



# RECREATIONAL PROPERTY

*157.40 +/- Acres in Holt County, NE*



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With the recreational opportunities being almost never-ending, here's a chance to own an outstanding, diverse hunting property only a few miles straight south of Chambers, Nebraska!

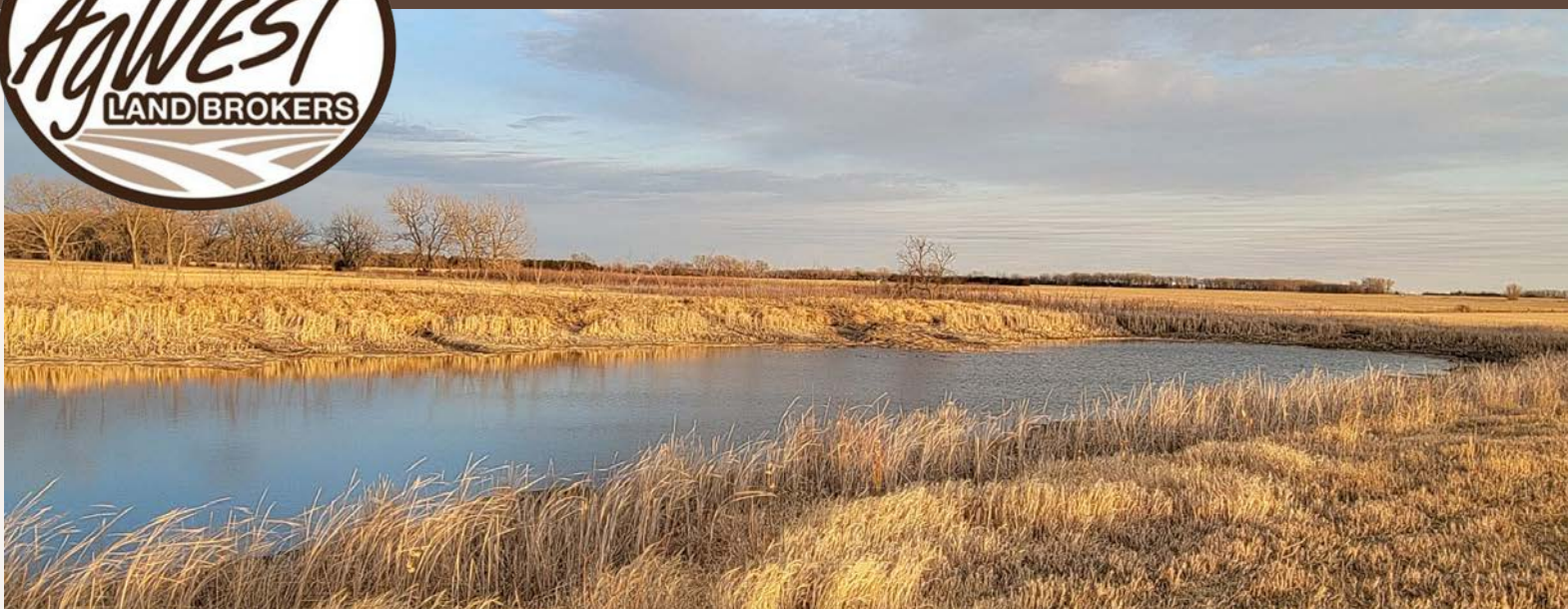
**PRICE - \$400,000**

**Property Directions** - From Chambers, NE travel south on 487th Avenue for 2.5 miles. The northwest corner of the subject property will be on the east side of the road.





# PROPERTY DETAILS



**Legal Description** - SW 1/4, Less 2.6 Acres in the NW corner, S5, T25 N, R12 W of the 6th P.M.,  
157.4 +/- Acres in Holt County, Nebraska

**Total Acres (Per Assesor) - 157.40 +/-**

**Recreational Acres - 151.50 +/- Grassland Acres - 5.90 +/-**

**Real Estate Taxes - \$1,110.36**

\*151.5 +/- acres are enrolled into a lifetime WRP program.

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Here's a diverse hunting property with blacktop road access and an abundant amount of recreational opportunities waiting to be a part of your land portfolio!

This property has four ponds that provide an irresistible resting area for all the migrating waterfowl every fall and spring. The thick and highly-productive native grasses are a large attraction to the many deer, turkey, pheasants, and upland birds in the area that tend to call this property home.

There are several established trees that are perfect for the nightly roost, along with brush and thicket that make for the perfect nesting areas.

The pond in the southeast corner of the property was previously a holding pond in 1975 but has now been stocked with a variety of fish. In the northwest corner of the property, there's a small hunting cabin, that's less than a year old, and a 10,000-bushel grain bin that sit on the 5.9 +/- acres not enrolled in the WRP program. The grain bin is currently leased for 2022 with an annual payment of \$1,000.

The property is enrolled into a Compatible Use Agreement (CUA) providing haying and grazing opportunities on a yearly basis. The current grazing window is April 1st – May 31st, with a stocking rate of 150 yearlings weighing 700-900 lbs. for a 45-day grazing period, and the haying window is July 15th – September 1st.

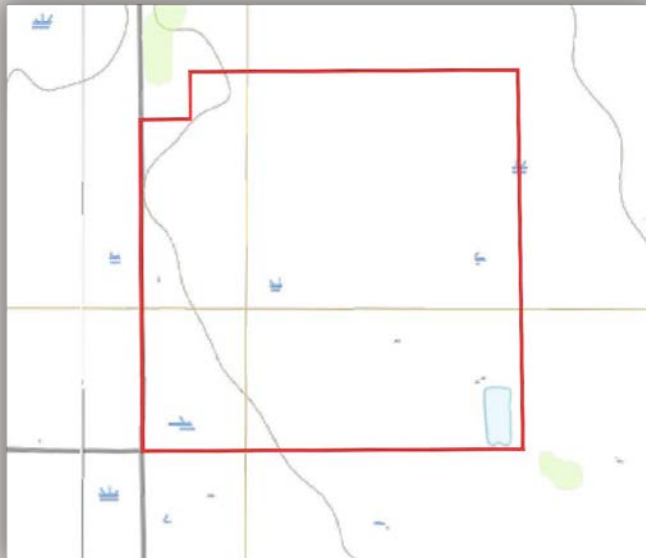
There is a registered irrigation well with 130.84 certified irrigated water rights located in the Upper Elkhorn NRD that go with the property. The well has been converted to a 3-panel solar well in April 2022, pumping 45 gpm.



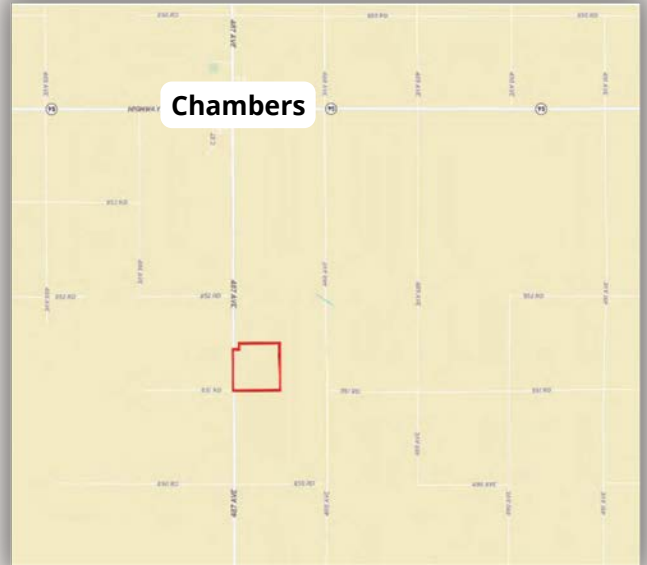
# PROPERTY MAPS



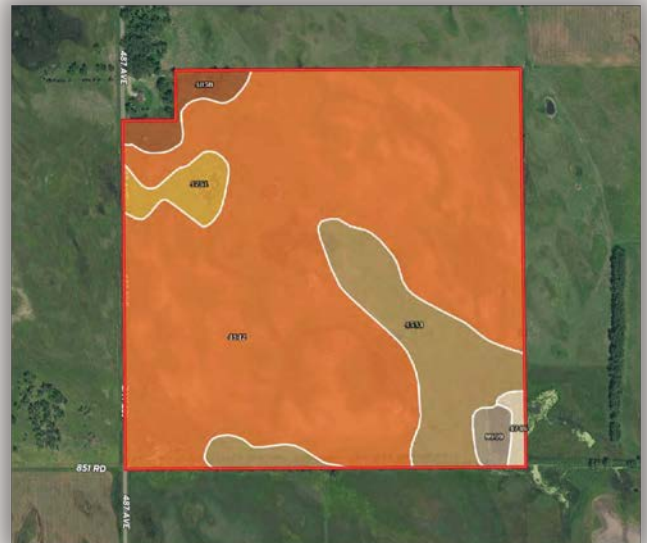
AERIAL MAP



TOPOGRAPHY MAP



ROADS MAP



SOILS MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	125.8	78.79	0	19	6w
4533	Els loamy sand, 0 to 3 percent slopes	21.72	13.6	0	21	4w
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	4.63	2.9	0	5	5w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	4.02	2.52	0	27	6e
9999	Water	2.15	1.35	0	-	-
4746	Tryon loamy fine sand, 0 to 3 percent slopes	1.33	0.83	0	17	5w
TOTALS		159.6 (6")	100%	-	18.79	5.69

Public Auctions · Sealed Bid Auctions · Online Auctions · Private Treaty Listings

**FARM | RECREATIONAL | RANCH | INVESTMENT**





# PROPERTY PHOTOS



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