

LAND FOR SALE

253.45+/- Acres • Boyd County, Nebraska



Highlights:

- Overlooking the Niobrara River
- Big game and wild turkey with fishing pond
- Mixed with cool warm season grasses



L-2200300

Offered at \$887,110



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For additional information, please contact:

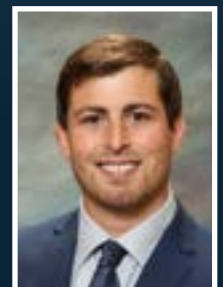
Grant R Litz, Agent/Auctioneer

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Property Location: From Monowi, Nebraska head South on 509th Avenue for three miles. Turn right at T-Intersection onto 894th Road and head west for one mile. Turn left at T-Intersection onto 874th Road and head west for a half mile to reach the subject property.

Legal Description: Lot 4 (Northeast Quarter of the Northwest Quarter) & Lot 9 (Northwest Quarter of the Northwest Quarter) of Section 4, Township 32 North, Range 9 West of the 6th P.M.; Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) & Part of the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 33; Part of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 34; Township 33 North, Range 9 West of the 6th P.M., Boyd County, Nebraska.

Property Description: Big views and open country make this Boyd County ranch a property to treasure. You cannot miss the views overlooking the majestic Niobrara River at the entrance of this ranch. Rolling Hills with tree covered draws gives cover to big game and wild turkey. This open field ranch allows you to take aim at game at long distances or closeup, depending on your hunting style. The ranch supports a pipeline hooked into Boyd County rural water. Four large watering tanks and hydrants are systematically placed throughout the property to ensure your prized livestock will not be without water even in the driest of years. Cross fences run through the property for rotational grazing. Whether you are an owner operator or intend to lease out the grazing rights, you can count on running 46-50 cow/calf pairs per grazing season during normal years. The property supports multiple watering holes perfectly situated on the property to aid in livestock water. This is an added benefit, as the ranch does not rely on the watering holes. The ranch has a water pipeline as referenced earlier. At the south end of the property is a medium to large spring-fed pond that supports most panfish species found in Nebraska. You can be assured that you will be busy removing hooks and enjoying the outdoor space this ranch provides to you, your family, and friends. For additional information about this property, contact Grant R. Litz, listing agent.

2021 Taxes: \$2,490.58

Price: \$887,110

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3151	Bristow silty clay, 30 to 60 percent slopes	96.98	38.72	0	4	7s
3320	Sansarc silty clay, 9 to 35 percent slopes	67.53	26.96	0	13	7e
3233	Lynch-Bristow silty clays, 6 to 11 percent slopes	43.18	17.24	0	23	4e
3300	Ree silt loam, 11 to 20 percent slopes	12.83	5.12	0	46	6e
3305	Reliance silt loam, 2 to 6 percent slopes	8.88	3.55	86	53	3e
3231	Lynch silty clay, 6 to 11 percent slopes	8.75	3.49	0	26	4e
3234	Lynch-Bristow silty clays, 11 to 30 percent slopes	8.54	3.41	0	16	6e
3152	Boyd silty clay, 6 to 11 percent slopes	2.54	1.01	0	26	4e
3302	Ree silt loam, 6 to 11 percent slopes	0.94	0.38	62	51	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	0.3	0.12	33	20	6e
TOTALS		250.47(*)	100%	3.32	15.19	6.11

(*) 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.