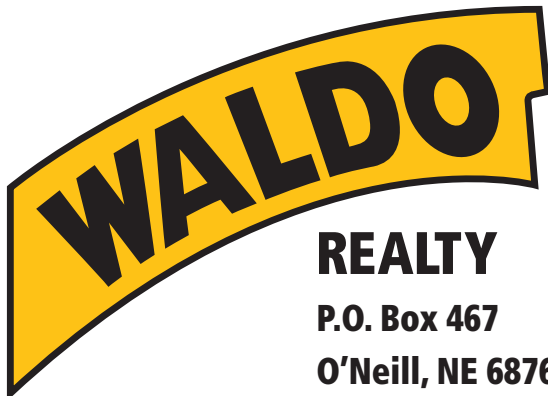




FOR SALE

644 +/- Acres

Boyd County, Nebraska



REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 644 +/- Acres

PROPERTY LOCATION: From Naper, NE, 6 miles South on 470th Ave. to 900th Rd., then 1 mile West, or from Stuart, Nebraska East on US Hwy 20, 1 mile to 470th Ave. and then 20 miles North to 900th Rd. then 1 mile West, to the Southeast corner of the subject property. **Excellent access by County maintained road.**

PROPERTY DESCRIPTION: This property offers a mixture of warm and cool season grasses. This tract is watered by a submersible well and hydrants strategically placed in the pastures. There are also 2 mature shelterbelts for livestock winter protection. The perimeter fencing is in like new condition. There is an adequate buffer zone between the pasture and adjacent cropland, reducing cattle reach and fencing pressure on the neighboring property.

CARRYING CAPACITY: 65 to 80 Cow/Calf pair for 5 month grazing season depending on type of livestock.

PROMINENT SOILS:

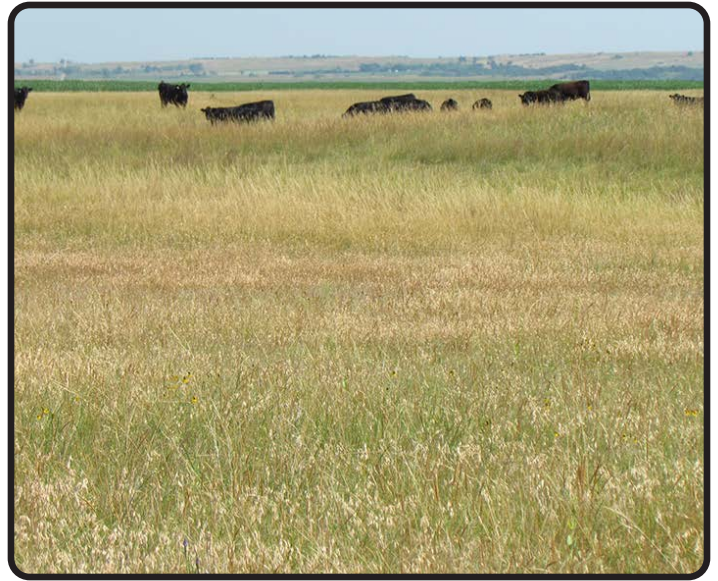
Valentine, Dunday & Jansen soil series.

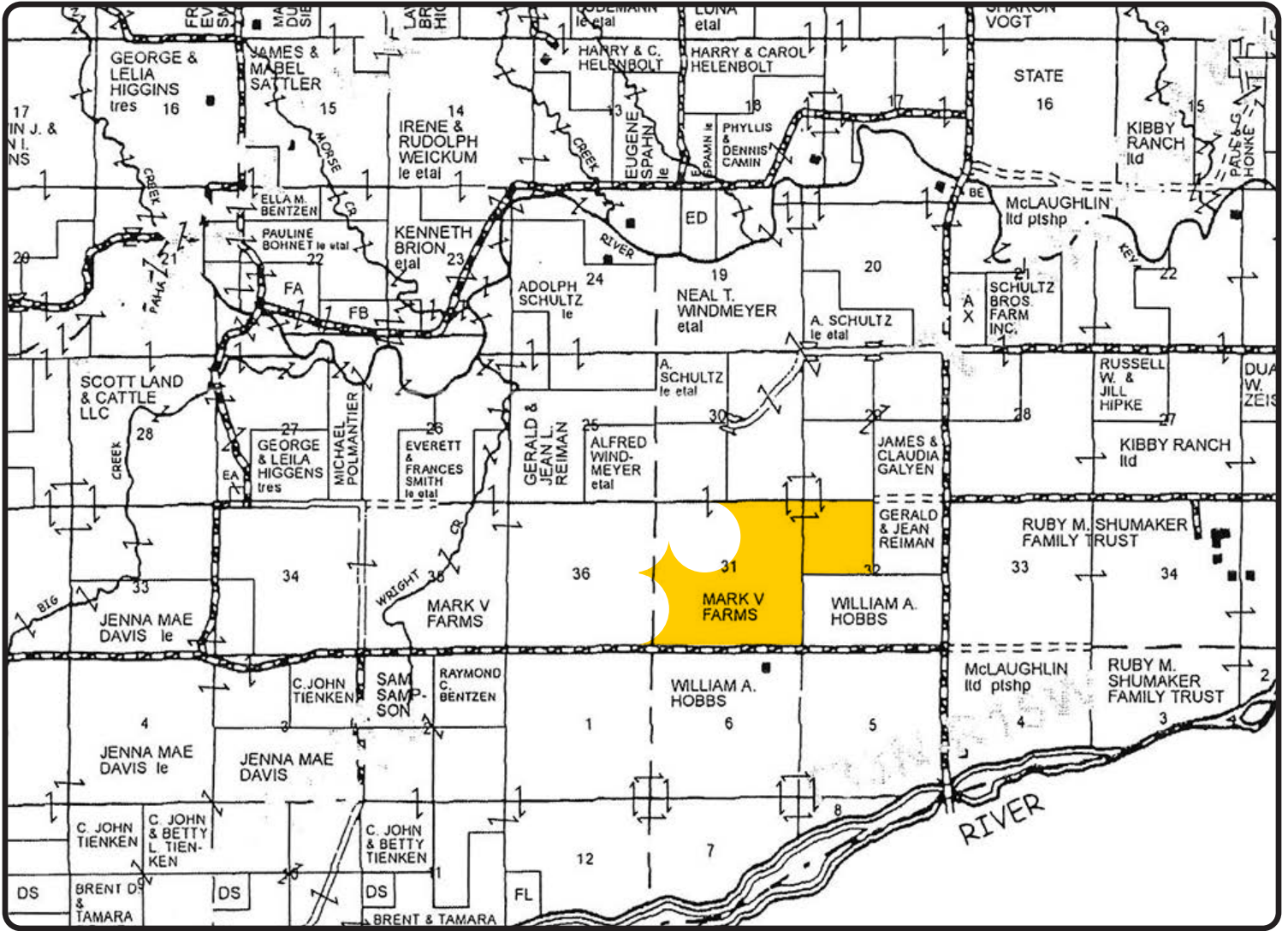
REAL ESTATE TAXES: Approximately \$5,152.00

PRICE & TERMS: \$1,127,000.00 Cash.

**For a private showing contact us at
Home Office: (402) 336-4110 (O'Neill)
Tyson Chohon (402) 649-9967 (Pierce)
Pat Chohon (402) 340-0289 (O'Neill)**

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