



LAND FOR SALE

HOLT COUNTY, NEBRASKA



160.52± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$680,000

HIGHLIGHTS

SUB-IRRIGATED HAY MEADOW
80.75± CERTIFIED IRRIGATED ACRES
LIKE-NEW FENCING
GREAT ACCESS OFF PAVED 468TH AVE
3-BED, 2-BATH HOME & OUTBUILDINGS
TRANSFERABLE WATER RIGHTS



VISIT US AT:
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YouTube | MyStateMLS | Land.com™

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PROPERTY INFORMATION

160.52± ACRES
HOLT COUNTY, NEBRASKA

PARTIAL LEGAL: STUART TWP; SW1/4; 18-29-15; 160.52 AC (OBTAINED FROM HOLT COUNTY ASSESSOR).

PROPERTY DESCRIPTION:

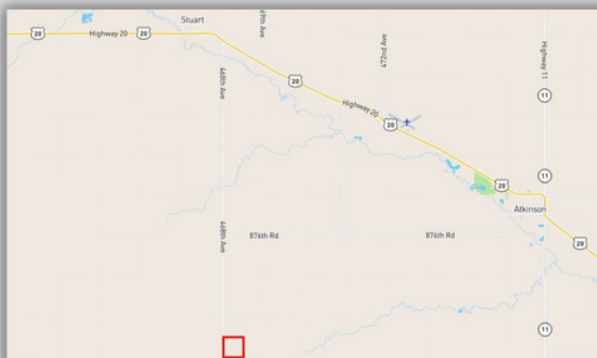
THIS 160.52± ACRE HOLT COUNTY PROPERTY FEATURES HIGHLY PRODUCTIVE SUB-IRRIGATED HAY MEADOW WITH 80.75± CERTIFIED UPPER ELKHORN NRD IRRIGATED ACRES. FEATURES INCLUDE THREE WELLS, LIKE-NEW FENCING, GOOD PROTECTION ON THE NORTH SIDE, AND EXCELLENT ACCESS OFF PAVED 468TH AVENUE. THE PROPERTY ALSO INCLUDES A 3-BEDROOM, 2-BATH HOME AND SEVERAL OUTBUILDINGS INCLUDING TWO BARN, FARM SHED, 2-CAR GARAGE PLUS OTHERS. TRANSFERABLE WATER RIGHTS ADD LONG-TERM VALUE TO THIS STRONG AGRICULTURAL OFFERING.

PROPERTY LOCATION:

FROM STUART, NE:
APPROXIMATELY 1/2 MILE EAST ON HWY 20 TO 468TH AVENUE, THEN SOUTH 7.5 MILES TO THE PROPERTY.
FROM ATKINSON, NE:
APPROXIMATELY 7.5 MILE WEST ON 876TH ROAD TO 468TH AVENUE, THEN SOUTH 2.5 MILES TO THE PROPERTY.

2024 TAXES: \$2,242.78

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