

LAND FOR SALE



159± ACRES | HOLT COUNTY, NE

**OFFERED AT
\$750,000**

Recreational Pasture | Irrigated Farmland | Dry Cropland Combo



PROPERTY HIGHLIGHTS:

- Combination of recreational and agricultural land
- Large stocked pond for fishing
- Irrigated and dry farm ground
- Productive pasture with hunting
- Perfect cabin/build site with electricity



PROPERTY DESCRIPTION:

This 159-acre Holt County property offers a rare combination of recreation and income potential. A large, well-stocked pond provides excellent fishing, while timbered areas and hedge trees create natural deer travel corridors and hunting opportunities. The property includes 37± acres of irrigated cropland and 16± acres of dryland cropland, with productive pasture making up the remaining acreage. A 6.57-acre wetlands easement can be pumped for waterfowl hunting, and electricity runs across the property, making it ideal for a cabin or private retreat. Located just one mile off paved 887th Road and four miles from SpringLake Angus center, this tract is perfect for a recreational getaway, hunting retreat, or investment property.

PROPERTY LOCATION:

From O'Neill, NE —
Approximately 15 miles north on Hwy 281 to 887th Road, then east 8 miles to 500th Avenue, then north 1 mile to the property.

PARTIAL LEGAL DESCRIPTION:

SCOTT TWP; S 1/2 S1/2 LESS
W 33'; 33-32-10; 159 AC

PROPERTY TAXES (2025):

\$2,083.56



KYLE CONNOT
LAND SPECIALIST
(402) 340-0493

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Nebraska & South Dakota



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