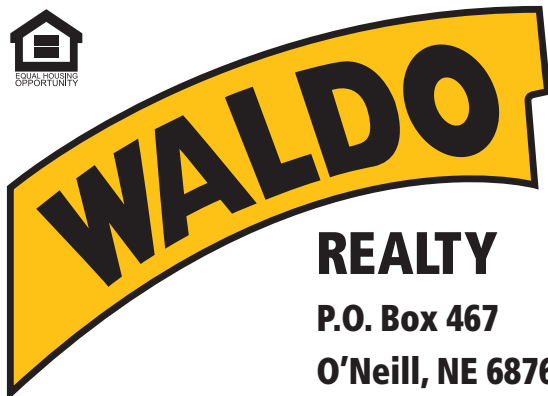




**FOR SALE**

**20.11 +/- 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:** 20.11 +/- Acres

**PROPERTY LOCATION:** From O'Neill, NE go north 21 miles on Hwy 281 then 2 miles east on 894 Rd and  $\frac{3}{4}$  of a mile south 494 Rd to the northeast corner of the subject property. From Spencer, NE go southeast 7 miles on Hwy 281 then 2 miles east on 894 Rd and  $\frac{3}{4}$  of a mile south 494 Rd to the northeast corner of the subject property.

**LEGAL DESCRIPTION:** S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 5, Township 32N, Range 11 West of the 6th P.M., Holt County, Nebraska

**PROPERTY DESCRIPTION:** If you've been searching for a private, remote, and serene home or cabin location with minimal neighbors, this property is a must-see! Situated just south of the Niobrara River and only 2 miles east of Hwy 281, this beautiful site offers breathtaking views overlooking the scenic Niobrara River Valley while still providing excellent county road access.

Key property highlights include:

- Newly established shelterbelts for added privacy and habitat
- Full residential electrical service installed in 2022
- Registered domestic well installed in 2022

This property is conveniently located just 30 minutes from Lake Francis Case for boating, fishing, and recreation. Whether you're looking to build your dream home or cabin, a weekend retreat, or an off-grid hideaway, this property offers a rare combination of seclusion, utilities, and stunning natural beauty. **Call today to schedule your personalized showing!**

\* The Seller is a Nebraska Licensed Real Estate Agent

**WELL INFORMATION:**

Reg. #	G-192149
GPM	10
Well Depth	88'
Static Level	51'
Pump Level	55'
Col. Diam.	1.25"

**POWER SERVICE PROVIDER:**

Niobrara Valley Electric

**REAL ESTATE TAXES:** \$183.82

**PRICE & TERMS:** \$100,000

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

