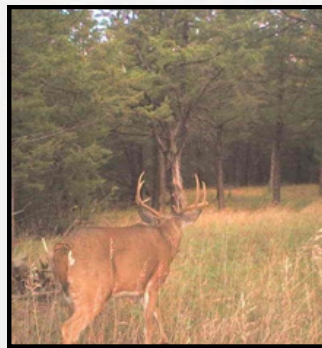


HOLT COUNTY, NEBRASKA

# 10± ACRES

## Niobrara River Breaks RECREATIONAL ACREAGE

**GREAT HUNTING. GREAT LOCATION.  
YOUR GETAWAY STARTS HERE!**



### *A Rare Find in the Niobrara River Breaks!*

This 10± acre recreational property in northern Holt County offers the perfect blend of timber, wildlife habitat, and convenience. Whether you're looking for a hunting retreat, weekend getaway, or future building site, this versatile tract is ready to enjoy.

Located just 135 yards south of Redbird Creek and only ½ mile south of the Niobrara River, this property is surrounded by natural beauty and endless outdoor opportunities. Deer and turkey thrive here, making it a prime spot for hunters and nature lovers alike.

With power running through the property and easy access from 892nd Road just off 503rd Avenue (aka Redbird Road), this acreage is ready to be enjoyed as a hunting retreat, weekend getaway, or future homesite

**Small acreages in the Niobrara River Breaks are hard to find—don't miss this one!**

\* Final legal description, acreage, and property boundaries are subject to survey and will be confirmed by the title company prior to closing.

### PROPERTY HIGHLIGHTS

- 10+ acres in the Niobrara River Breaks
- Excellent deer and turkey hunting potential
- Mature timber and natural wildlife habitat
- Ideal location for a cabin, campsite, or future homesite
- Power available on the property
- Access from 892nd Road just off Redbird Road (503rd Avenue)
- Approximately 135 yards south of Redbird Creek
- Approximately ½ mile south of the Niobrara River
- Rare opportunity to own a small acreage in a highly desirable area



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