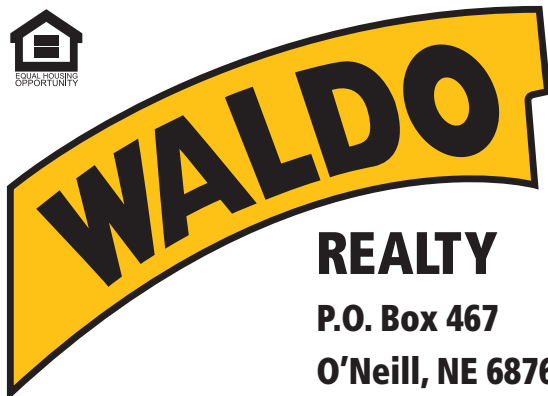




FOR SALE

640 +/- 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: 640 acres more or less

PROPERTY LOCATION: From the Stone Windmill on Hwy 281, 4 miles West on 887th Rd, 2 miles North on 488th Ave., 3 miles West on 889th Rd, then 1 mile South to the subject property.

LEGAL DESCRIPTION: All of Section 36, Township 32N, Range 13 West of the 6th P.M. Holt County, Nebraska.

PROPERTY DESCRIPTION: Offering a full section of hard-grass pasture enhanced by new intermittent cross-fencing into 4 paddocks with 2 solar wells and an electric well and pipeline system. 5 Rubber tanks in all and a spring fed pond. This property is nearly free of cedar trees with some mature shade trees. This well-groomed pasture is ready to go.

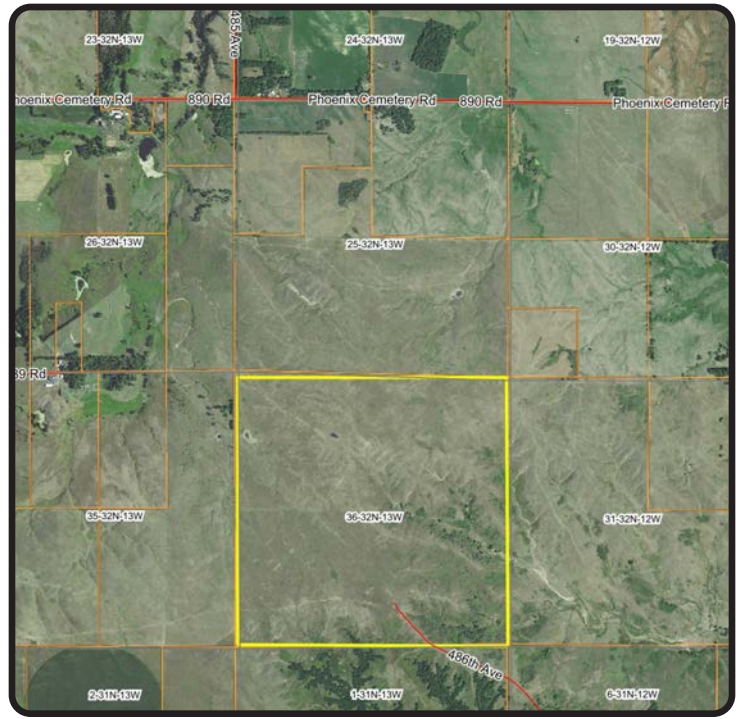
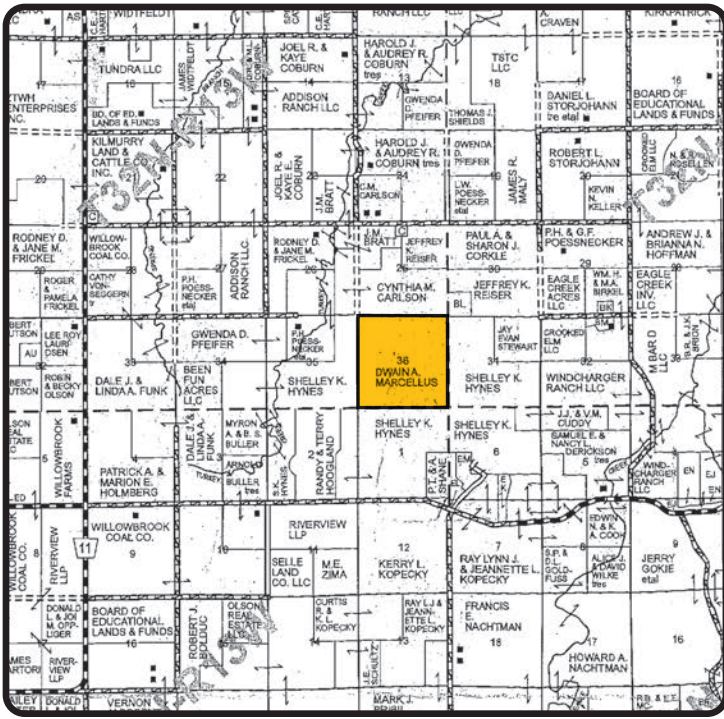
HUNTING INCOME: \$10,000.00 Annually

REAL ESTATE TAXES: \$2,641.10

PRICE & TERMS: \$1,792,000.00 Cash

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





Boundary lines are for visual aid only.

