

LAND FOR SALE

HOLT COUNTY, NEBRASKA



FOR MORE INFORMATION, **CONTACT:**

KYLE CONNOT LAND SPECIALIST (402) 340-0493



OFFERED AT \$280,000

HIGHLIGHTS

SUB-IRRIGATED HAY MEADOW DRY CREEK FRONTAGE LIKE-NEW FENCING **SMALL DAM WITH CULVERT ALLOWS ACCESS ACROSS CREEK**



VISIT US AT:

www.StrackeRealty.com

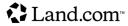
102 E. HWY 20 | STUART, NE 68780 CELL: (402) 340-0493 KYLE@STRACKEREALTY.COM











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PROPERTY INFORMATION

80± ACRES HOLT COUNTY, NEBRASKA

PARTIAL LEGAL: GREEN V TWP; S1/2 NW1/4; 25-29-16; 80 AC (OBTAINED FROM HOLT COUNTY ASSESSOR).

PROPERTY DESCRIPTION:

THISTHIS 80± ACRE HOLT **COUNTY PROPERTY OFFERS** PRODUCTIVE, SUB-IRRIGATED HAY MEADOW WITH RELIABLE, WATER SOURCES. DRY CREEK MEANDERS THROUGH THE LAND, AND A SMALL DAM WITH A CULVERT PROVIDES EASY ACCESS FROM ONE SIDE TO THE OTHER. THE PROPERTY IS **FULLY FENCED WITH LIKE-NEW FENCING AND INCLUDES A LIVESTOCK** WATER TANK WITH ARTESIAN WELL. WITH STRONG HAY PRODUCTION AND A MANAGEABLE SIZE, THIS TRACT IS IDEAL FOR HAY, LIVESTOCK, OR A COMBINATION OPERATION.

PROPERTY LOCATION:

FROM STUART, NE:
APPROXIMATELY 1/4 MILE
WEST ON HWY 20 TO 467TH
AVENUE, THEN SOUTH 9.5
MILES TO THE PROPERTY.
FROM ATKINSON, NE:
APPROXIMATELY 8.5 MILE
WEST ON 876TH ROAD TO
467TH AVENUE, THEN
SOUTH 4.5 MILES TO THE
PROPERTY.

2024 TAXES: \$857.40

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