



FOR SALE

125 +/- Acres

Holt County, Nebraska



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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

DEEDED ACRES: 125 +/- Acres (Seller would consider offers on the north 80 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: Part of the SW ¼ Section 29, Township 32N, Range 11 West of the 6th P.M., Holt County, Nebraska. (Subject to Survey)

PROPERTY DESCRIPTION: Take a look at this 125± acre recreational property located in Holt County, Nebraska, tucked away in the scenic Eagle Creek Valley just north of O'Neill, where rolling terrain, peaceful seclusion, and wide-open views come together.

This is a truly special tract, featuring approximately 51.6 acres of productive cropland, currently in alfalfa, with additional soils suitable for future cropland development. The balance of the property consists of quality pasture, natural draws, and outstanding recreational habitat.

The property offers excellent deer hunting with a proven history, a hunting blind already in place, and multiple locations well suited for additional food plots. Strong cover and natural travel corridors create ideal habitat for whitetail deer and turkeys throughout the property.

Tucked away in a quiet, secluded setting, every acre is ready to be enjoyed, whether for recreation, that secluded cabin, grazing, or long-term investment. Don't miss this opportunity to own a high-quality tract of land in one of Holt County's most sought-after locations. **Contact listing agent Tyson Chohon for questions or a personal showing 402-649-9967.**

PROMINENT SOILS: See Attached.

INCOME POTENTIAL: \$125 per cropland acre

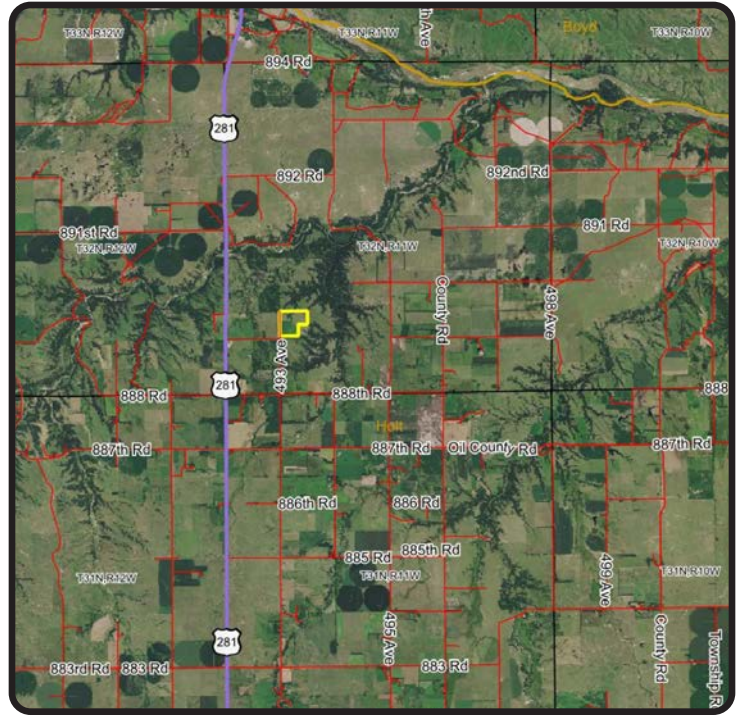
REAL ESTATE TAXES: 2,288.58 (subject to county assessor recon)

PRICE & TERMS: \$450,000

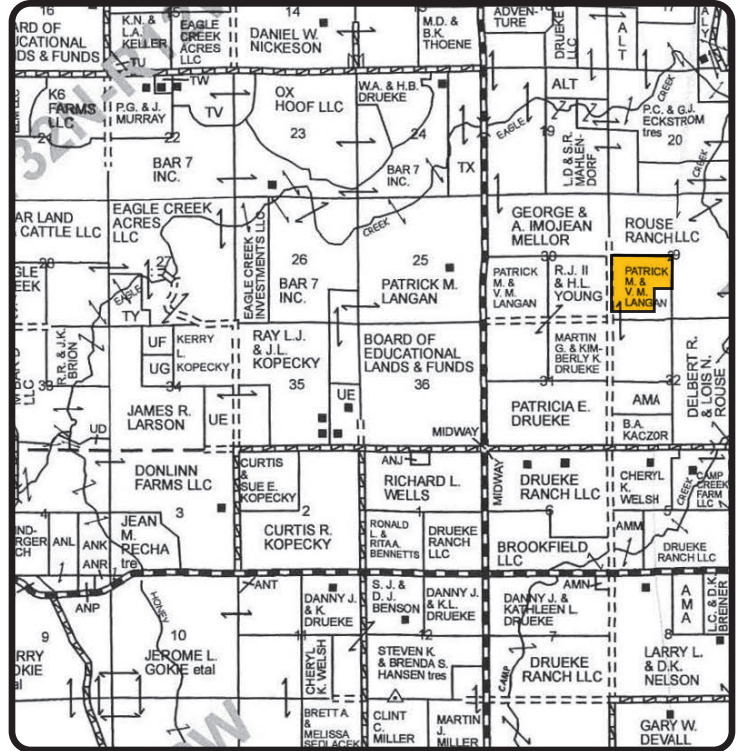
BROKERS COMMENTS: This property and the surrounding area are known for the breath taking views, serene building sites as well as outstanding deer and turkey hunting. We look forward to showing this property to any qualified buyer(s).

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



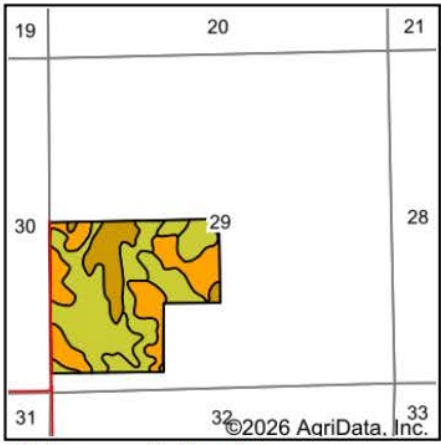
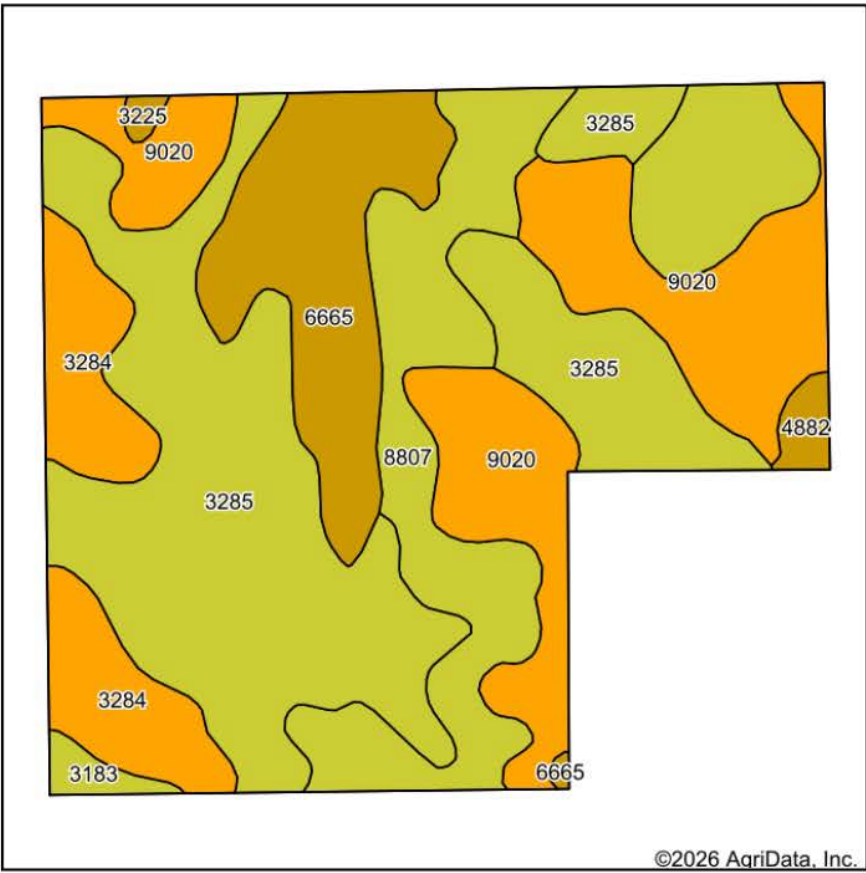


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **29-32N-11W**
 Township: **Paddock**
 Acres: **123.89**
 Date: **2/5/2026**



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
3285	Paka loam, 0 to 2 percent slopes	44.73	36.1%		IIc	I	61
9020	Anselmo-Oneill sandy loams, 3 to 6 percent slopes	25.46	20.6%		IIIe	IIIe	41
8807	Anselmo-Oneill sandy loams, 0 to 3 percent slopes	25.08	20.2%		IIe	IIe	45
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	14.99	12.1%		VIe		18
3284	Paka fine sandy loam, 2 to 6 percent slopes	10.97	8.9%		IIIe	IIIe	56
4882	Valentine-Simeon sands, 9 to 30 percent slopes, eroded	1.16	0.9%		VIe		13
3183	Jansen loam, 0 to 2 percent slopes	1.10	0.9%		IIIs	IIIs	52
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	0.40	0.3%		VIe		5
Weighted Average					2.83	*-	47.3

*c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.