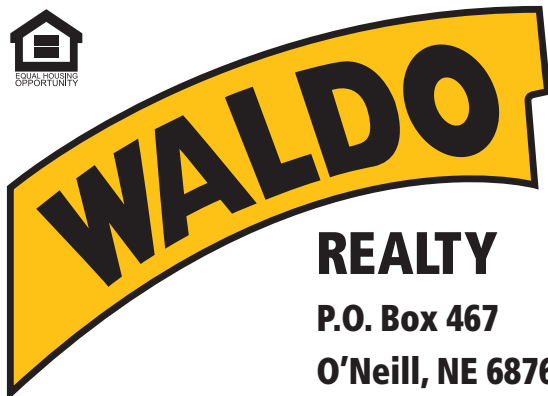




**FOR SALE**

**144.77 +/- 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](http://www.waldorealty.net)**

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

**DEEDED ACRES:** 144.77 +/- Acres

**PROPERTY LOCATION:** From Spencer, NE, 11 miles south on US Highway 281 to the subject property lying on the west side of Hwy 281 or from O'Neill, NE, 18 miles north on US Hwy 281.

**LEGAL DESCRIPTION:** East Half of the East Half, less right-of-way (ROW), of Section 24, Township 32 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** This lush property offers spectacular views spiraling over the glistening Eagle Creek that bisects the property. Numerous building sites overlook the deer and turkey sanctuary. It's a must-see to be appreciated.

**FSA INFORMATION:**

31.67 acres of cropland – comprised of Verdel Silty Clay Loam soil, highly suitable for food plots

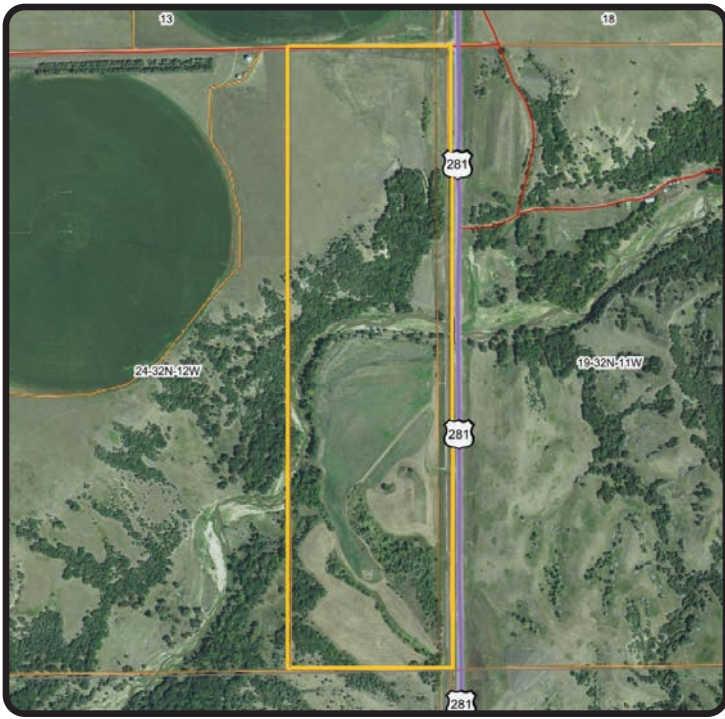
Note: Contract acreage base is attached and will be subject to Holt County FSA reconstitution

**REAL ESTATE TAXES:** \$1,515.68

**PRICE:** \$868,620 – Cash

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





Boundry lines are for visual aid only.

