



LAND FOR SALE

HOLT COUNTY, NEBRASKA

320± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$1,200,000

HIGHLIGHTS

PRODUCTIVE SUB-IRRIGATED PASTURE
CROSS-FENCED FOR ROTATIONAL GRAZING
80-90 HEAD CARRYING CAPACITY
GOOD FENCING & SOLAR WELL
HOLT CREEK FRONTAGE
POWER TO THE PROPERTY



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PROPERTY INFORMATION

320± ACRES

HOLT COUNTY, NEBRASKA

PARTIAL LEGALS: EMMET TWP; SE1/4; 21-29-13; 160 AC AND EMMET TWP; SW1/4; 22-29-13; 160 AC.

PROPERTY DESCRIPTION:

THIS 320± ACRE HOLT COUNTY PASTURE FEATURES HIGHLY PRODUCTIVE SUB-IRRIGATED GRASS, SUPPORTING APPROXIMATELY 80-90 HEAD OF CATTLE. HOLT CREEK MEANDERS THROUGH THE PROPERTY, PROVIDING NATURAL WATER AND RECREATIONAL APPEAL. CROSS-FENCED FOR ROTATIONAL GRAZING WITH GOOD FENCING, A SOLAR WELL, AND POWER, IT'S READY FOR EFFICIENT CATTLE OPERATIONS. TIMBERED AREAS AND SHELTERBELTS OFFER PROTECTION FOR CALVING AND ADD VERSATILITY FOR RECREATION. LOCATED NEAR THE ATKINSON AND BASSETT SALE BARN, THIS PROPERTY COMBINES EXCELLENT FORAGE, STRONG INFRASTRUCTURE, AND A PRIME RANCHING LOCATION.

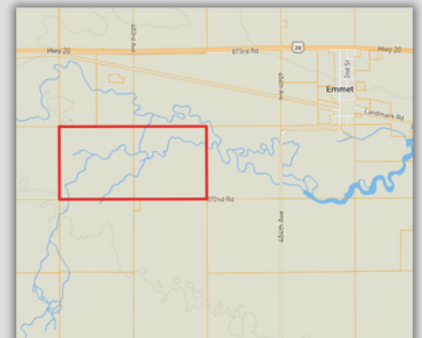
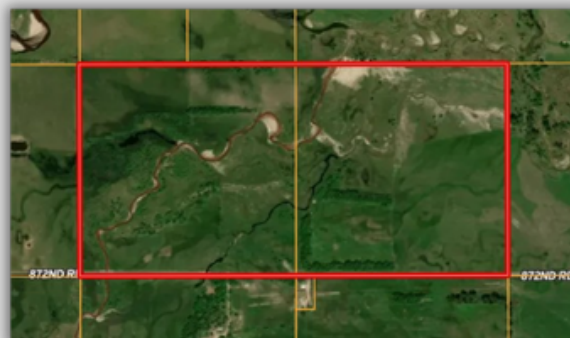
PROPERTY LOCATION:

FROM EMMET, NE: HEAD SOUTH ON MAIN STREET, THEN WEST APPROXIMATELY ½ MILE TO 484TH AVENUE, THEN SOUTH ½ MILE TO 872ND ROAD, THEN WEST ½ MILE TO THE PROPERTY.

WELL INFORMATION:

#G-192842; 5 GPM; 60' WELL DEPTH; 7' STATIC LEVEL; 10' PUMP LEVEL; 1" COLUMN DIAMETER

2025 TAXES: \$2,730.72



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