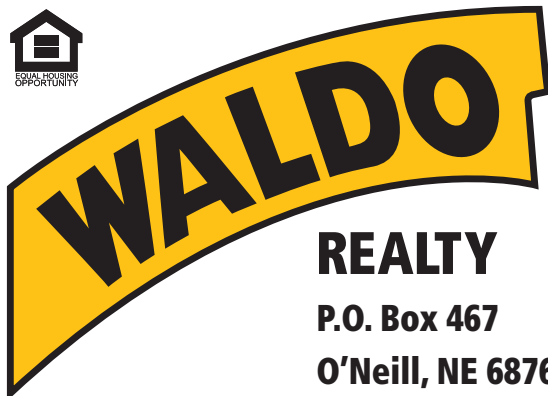




FOR SALE

309.42 +/- 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: 309.42 +/- Acres

LEGAL DESCRIPTION: S1/2 NW1/4, Lots 2,6,7, Lot 3 EXCEPT HWY Section 17; SW1/4 NE1/4, NW1/4 SE1/4 Section 19, All in Township 33N, Range 10 West of the 6th PM., Boyd County, Nebraska

PROPERTY LOCATION:

Tract 1 – From Lynch, Nebraska 2.4 miles West on Hwy 12 to the entrance of the subject property.

Tract 2 – From Lynch, Nebraska 3.5 miles West on Hwy 12 then $\frac{3}{4}$ mile South to the Northern border of subject property.

PROPERTY DESCRIPTION:

Tract 1 is a beautiful 229.42 acres, truly a recreational paradise, offering exceptional hunting opportunities with a fishing pond and Ponca Creek bisecting the property. With the rolling hills, wooded draws, dense cover, and roughly 40 acres of food plots and alfalfa-hay meadows it is ideal habitat for deer, turkey. Multiple deer blinds are already in place, allowing hunters to take full advantage of the property's wildlife potential. This tract also has power available for future building plans.

Tract 2 is 80 acres and includes 47.47 acres of productive tillable ground, making it an excellent addition to a haying operation or cattle grazing. The property has creek side access in the northwest corner, providing a natural water source for livestock or wildlife.

Together, these two tracts provide a unique blend of top-notch hunting, scenic recreational space, productive farmland, and grazing potential, making this property a rare opportunity in Boyd County.

FSA INFORMATION:

Tract 1 Historical Cropland Acres: 42.7
Presently in Soybeans, Alfalfa, and Hay Meadow.

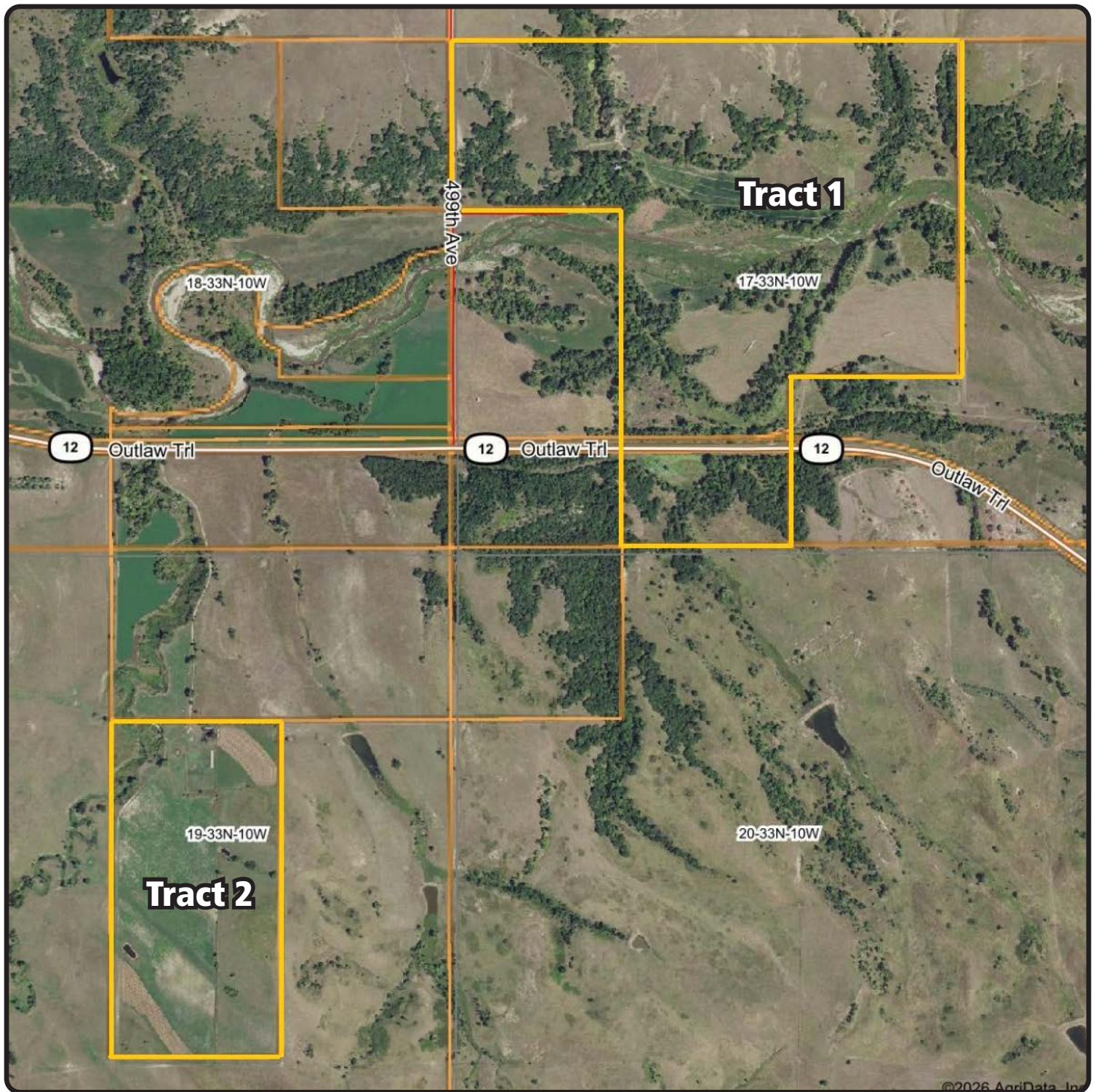
Tract 2 Cropland Acres: 39.89
Presently in Alfalfa production with balance in native hay production.

REAL ESTATE TAXES: Tract 1 – \$2,642.98 Tract 2 – \$1,034.42

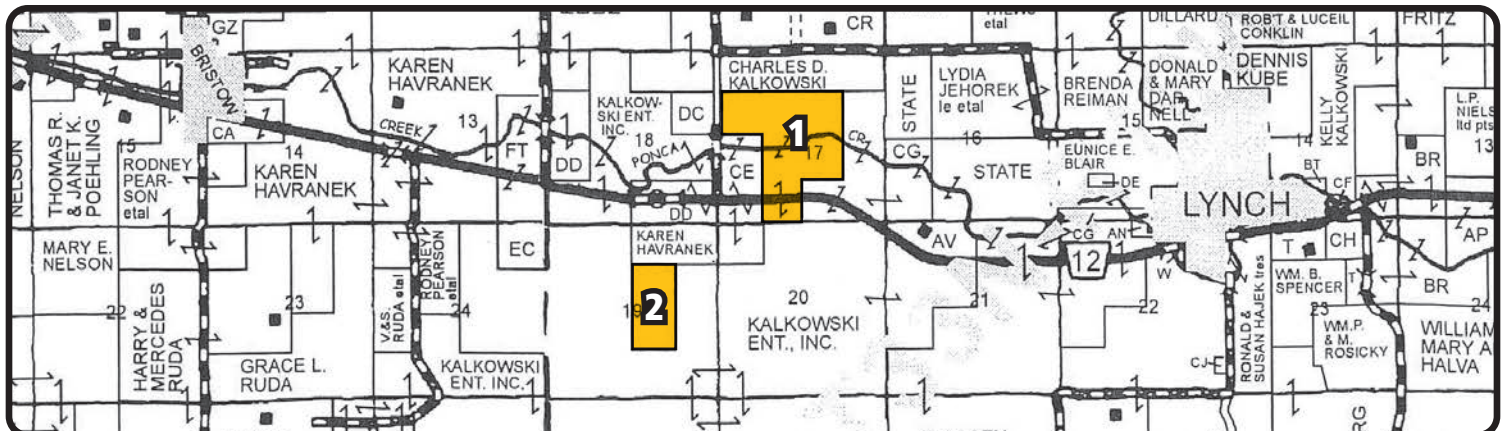
PRICE: \$1,352,390.00 Cash. Subject to Seller completing a 1031 tax deferred exchange.

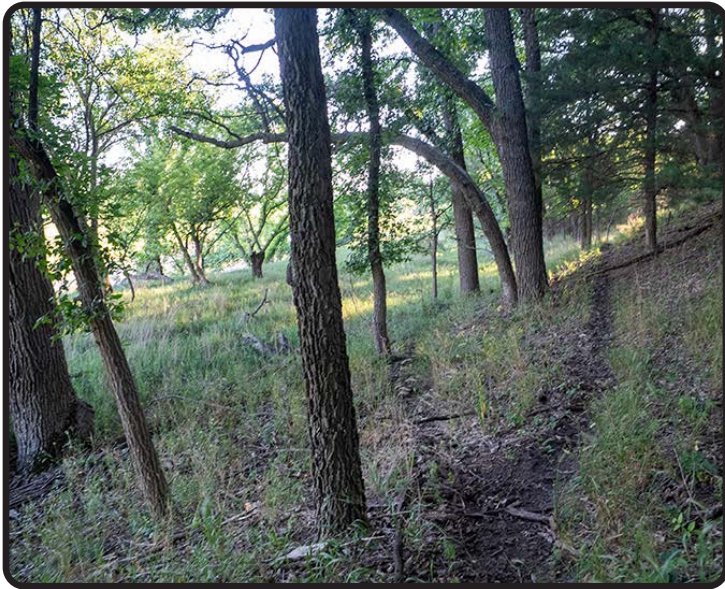
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





Boundary lines are for visual aid only.







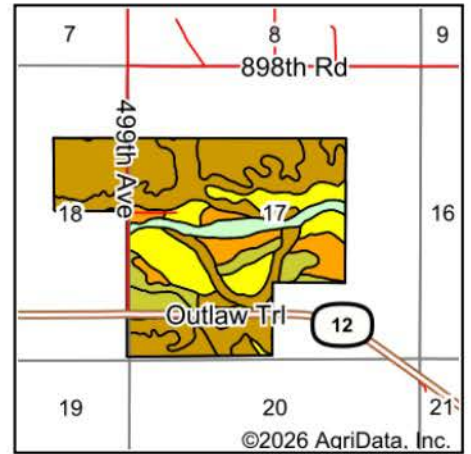
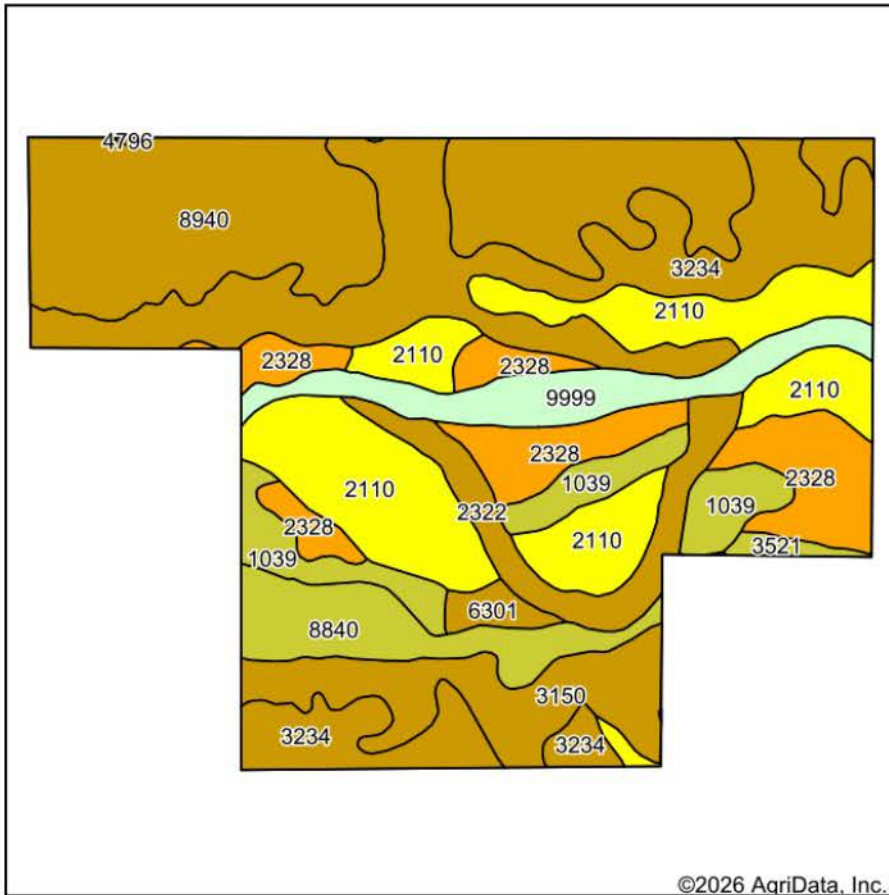








Soils Map



State: **Nebraska**
 County: **Boyd**
 Location: **17-33N-10W**
 Township: **Lynch**
 Acres: **352.91**
 Date: **1/9/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

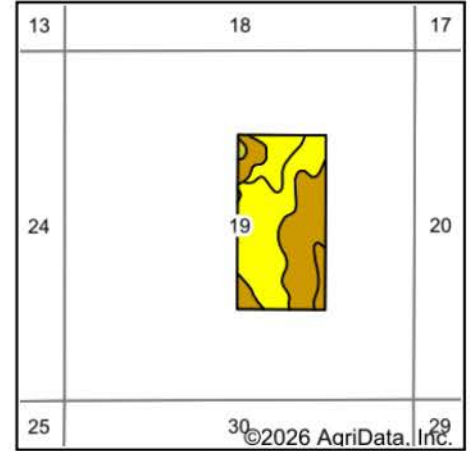
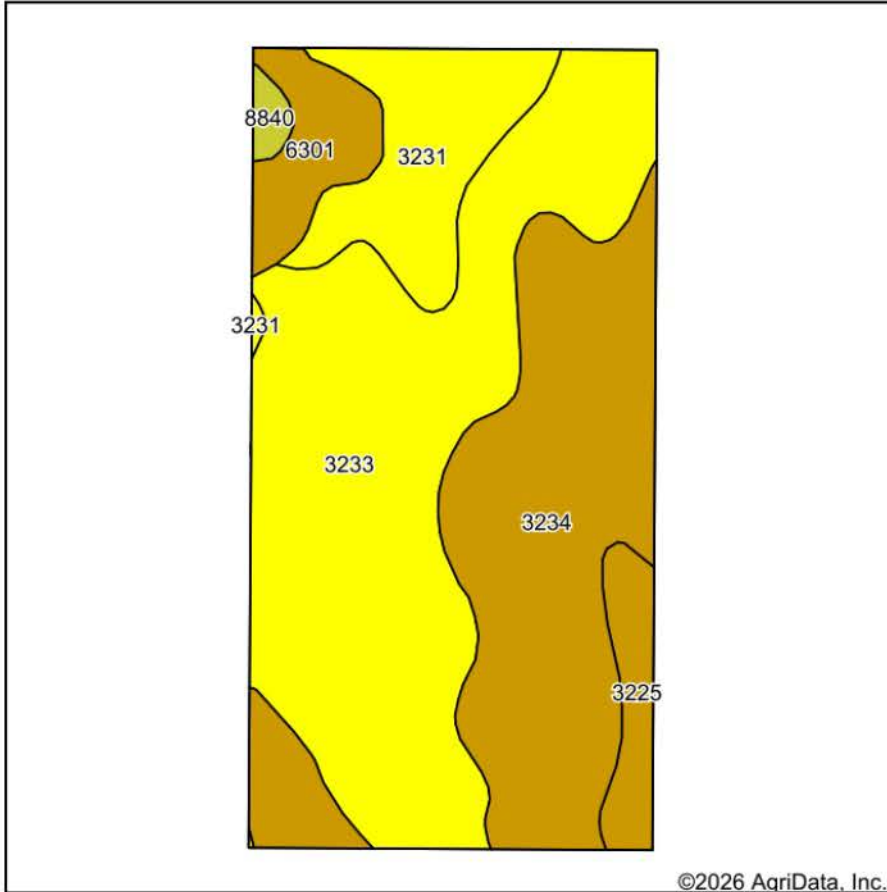
Area Symbol: NE015, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	77.80	22.1%		Vls		19
3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	77.35	21.9%		Vle	Vle	3
2110	Inavale loamy fine sand, 0 to 3 percent slopes, occasionally flooded	60.65	17.2%		IVe	IVe	32
2328	Inavale fine sandy loam, occasionally flooded	32.99	9.3%		IIIe	IIIe	37
3150	Bristow silty clay, 20 to 40 percent slopes	24.64	7.0%		Vlls		1
1039	Grigston silt loam, occasionally flooded	19.71	5.6%		IIlw	IIlw	56
9999	Water	18.79	5.3%				0
8840	Hall silt loam, 0 to 1 percent slopes	18.62	5.3%		IIc	I	71
2322	Inavale fine sand, 0 to 5 percent slopes, channeled, frequently flooded	16.12	4.6%		VIw	VIw	23
6301	Aowa silt loam, channeled, 0 to 3 percent slopes, frequently flooded	3.32	0.9%		VIw	VIw	44
3521	Cass fine sandy loam, 0 to 2 percent slopes, occasionally flooded	1.88	0.5%		IIlw	IIlw	45
3233	Monowi-Bristow silty clays, 6 to 15 percent slopes	0.91	0.3%		IVe	IVe	9
4796	Valentine fine sand, 9 to 25 percent slopes	0.13	0.0%		Vle		
Weighted Average					*-	*-	22.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils Map



State: **Nebraska**
 County: **Boyd**
 Location: **19-33N-10W**
 Township: **Lynch**
 Acres: **79.84**
 Date: **1/9/2026**



Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE015, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
3233	Monowi-Bristow silty clays, 6 to 15 percent slopes	36.51	45.7%		IVe	IVe	9
3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	26.56	33.3%		Vle	Vle	3
3231	Monowi silty clay, 6 to 15 percent slopes	8.73	10.9%		IVe	IVe	10
6301	Aowa silt loam, channeled, 0 to 3 percent slopes, frequently flooded	4.21	5.3%		VIw	VIw	44
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	3.14	3.9%		Vle		9
8840	Hall silt loam, 0 to 1 percent slopes	0.69	0.9%		IIc	I	71
Weighted Average					4.83	*-	9.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.