

PASTURE FOR SALE IN HOLT COUNTY

EWING, NEBRASKA

400 M/L ACRES
OF HIGH CARRYING-CAPACITY PASTURE



AMY MOHR

Land Agent | 402.948.0336

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Listing #19145

PASTURE FOR SALE IN HOLT COUNTY

Peoples Company is pleased to present 400 m/l acres of high carrying-capacity pasture in east-central Holt County, Nebraska, located just northwest of Ewing. This property allows for strategic grazing featuring multiple water sources, warm and cool season grasses, and six cross-fenced sections for rotational grazing. Fences have been well-maintained, and cedar trees controlled throughout. Several mature tree groves provide livestock protection. The NRCS strategically designed the cross-fencing system to optimize rotational grazing and sustainability.

This property has easily and consistently accommodated 100 cow-calf pairs over a five-month grazing season, reflecting an efficient 4-acre per pair stocking rate. Notably, the property has been well managed, and ample grass remains at the end of the grazing season due in part to sectional grazing and ideal soil types. In addition, in recent years, select portions of the pasture were allowed to rest, further strengthening forage stands. A large portion of the perimeter fence is newly installed. Water to the north half of the pasture is provided by a livestock pond and a newly installed solar well with underground overflow. The southern water sources include a livestock pond and a windmill.

The topography is gently rolling. Much of the property is sub-irrigated, offering the potential for seasonal hay production in addition to grazing while providing drought resilience. Majority soil types include Class IV-VI Valentine-Els complex, Els-Ipage complex, Loup fine sandy loam, and Valentine fine sand with an overall NCCPI rating of 26.8. Access to the property is gained via 502 Avenue off U.S. Highway 275. This area receives approximately 26 inches of rainfall annually.

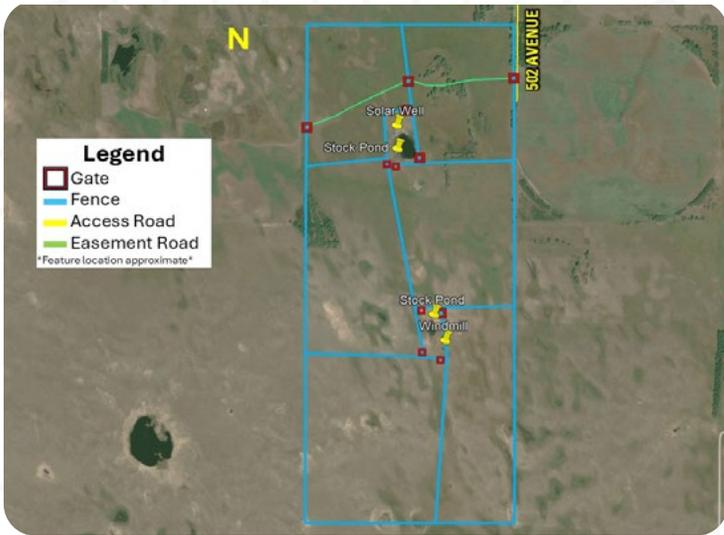
This property is well suited for both operators and investors, providing established productivity via a contiguous tract supporting a high carrying capacity. The pasture is located in a prime grassland region supported by a strong local agricultural market. The continued strength in cattle prices has reinforced demand for high-quality pasture, enhancing the income potential and long-term desirability of well-managed grazing tracts. The Hughes family has held and carefully managed this property for approximately 80 years, reflecting a tradition of stewardship and sustainability. For out-of-area buyers, a local, reputable herd manager has indicated willingness to provide herd oversight subject to a separate agreement.



400 M/L ACRES OF HIGH CARRYING-CAPACITY PASTURE

Net Taxes: \$4,333

Disclaimers: The property will be available for the upcoming grazing season. Easement access is provided to the owner of the irrigated farm directly west of the pasture (parcel number 450491800). All owned mineral rights convey with the sale of the land.



Local, reputable herd manager available for out-of-area buyers

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TO THE LEFT WITH
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CAMERA TO VIEW
THIS LISTING ONLINE!

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DIRECTIONS

From Ewing: travel 7.7 miles on US 275W. Turn left onto 502 Avenue and travel 1.8 miles

From Inman: travel 5 miles on US 275 E. Turn right onto 502 Avenue and travel 1.8 miles

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