 2 percent slopes	13.36	8.4	0	54	2c
3918	Bonesteel silt loam	9.09	5.72	53	17	4w
4499	Dunday loamy sand, 3 to 6 percent slopes	1.11	0.7	0	29	4e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	0.01	0.01	54	36	3e
TOTALS		158.99	100%	3.03	60.67	2.24

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