



WEBSTER COUNTY COMBO



A diverse 638± acre farm, ranch, and recreational combo.

LINDSEY FEUERBORN

Sales Associate

Cell Phone: 308-352-6377

Email: lindsey@lashleyland.com

TOM MOSS

Farm Manager/Sales Associate

Tom's Cell: 308-660-9302

Email: tom@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$2,991,500-all parcels**

Location Blue Hill, NE 68930

Legal Description

E1/2 Section 20 & NW1/4 Section 21, Township 4, Range 9 West of the 6th P.M. Webster County Nebraska

Acres
Dryland: 349.7±
Pasture: 236.34±
Total: 638±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$13,810 (Taxes include home parcel, which is not for sale)**

Property Summary

This exceptional 638 acre property offers a diverse mix of agricultural production, livestock opportunities, recreational appeal and country living. Featuring approximately 324 acres of productive dryland cropland, the farm provides strong potential for row crop production while supporting a variety of agricultural operations. In addition, 236.34 acres of established grassland offer quality grazing opportunities and ample forage resources. The balance of the acreage is dedicated to recreational use with an active running creek, making this an attractive combination of income-producing land and outdoor enjoyment.

The property is well equipped for livestock operations with a functioning livestock wells, established livestock handling capabilities, and sheep pens already in place. Whether expanding an existing operation or developing a diversified agricultural enterprise, this tract offers the infrastructure needed to support livestock production. The combination of productive farmland, quality pasture, and recreational acreage makes this a versatile investment opportunity with broad appeal for producers, investors, and outdoor enthusiasts alike.

Well Logs

Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/ Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
188641	Domestic	4 N 9W 21NWSW	10/10/2019		10 gpm	52 ft	56 ft	1.25 in	100 ft	110 ft

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

LINDSEY FEUERBORN

Sales Associate
Cell Phone: 308-352-6377
Email: lindsey@lashleyland.com

TOM MOSS

Farm Manager/Sales Associate
Cell Phone: 308-660-9302
Email: Tom@lashleyland.com

PROPERTY HIGHLIGHTS

Individual Parcel Descriptions

Webster County Combo Northeast Section 20-Tract 1

Acres: 162± | Price: \$750,000

Dryland: 116.7± | Grass: 39.98± | Buildings: 1± | Road: 4±

Tract #1 offers an excellent combination of productive dryland cropland, quality pasture, and established livestock facilities. Featuring approximately 117 acres of dryland cropland and 40 acres of grassland, this tract provides a strong foundation for both farming and livestock operations.

The property is well improved with established buildings, a grain bin, and livestock working and holding pens already in place. These existing improvements create an opportunity for a buyer to immediately utilize the property as an operational headquarters, expand an existing agricultural business, or establish a new farming and ranching operation.

With its blend of productive acreage, livestock infrastructure, and rural improvements, Tract #1 presents a versatile opportunity for producers seeking a functional and well-equipped agricultural property.

Webster County Combo Southeast Section 20-Tract 2

Acres: 158± | Price: \$750,000

Dryland: 78.94± | Grass: 76.41± | Road: 1.9± | Buildings: 1±

Tract #2 offers an attractive combination of productive dryland cropland and quality grazing property. The property includes approximately 79.2 acres of dryland cropland and 76.7 acres of grassland, providing flexibility for a variety of agricultural operations.

The balance of cropland and pasture creates opportunities for both farming and livestock production. The dryland acres can be utilized for traditional crop production or planted to forage crops to support livestock feeding programs, while the established grassland provides dependable grazing capacity.

With its well-balanced mix of productive cropland and pasture, Tract #2 presents a versatile property with both operational utility and long-term potential.

PROPERTY HIGHLIGHTS

Webster County Combo Southwest Section 21-Tract 3

Acres: 152± | Price: \$615,000

Dryland: 81.51± | Grass: 26.2± | Recreational: 42.2± Road: 1.5±

Tract #3 offers an outstanding combination of recreational appeal and income potential. An active creek winds through the property, creating an attractive habitat corridor that supports abundant wildlife activity. The creek, coupled with a mix of mature hardwood tree cover, enhances both the scenic character and recreational value of the tract.

The property includes approximately 81.75 acres of productive dryland cropland, 26.5 acres of grassland, and 42.4 acres of recreational acreage. The cropland and pasture acres provide opportunities for cash rental income, owner-operated production, or enhancement of the recreational component through strategically placed food plots and wildlife management practices.

Whether pursued as a hunting and recreational property, an income-producing land investment, or a combination of both, Tract #3 presents a unique opportunity to own a well-balanced tract with strong agricultural productivity and exceptional wildlife habitat.

Webster County Combo Northwest Section 21-Tract 4

Acres: 144± | Price: \$576,500

Dryland: 47.7± | Grass: 93.05± | Buildings: 1± | Road: 2±

Tract #4 is an excellent opportunity for livestock producers seeking to expand their operation with a well maintained and functional grazing unit. The property features an established livestock barn facility, working and holding pens, and grazing paddocks designed to support efficient livestock management (currently used for sheep).

In addition to its livestock infrastructure, the tract includes productive dryland acres that can be utilized for feed production, providing valuable supplemental forage resources to support the operation. The combination of grazing capacity, livestock improvements, and feed-producing acres create a highly functional property with immediate operational value.

Whether used to expand an existing livestock enterprise or as a stand-alone grazing and feeding unit, Tract #4 offers the improvements, productivity, and versatility that livestock operators are seeking in today's market.

Webster County Combo Homesite and Acreage

Acres: 5± | Price: \$300,000

LINDSEY FEUERBORN

Sales Associate

Cell Phone: 308-352-6377

Email: lindsey@lashleyland.com

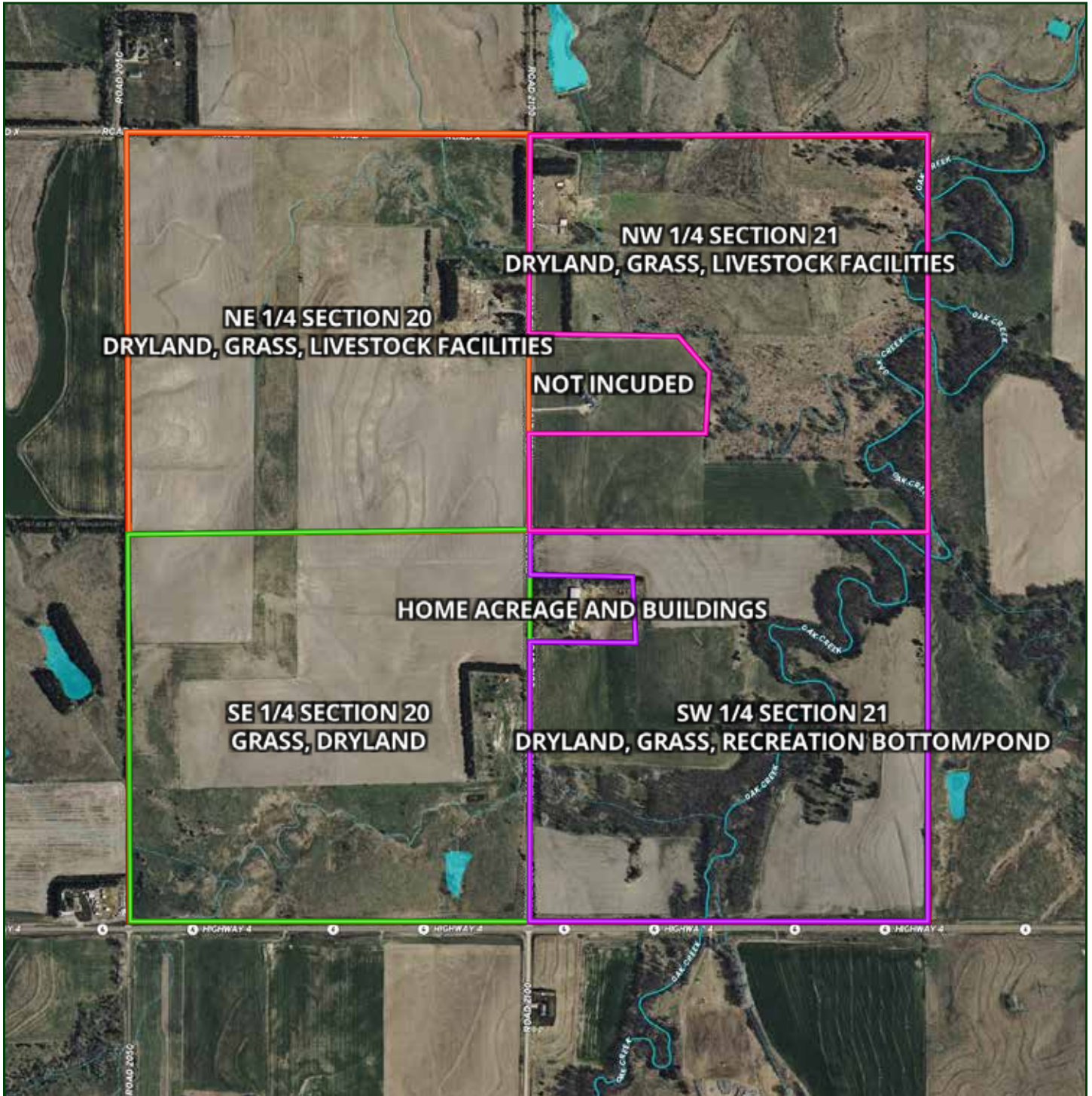
TOM MOSS

Farm Manager/Sales Associate

Cell Phone: 308-660-9302

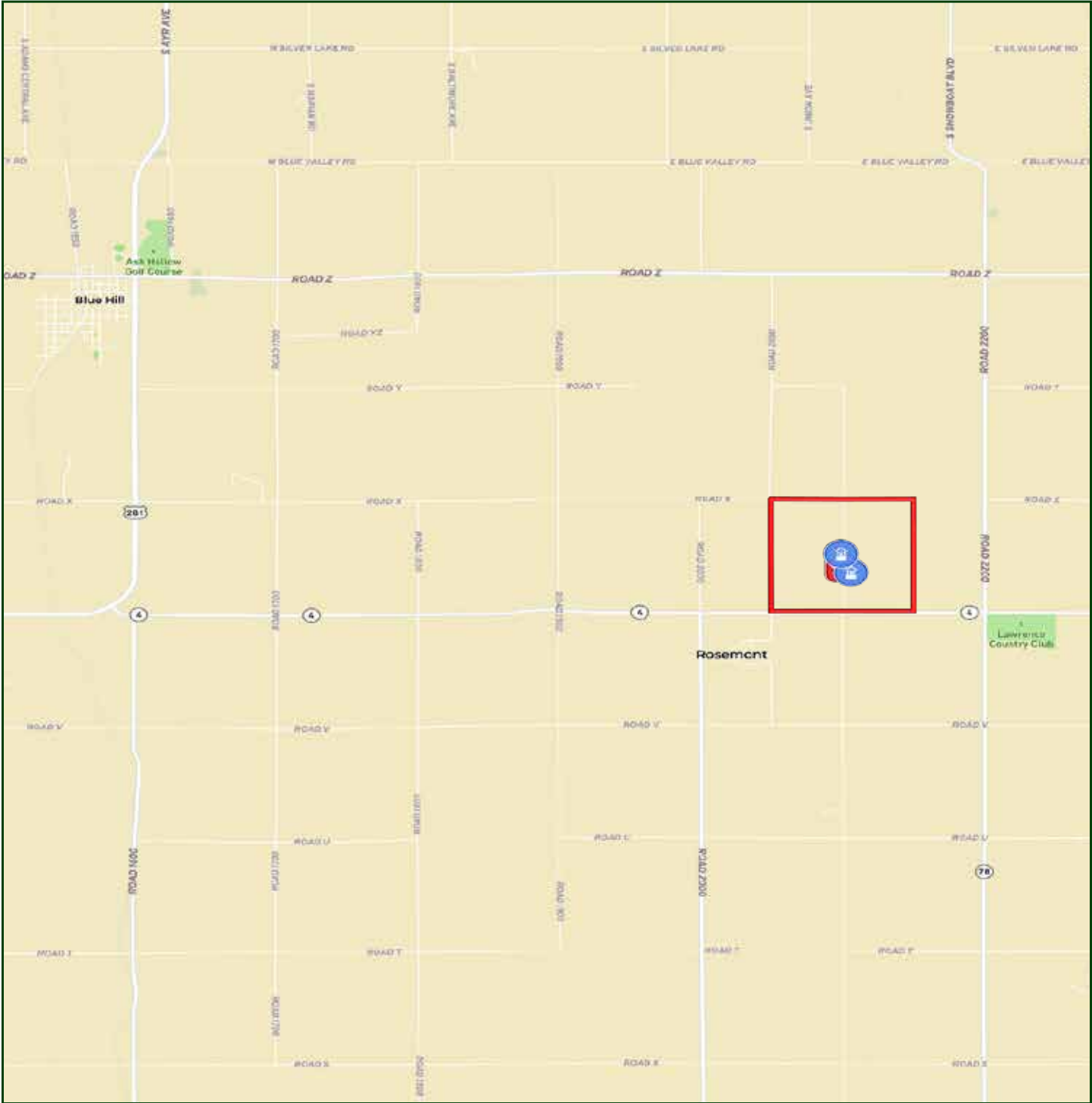
Email: Tom@lashleyland.com

AERIAL MAP



Boundary lines are estimates - Map for illustration only

LOCATION MAP



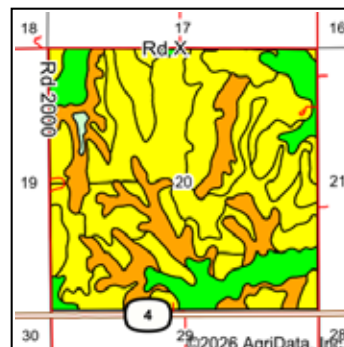
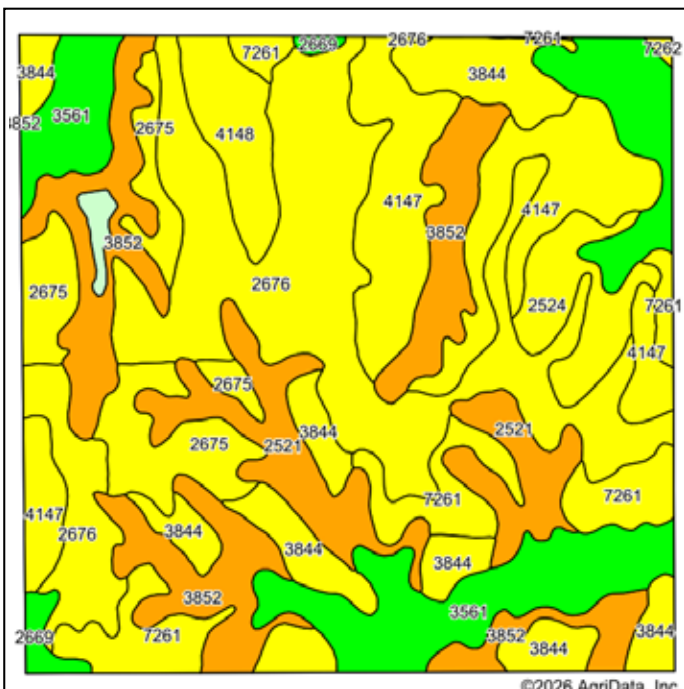
Boundary lines are estimates - Map for illustration only

LINDSEY FEUERBORN
Sales Associate
Cell Phone: 308-352-6377
Email: lindsey@lashleyland.com

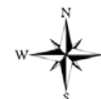
TOM MOSS
Farm Manager/Sales Associate
Cell Phone: 308-660-9302
Email: Tom@lashleyland.com

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Webster**
 Location: **20-4N-9W**
 Township: **Oak Creek**
 Acres: **631.61**
 Date: **5/28/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE181, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	141.82	22.4%		IIIe	IIIe						68
3852	Geary and Hobbs soils	84.91	13.4%		VIe	VIe	46					56
3561	Hobbs silt loam, occasionally flooded	82.46	13.1%		IIw	IIw	65					80
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	80.64	12.8%		IIIe	IIIe	70					61
3844	Geary silt loam, 3 to 7 percent slopes	57.03	9.0%		IIIe	IIIe	72					71
7261	Deroin soils, 3 to 6 percent slopes, severely eroded	48.01	7.6%		IIIe	IIIe	72	2	27	36	24	56
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	46.11	7.3%		VIe	VIe	38					56
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	41.45	6.6%		IIIe	IIIe						75
2524	Coly silt loam, 3 to 11 percent slopes	21.00	3.3%		IVe	IVe	54					70
4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	19.34	3.1%		IVe	IVe	65					58

Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



LINDSEY FEUERBORN

Sales Associate
Cell Phone: 308-352-6377
Email: lindsey@lashleyland.com

TOM MOSS

Farm Manager/Sales Associate
Cell Phone: 308-660-9302
Email: Tom@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



LINDSEY FEUERBORN
Sales Associate
Cell Phone: 308-352-6377
Email: lindsey@lashleyland.com

TOM MOSS
Farm Manager/Sales Associate
Cell Phone: 308-660-9302
Email: Tom@lashleyland.com

PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, and Carissa Guy

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

LINDSEY FEUERBORN

Sales Associate

Cell Phone: 308-352-6377

Email: lindsey@lashleyland.com

TOM MOSS

Farm Manager/Sales Associate

Tom's Cell: 308-660-9302

Email: tom@lashleyland.com