FOR SALE

488.34 +/- Acres

Holt County, Nebraska

EQUAL HOUSING OPPORTUNITY

WALDO 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: 488.34 +/- Acres

PROPERTY LOCATION: From Spencer, NE, 11 miles south on US Highway 281 to the subject property lying on the east side of Hwy 281 or from O'Neill, NE, 18 miles north on US Hwy 281.

LEGAL DESCRIPTION: S ½ SW ¼ of Section 18; NW1/4 of Section 30; W ½ of Section 19 less ROW, all in Township 32 North, Range 11 West of the 6th P.M., Holt County, Nebraska.

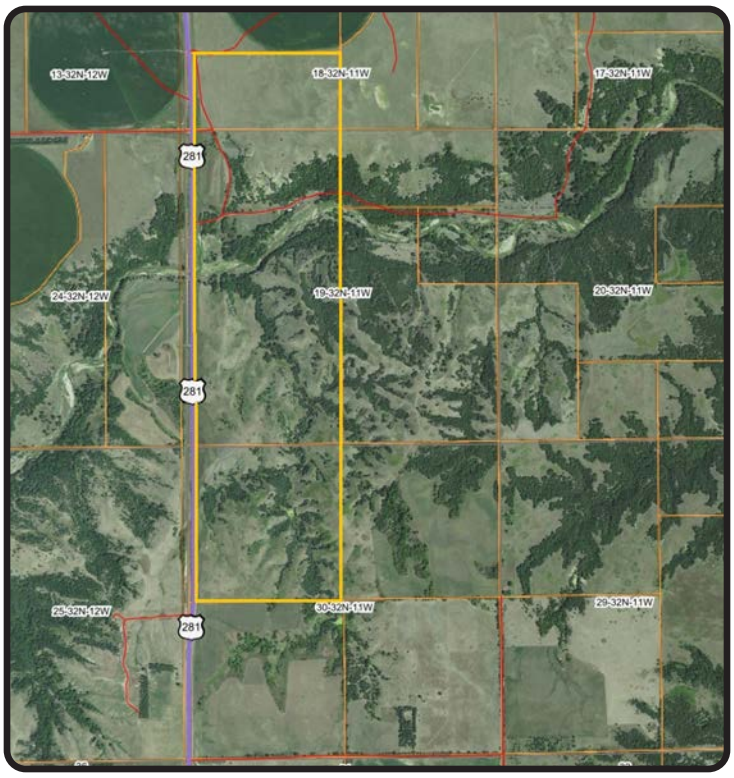
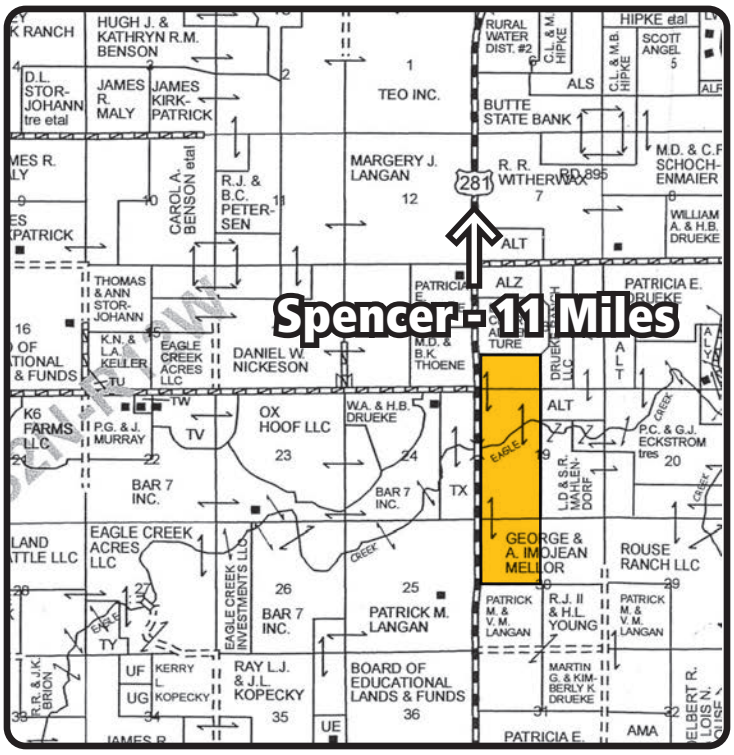
PROPERTY DESCRIPTION: This property truly has it all – wood-filled draws, productive cropland for food plots, a spring-fed pond, and, not to mention, the picturesque Eagle Creek meandering through the property. There are numerous ideal locations to build your dream cabin, overlooking the scenic landscape. US Hwy 281 provides excellent access. There's a 39' x 72' x 14' steel slanted-roof building with a full concrete floor and a modest set of corrals.

REAL ESTATE TAXES: Approximately $5,796.59 or $11.87 per acre

PRICE & TERMS: $1,953,360.00 – Cash

For a private showing or more information, contact Waldo Realty, exclusive broker for the Sellers, at (402) 336-4110.

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



Boundry lines are for visual aid only.