



LAND FOR SALE

HOLT COUNTY, NEBRASKA

80± ACRES

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:

THIS 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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