

# 360± ACRES

\$1,296,000

## HOLT COUNTY, NEBRASKA

PRODUCTIVE PASTURE | GREAT ACCESS | WELL & WINDMILL



### PROPERTY DESCRIPTION:

This 360± acre Holt County pasture combines productive grass, like-new fencing, dependable well & windmill, and excellent access in a highly functional grazing tract. A mix of warm and cool-season grasses, established shelterbelts, and recent tree clearing help maximize forage production while providing valuable protection for livestock. The property's easy-to-navigate terrain and practical layout make it well-suited for efficient cattle management. Conveniently located near the livestock markets in O'Neill and Atkinson, this is an outstanding opportunity to expand an existing operation or invest in quality Nebraska ranchland.

### PARTIAL LEGAL DESCRIPTION:

PADDOCK TWP; NE 1/4; E 1/2 NW 1/4; N 1/2 SE 1/4; NE 1/4 SW 1/4; 22-32-11; 360 AC.

### PROPERTY LOCATION:

Approximately 15 miles north on Hwy 281 to 887th Road (aka the "Stone Windmill Road"), then east 4 miles to 496th Avenue, then north 3¼ miles to the southeast corner of the property.

### PROPERTY TAXES (2025):

\$3,767.88

### IMPROVEMENTS:

Well & Windmill



**KYLE CONNOT**  
LAND SPECIALIST  
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Licensed in  
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