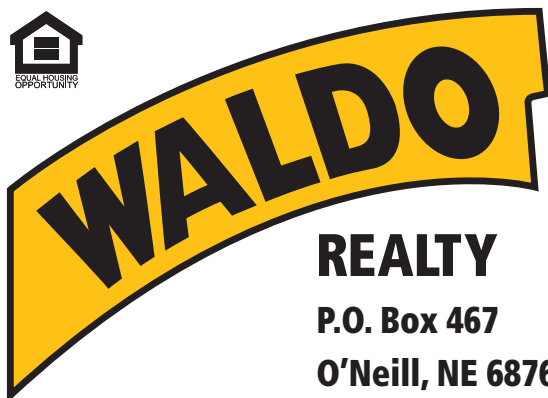




# FOR SALE

**636.12 +/- 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](http://www.waldorealty.net)**

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

**DEEDED ACRES:** 636.12 +/- Acres

**PROPERTY LOCATION:** From Stuart, Nebraska, 4 miles west on U.S. Highway 20, then 6 miles north on 463rd Avenue, 1 mile west on 887th Road, and 1 mile north on 462nd Avenue to the southwest corner of the subject property.

**LEGAL DESCRIPTION:** All of Section 31, Township 32N, Range 16 West of the 6th P.M. Holt County, NE Containing 636.12 taxable acres more or less

**PROPERTY DESCRIPTION:** Located in the heart of the Nebraska Sandhills northwest of Stuart, this exceptional 636.12± taxable acre ranch offers a rare opportunity to own an entire section of highly productive native grass pasture. Divided into three well-designed grazing paddocks and improved with dependable windmills and strategically located stock tanks, the property has been meticulously maintained and reflects generations of outstanding land stewardship. The current owner has conservatively stocked the ranch with approximately 65 cow/calf pairs, demonstrating the property's strong grazing capacity while maintaining the long-term health and sustainability of the native grassland. Large, contiguous pasture tracts of this quality seldom become available, making this an outstanding opportunity for ranchers, investors, and 1031 exchange buyers seeking a productive, income generating asset with long term appreciation potential.

The property's rolling Sandhills terrain, abundant native grasses, dependable water system, and efficient grazing layout provide excellent livestock performance while promoting sustainable range management. Conveniently located with year round access, this turnkey ranch is ideally suited for expanding an existing cattle operation or adding a premier Nebraska grassland investment to your portfolio. With historically strong cattle markets, limited pasture inventory, and continued demand for quality grazing land, this is a truly unique opportunity to purchase one of Holt County's finest contiguous pasture holdings.

Contact listing agent Tyson Chohon for questions or a personal showing 402-649-9967.

**PROMINENT SOILS:** See Attached.

**WELL INFORMATION:**

|                |          |
|----------------|----------|
| Registration # | G-147737 |
| GPM            | 5        |
| Well Depth     | 32'      |
| Static Level   | 7.6'     |
| Pump Level     | 15'      |
| Col. Diam.     | 1.25"    |

**EQUIPMENT LIST:** 2 Windmills with Steel Livestock Water Tanks, Fences & Gates

**REAL ESTATE TAXES:** 2025 – \$6,143.92

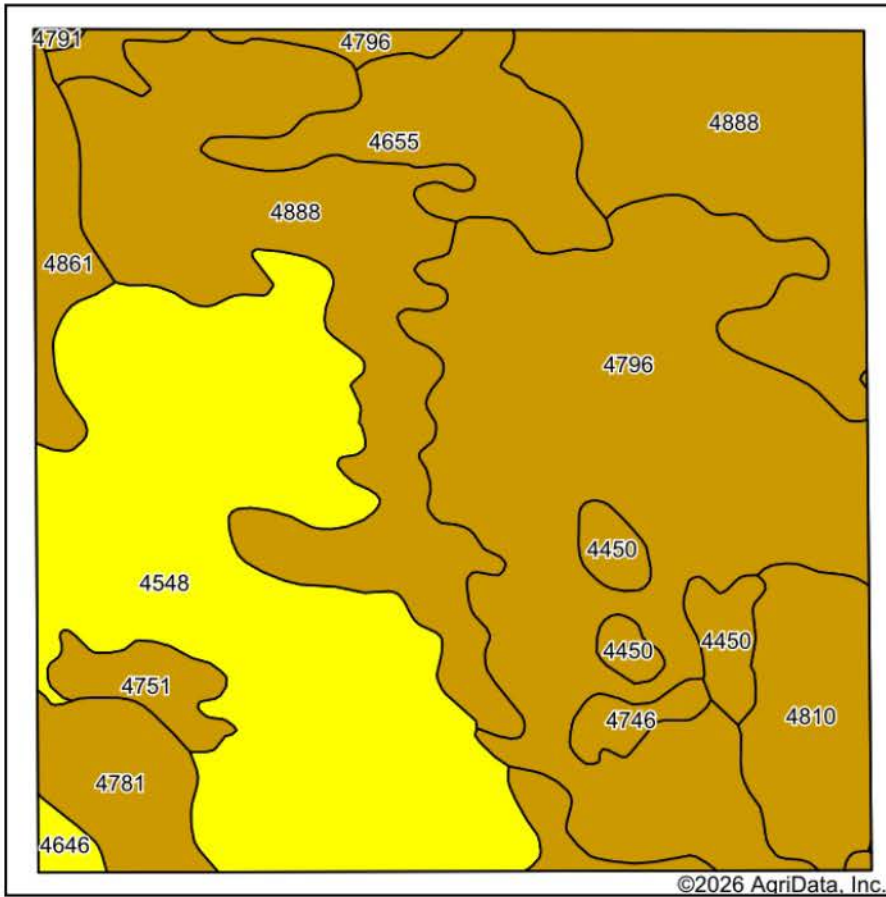
**PRICE & TERMS:** \$1,145,016

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

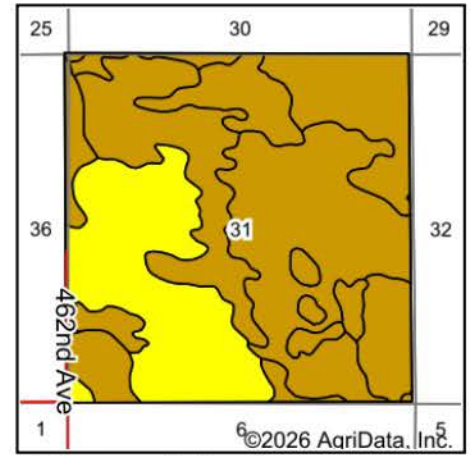




# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Holt**  
 Location: **31-32N-16W**  
 Township: **Cleveland**  
 Acres: **639.36**  
 Date: **7/7/2026**



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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 |
|------------------|-----------------------------------------------------------------|--------|------------------|----------------------|------------------|--------------|------|
| 4888             | Valentine-Tryon fine sands, 0 to 24 percent slopes, moist       | 173.07 | 27.2%            |                      | Vle              |              | 19   |
| 4796             | Valentine fine sand, 9 to 25 percent slopes                     | 171.12 | 26.8%            |                      | Vle              |              | 17   |
| 4548             | Els-lpage-Tryon loamy sands, 0 to 6 percent slopes              | 156.23 | 24.4%            |                      | IVw              | IVw          | 27   |
| 4655             | lpage-Tryon complex, 0 to 3 percent slopes                      | 39.83  | 6.2%             |                      | Vle              |              |      |
| 4810             | Valentine fine sand complex, 9 to 60 percent slopes             | 30.78  | 4.8%             |                      | Vle              |              | 9    |
| 4781             | Valentine fine sand, 0 to 3 percent slopes                      | 20.56  | 3.2%             |                      | Vle              | IVe          | 23   |
| 4861             | Valentine-Els complex, 0 to 9 percent slopes                    | 14.36  | 2.2%             |                      | Vle              | IVe          | 24   |
| 4450             | Blown-out land-Valentine complex, 0 to 60 percent slopes        | 14.03  | 2.2%             |                      | Vlle             |              | 4    |
| 4751             | Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes | 10.23  | 1.6%             |                      | Vw               |              | 19   |
| 4746             | Tryon loamy fine sand, 0 to 3 percent slopes                    | 5.34   | 0.8%             |                      | Vw               |              | 28   |
| 4646             | lpage loamy fine sand, 0 to 3 percent slopes                    | 3.04   | 0.5%             |                      | IVe              | IVe          |      |
| 4791             | Valentine fine sand, 3 to 9 percent slopes                      | 0.77   | 0.1%             |                      | Vle              | IVe          | 22   |
| Weighted Average |                                                                 |        |                  |                      | 5.50             | *-           | 18.7 |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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