



Listing Price: \$750,000.00

This property is currently being utilized as a high carrying capacity summer grazing unit. Most of the fencing consists of 4-wire fencing with the stock well supplying freshwater to both the irrigated portion as well as the non-irrigated. Portions of this property are considered sub-irrigated and could be used for grass hay production instead of grazing!

320^{+/-} Acres Holt County, NE

From O'Neill, NE travel South on Highway 281 approx. 7 miles to 864th Road then 1/2 Mile East on 2 track trail to the west boundary of the property

Call us Today to Schedule your private tour or for more information!!

"Dedicated to the Success of Our Clients"

TRAVIS DOUGHERTY

Broker

Mobile (402) 336-7612

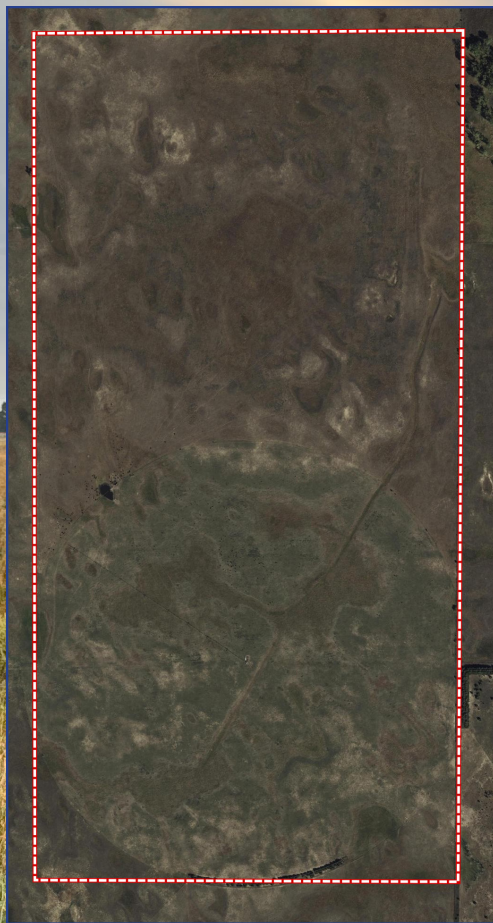
320 South 4th Street • O'Neill, Nebraska 68763

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	166.49	52.09	0	29	6e
4542	Els-lpage complex, 0 to 3 percent slopes	89.55	28.02	0	26	6w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	26.09	8.16	0	23	5w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	15.3	4.79	0	25	6e
4782	Valentine fine sand, 0 to 3 percent slopes, moist	14.65	4.58	0	31	6e
4533	Els loamy sand, 0 to 3 percent slopes	7.32	2.29	0	30	4w
4451	Valentine severely eroded-Valentine complex, moist 0 to 60 percent slopes	0.18	0.06	0	7	8e

Estimated Taxes: \$4500.00

Irrigated Acres: 127.74 - Upper Elkhorn NRD
65 certified acres with a SDF of 86.83 in the Dry Creek Watershed area
62.74 Certified acres with a SDF of 86.83 in the Leary Lakes-Elkhorn Watershed area

Legal Description:

South Half of the Northeast Quarter and the Southeast Quarter Section 31, Twp. 28N, Range 11 West of the 6th PM And North Half of the Northeast Quarter Section 6, Twp. 27N, Range 11 West of the 6th PM

Well Information:

Irrigation Well: **G-068001**, Drilled 1982, 1000 GPM, 7' Static Water Level, 44' Pumping Level
Stock Well: **G-116011** Drilled in 2022

Personal Property

1 Zimmatic Center Pivot (L16715)
60 HP Randolph Gearhead
Western Land Roller Pump
Generator (3156-0054)
V-8 LP Engine (03209)

*This engine is currently in storage

1 Solar Pump with Panel
2 Stock Tanks



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