LAND FOR SALE



Webster County Pasture & Recreation

177.07 ± ACRES | WEBSTER COUNTY, NEBRASKA

Discover the potential of this exceptional property, offering a beautiful blend of open pasture, natural scenery, and recreational opportunity. Whether you're looking to expand your cattle operation, secure additional grazing acres, or invest in quality Nebraska land, this property presents an outstanding opportunity!



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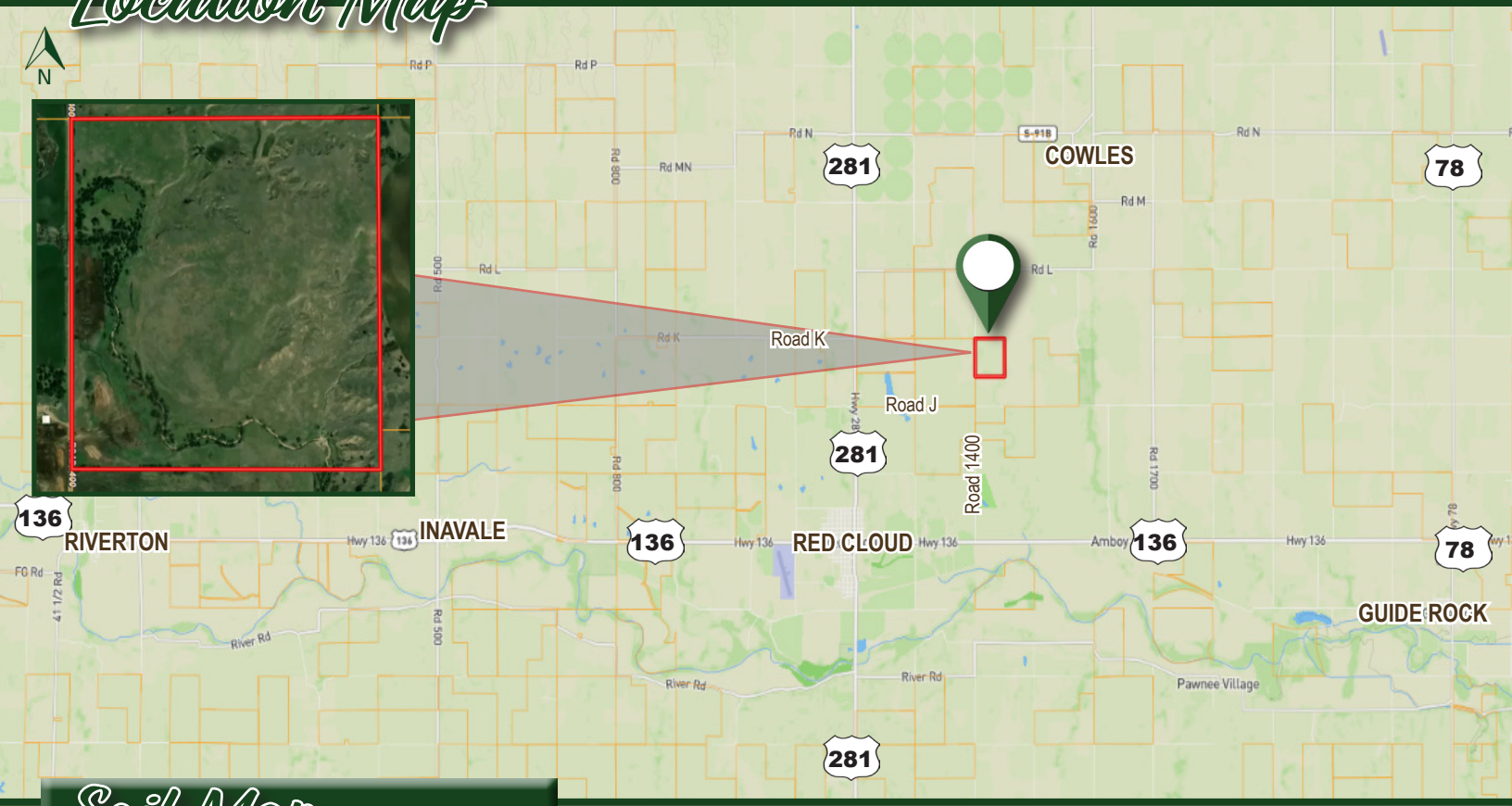
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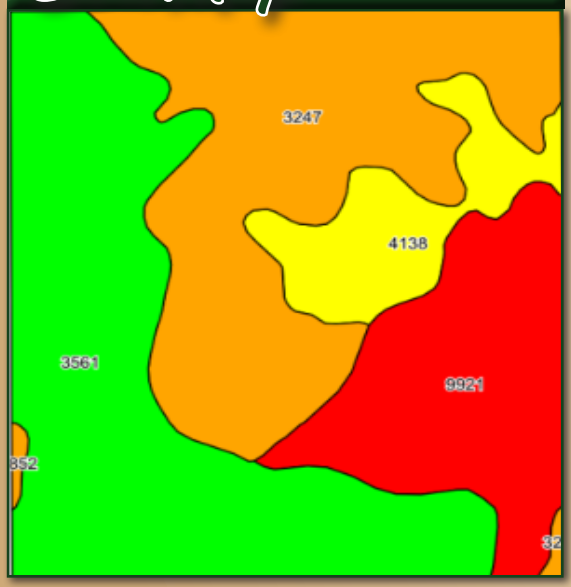
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Location Map



Soil Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
3561	Hobbs silt loam, occasionally flooded	66.51	37.6%	
3247	Meadin loam, 6 to 30 percent slopes	58.79	33.2%	
9921	Ustorthents	34.39	19.4%	
4138	Holdrege silt loam, 7 to 11 percent slopes	16.82	9.5%	
3852	Geary and Hobbs soils	0.56	0.3%	





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Property Details

LEGAL DESCRIPTION:	The Northwest Quarter (NW¼) and the North 20 acres in the Southwest Quarter (SW¼) of Section Twenty (20), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.
LOCATION:	From Red Cloud, Nebraska: 2 miles west on Highway 136, then 2.5 miles north on Road 1400 to the southwestern corner of the property.
ACRES & TAXES:	Tax-Assessed Acres | 177.07 ± acres 2025 Real Estate Taxes | $2,107.50
LEASES:	Full possession after December 31, 2026.
SOILS:	Primary soils on the property consist of Hobbs silt loam and Meadin loam, with slopes ranging from 6-30%.
NRD:	Lower Republican Natural Resources District.
FSA INFORMATION:	Total Farmland: 177.07± acres
COMMENTS:	Excellent hardland pasture with great county road access only 2.5 miles off of Highway 136. A meandering creek bed provides an intriguing recreational accent. Well water can be accessed by an agreement from Seller for up to 10 years after closing.
PRICE:	**$525,000**





An excellent opportunity to own quality Nebraska pastureland featuring hardland grass, scenic natural surroundings, and convenient county road access just 2.5 miles off of Highway 136. A meandering creek bed adds recreational appeal. This property is well-suited for an expanding cattle operation or securing additional grazing acres for your existing herd.

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