



LAND FOR SALE

HOLT COUNTY, NEBRASKA



159± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$750,000

HIGHLIGHTS

- COMBINATION OF RECREATIONAL AND AGRICULTURAL LAND
- LARGE STOCKED POND FOR FISHING
- IRRIGATED AND DRY FARM GROUND
- PRODUCTIVE PASTURE WITH HUNTING
- PERFECT CABIN/BUILD SITE WITH ELECTRICITY



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PROPERTY INFORMATION

159± ACRES

HOLT COUNTY, NEBRASKA

PARTIAL LEGAL: SCOTT TWP; S 1/2 S1/2 LESS W 33'; 33-32-10; 159 AC.

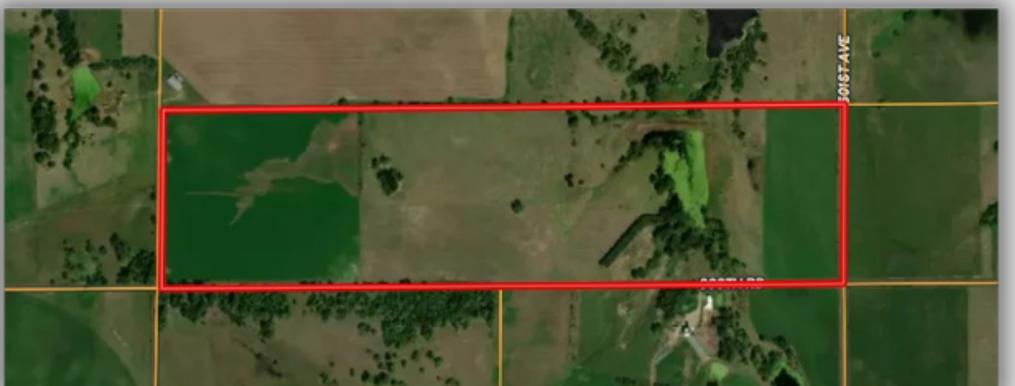
PROPERTY DESCRIPTION:

THIS 159-ACRE HOLT COUNTY PROPERTY OFFERS A RARE COMBINATION OF RECREATION AND INCOME POTENTIAL. A LARGE, WELL-STOCKED POND PROVIDES EXCELLENT FISHING, WHILE TIMBERED AREAS AND HEDGE TREES CREATE NATURAL DEER TRAVEL CORRIDORS AND HUNTING OPPORTUNITIES. THE PROPERTY INCLUDES 37± ACRES OF IRRIGATED CROPLAND AND 16± ACRES OF DRYLAND CROPLAND, WITH PRODUCTIVE PASTURE MAKING UP THE REMAINING ACREAGE. A 6.57-ACRE WETLANDS EASEMENT CAN BE PUMPED FOR WATERFOWL HUNTING, AND ELECTRICITY RUNS ACROSS THE PROPERTY, MAKING IT IDEAL FOR A CABIN OR PRIVATE RETREAT. LOCATED JUST ONE MILE OFF PAVED 887TH ROAD AND FOUR MILES FROM SPRINGLAKE ANGUS CENTER, THIS TRACT IS PERFECT FOR A RECREATIONAL GETAWAY, HUNTING RETREAT, OR INVESTMENT PROPERTY.

PROPERTY LOCATION:

FROM O'NEILL, NE — APPROXIMATELY 15 MILES NORTH ON HWY 281 TO 887TH ROAD, THEN EAST 8 MILES TO 500TH AVENUE, THEN NORTH 1 MILE TO THE PROPERTY.

2025 TAXES: \$2,083.56



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