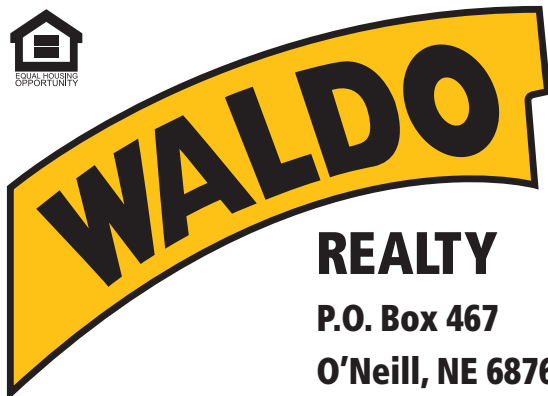




FOR SALE

640 +/- Acres

Holt 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: 640 acres more or less

PROPERTY LOCATION: From the intersection of Hwy 11 and 890th Rd. (Phoenix Cemetery Road) 4 miles East then 1 mile South to the subject property.

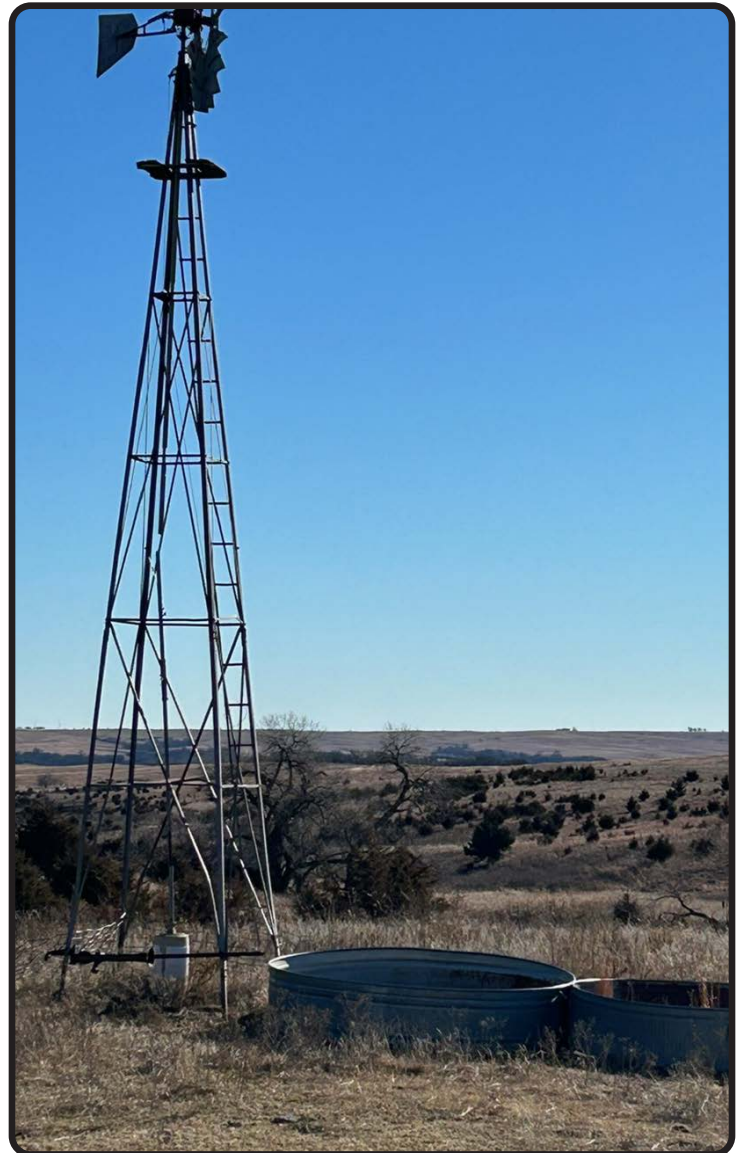
LEGAL DESCRIPTION: All of Section 36, Township 32N, Range 13 West of the 6th P.M. Holt County, Nebraska.

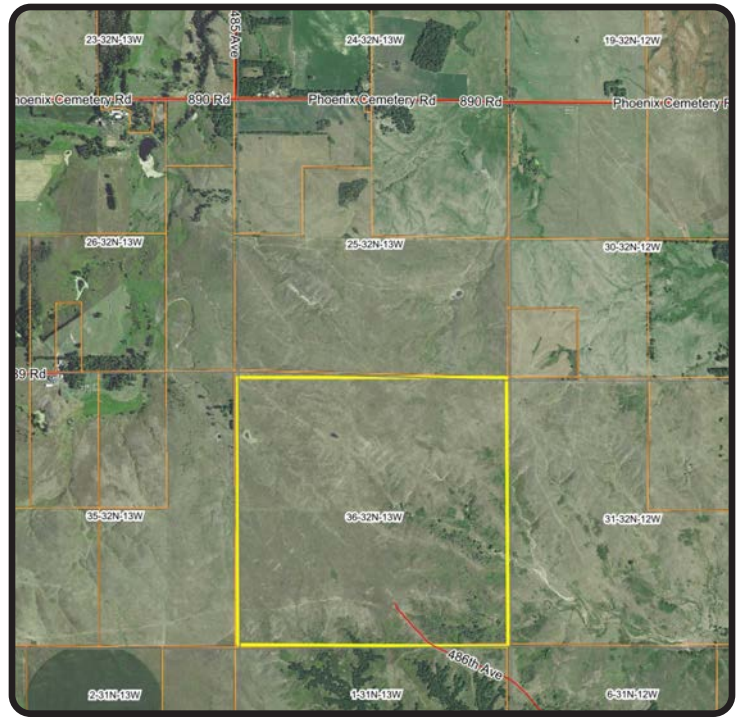
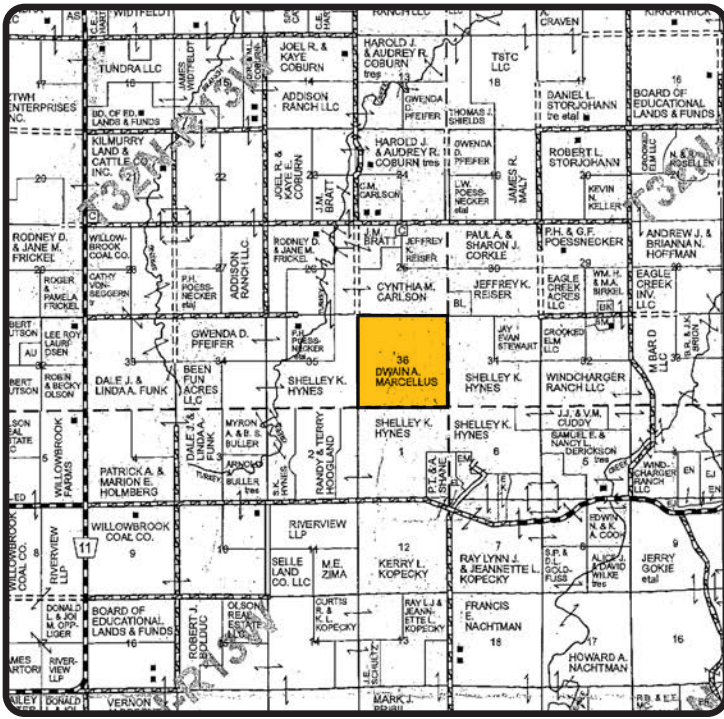
PROPERTY DESCRIPTION: Offering a full section of hardgrass pasture and cross-fenced into 4 pastures along with 2 solar wells and 2 ponds. Livestock water is supplied by solar well, spring fed water holes and a windmill in need of some repair or replaced to a solar well. In addition, a 400 GPM test hole was performed in 2004. (Test Hole Registration # G-135071) Possibility of irrigation potential.

REAL ESTATE TAXES: \$9,982.32

PRICE & TERMS: \$1,472,000.00

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





Boundary lines are for visual aid only.

