

LAND FOR SALE



361.32± ACRES | HOLT COUNTY, NE

Highly Productive Hay Meadow | Pasture

**OFFERED AT
\$1,264,620**

PROPERTY HIGHLIGHTS:

- Highly Productive Hay Meadow
- Cross-Fenced Pasture
- Seven Flow Wells + Dry Creek
- Mature Timber/Natural Protection
- Prime Location & Access



PROPERTY DESCRIPTION:

Located in the heart of north-central Nebraska's cattle country, this 361.32± acre Holt County property offers a strong combination of productive hay meadow, quality pasture, abundant water, and mature timber.

Approximately 185± acres of hay meadow provide excellent forage production, while cross-fencing, seven flow wells, three stock tanks, and Dry Creek offer the resources needed for efficient livestock management. Mature tree cover provides excellent natural protection, and a former farmstead site with power available offers potential for a future home or headquarters. Conveniently located just one mile off Highway 11 with easy access to established livestock markets, this property offers both productivity and versatility for today's livestock producer. Available for the 2027 season.

PROPERTY LOCATION:

From Atkinson, Nebraska — Head south on Highway 11 approximately 18 miles to 858th Road, then east 1 mile to the property.

PARTIAL LEGAL DESCRIPTION:

FAIRVIEW TWP; NE 1/4 SW 1/4; S 1/2 S 1/2: 34-27-14; 200 AC and WYOMING TWP; NW 1/4 3-26-14 161.32 AC.

PROPERTY TAXES (2026):

\$3,799.92



KYLE CONNOT
LAND SPECIALIST
(402) 340-0493

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Nebraska & South Dakota



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