



# LAND FOR SALE

HOLT COUNTY, NEBRASKA

## 160± ACRES



For more information, contact:

**KYLE CONNOT**  
LAND SALES AGENT  
(402) 340-0493

**Offered at \$960,000 or \$6,000 per acre**

### HIGHLIGHTS

PRODUCTIVE HOLT COUNTY IRRIGATED QUARTER

ONLY 1 MILE OFF PAVED 469TH AVENUE ON 885TH ROAD

8-TOWER VALLEY IRRIGATION SYSTEM

WELL-MAINTAINED SOILS



VISIT US AT:

**[www.StrackeRealty.com](http://www.StrackeRealty.com)**

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# PROPERTY INFORMATION

160 +/- ACRES

HOLT COUNTY, NEBRASKA

LEGAL DESCRIPTION: STUART TWP; SE 1/4 13-31-16 160 AC. (PARTIAL LEGAL OBTAINED FROM HOLT COUNTY ASSESSOR).

## PROPERTY DESCRIPTION:

This 160 +/- acre property offers a great opportunity for those seeking a well-maintained and productive piece of farmland located just a few miles north of Stuart off paved 469th Avenue along 885th Road. The property features 133.41 +/- certified irrigated acres, equipped with an 8-tower Valley irrigation system powered by a 5.7L GM natural gas power unit - ideal for growing a variety of crops and offering reliable yields with consistent returns on investment. The soils have been meticulously maintained with no-till cropping practices and application of hog effluent, resulting in nutrient-dense soils.

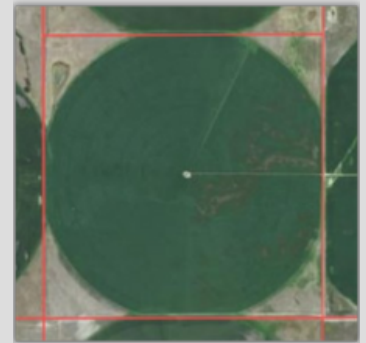
**2024 TAXES:** \$4,333.36

## IMPROVEMENTS:

8-tower Valley irrigation system; 5.7 L GM natural gas power unit

## PROPERTY LOCATION:

From Stuart: 1.5 miles East on 882nd Road, 3 miles North on 469th Avenue, and 1 mile West on 885th Road.



Boundary 160.47 ac						
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCP	CAP
4656	Ipage-Tryon complex, 0 to 3 percent slopes	84.03	52.37	46	25	6e
3252	Meadin sandy loam, 0 to 2 percent slopes	37.43	23.33	0	34	6s
6636	Boelus loamy fine sand, 0 to 2 percent slopes	14.34	8.94	0	56	3e
4791	Valentine fine sand, 3 to 9 percent slopes	11.08	6.91	0	22	6e
4781	Valentine fine sand, 0 to 3 percent slopes	7.74	4.82	0	25	6e
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	3.8	2.37	0	5	5w
4662	Loup fine sandy loam, 0 to 1 percent slopes	2.05	1.28	30	26	5w
TOTALS		160.47 (*)	100%	24.47	29.2	5.7

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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