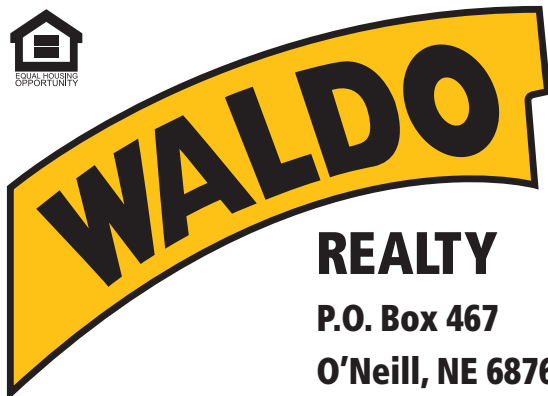




FOR SALE

320 +/- 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: 320 +/- Acres

PROPERTY LOCATION: From O'Neill, Nebraska, 17 miles north on US Highway 281 to 889th Road then 1 mile east to the subject property.

LEGAL DESCRIPTION: SW ¼ Section 29 and the NW ¼ Section 32 all in township 32, Range 11 West of the 6th P.M., Holt County, Nebraska

PROPERTY DESCRIPTION: This property offers 51.06 acres of dry cropland presently into Alfalfa with a balance in hard grass pasture with wooded draws and a branch of camp creek near the southern border and a spring filled dug out on the northeast portion.

INCOME POTENTIAL: \$125 per cropland acre and \$400 X 35 to 40 c/c pair for a 5-month grazing period.

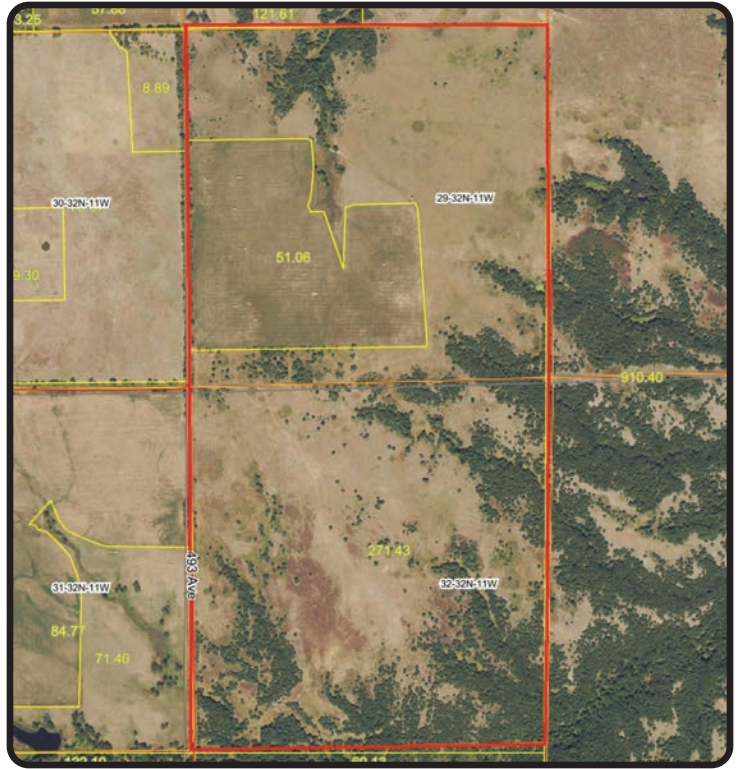
REAL ESTATE TAXES: \$4,584.40

PRICE & TERMS: \$1,024,000 Cash

BROKERS COMMENTS: This property and the surrounding area are known for the outstanding deer and turkey hunting. We look forward to showing this property to any qualified buyer(s).

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





Boundary lines are for visual aid only.

