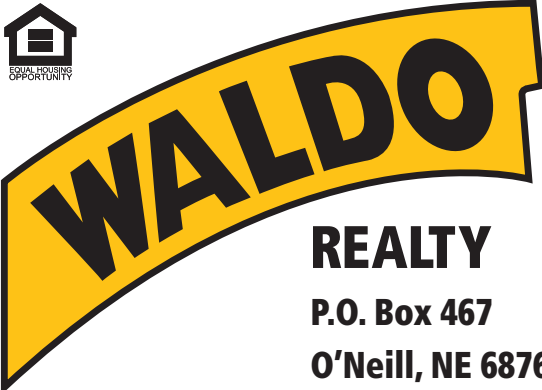




FOR SALE

160 +/- 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: 160 +/- Acres

PROPERTY LOCATION: From O'Neill, NE, 18 ½ miles north on US Hwy 281 and a ½ mile west on 891st Rd to the southeast corner of the subject property.

LEGAL DESCRIPTION: SW1/4 Section 13, Township 32N, Range 12 West of the 6th P.M. Holt County, NE

PROPERTY DESCRIPTION: This attractive Holt County pasture offers a hard-to-find combination of size, location, and production potential. Located just off Highway 281, the property features gently rolling native grass pasture with excellent access and a strong grass base well suited for grazing with irrigation development potential. The mature shelterbelts and established tree rows provide great wind protection for livestock, while the open layout allows for efficient pasture management. The tract lies in a solid agricultural neighborhood and is positioned within a region known for dependable grazing and long-term land stability.

Improvements include a strategically located stock well and water tank to maximize grazing, making this pasture immediately usable for a cow-calf or yearling operation. With its clean boundaries, quality soils for grass, and strong access, this property would make an excellent addition to an existing operation or a smart long-term investment for buyers seeking a well-located Nebraska pasture. Whether you're expanding grazing acres, diversifying your land portfolio, or securing land in a proven area, this tract offers the fundamentals that continue to hold value year after year.

EQUIPMENT LIST:

Submersible Well

Livestock Water Tank

Fences & Gates

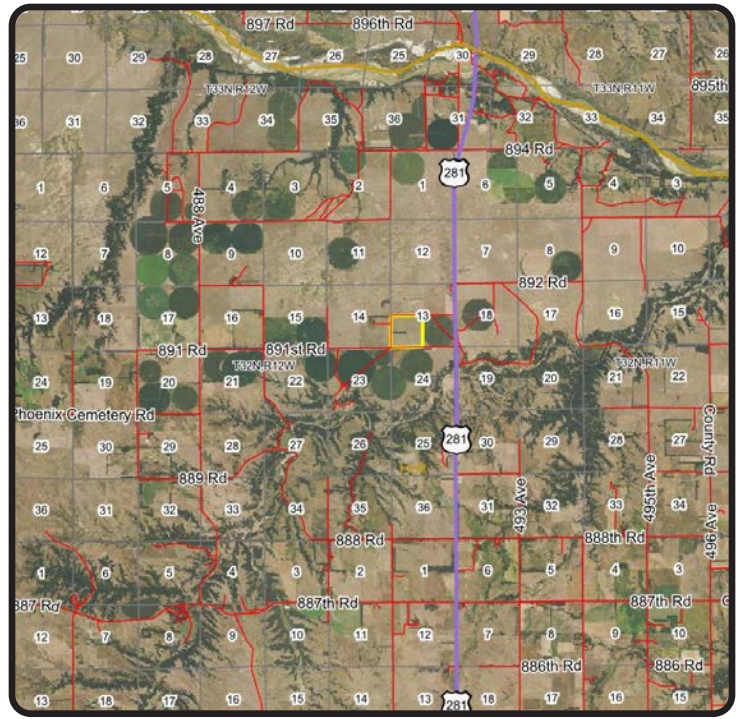
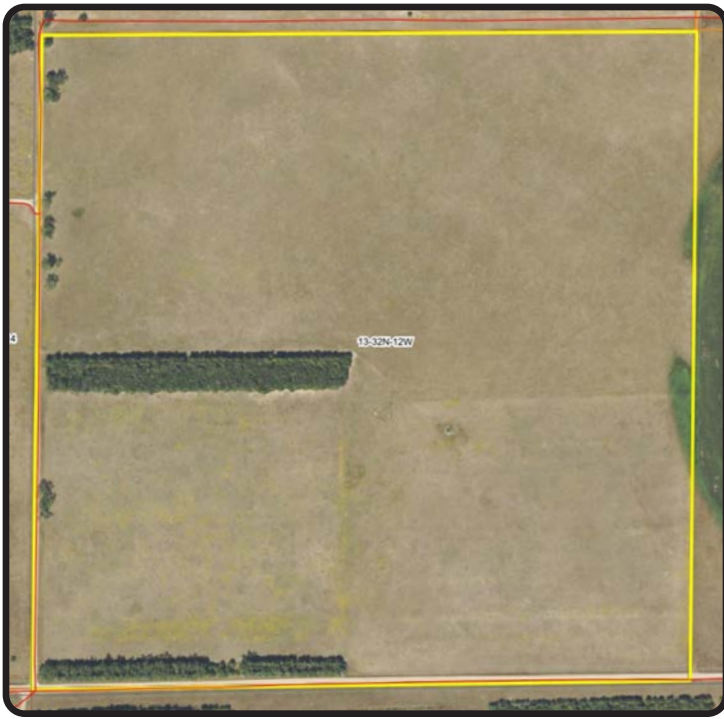
PROMINENT SOILS: See Attached.

REAL ESTATE TAXES: 2025 – \$1,605.92

PRICE & TERMS: \$432,000

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

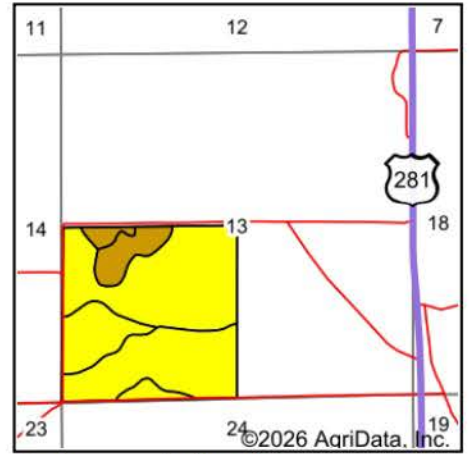
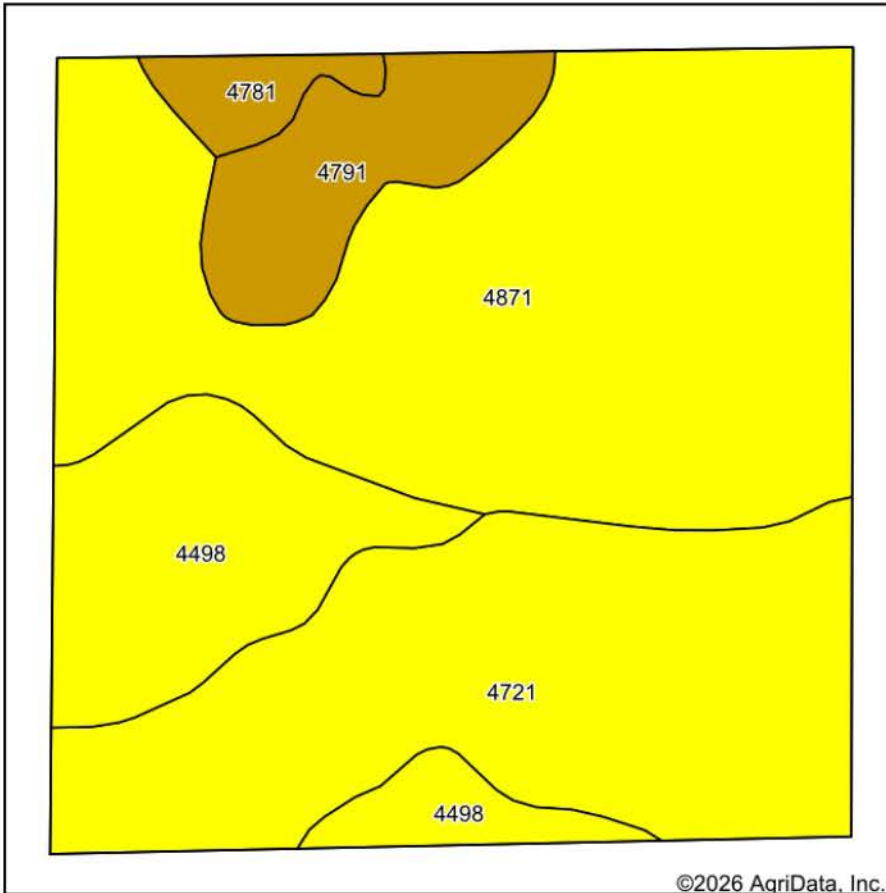




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **13-32N-12W**
 Township: **Coleman**
 Acres: **157.43**
 Date: **1/17/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE089, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	69.73	44.3%		IVe	IVe	29
4721	Pivot loamy sand, 0 to 3 percent slopes	48.29	30.7%		IVe	IIIe	28
4498	Dunday loamy sand, 0 to 3 percent slopes	23.65	15.0%		IVe	IIIe	32
4791	Valentine fine sand, 3 to 9 percent slopes	12.18	7.7%		VIe	IVe	22
4781	Valentine fine sand, 0 to 3 percent slopes	3.58	2.3%		VIe	IVe	23
Weighted Average					4.20	3.54	28.5

*c: Using Capabilities Class Dominant Condition Aggregation Method