



## WEBSTER COUNTY COMBO



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

**LINDSEY FEUERBORN**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$2,200,000**

**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, and recreational appeal. Featuring approximately 349.7 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 well, 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.

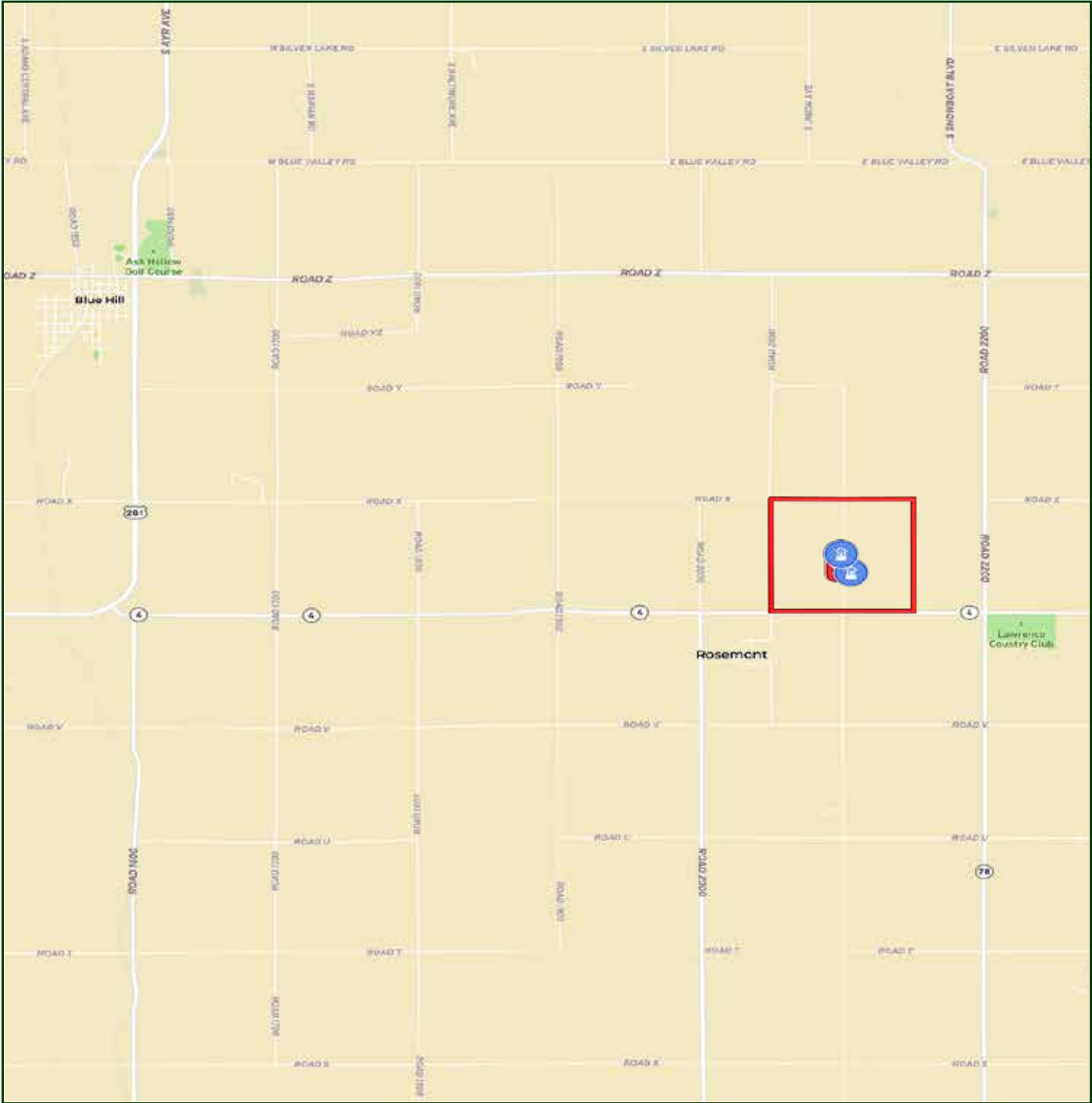
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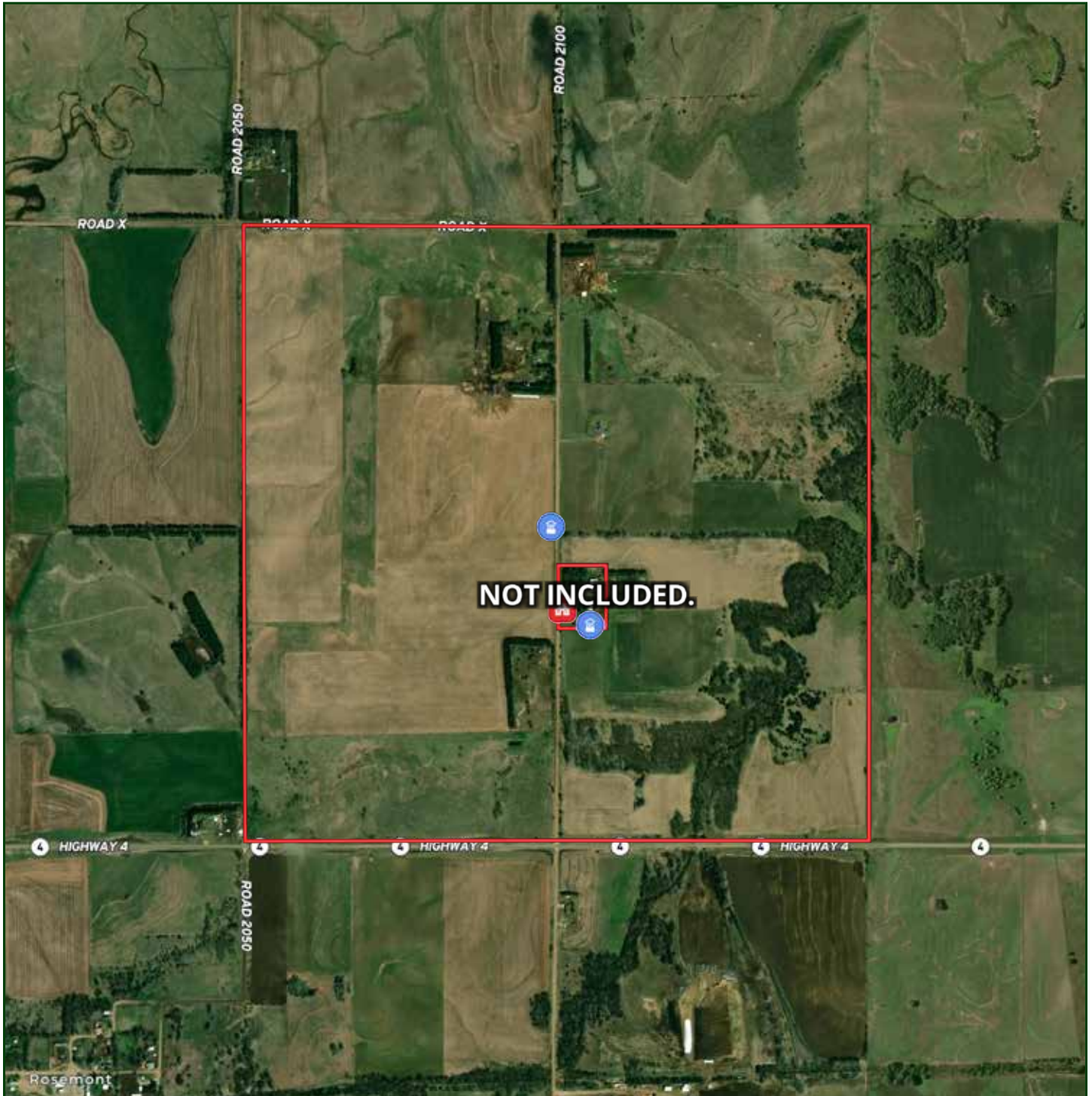
Email: lindsey@lashleyland.com

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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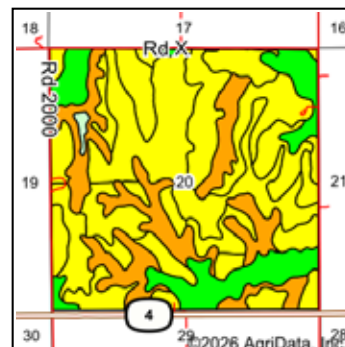
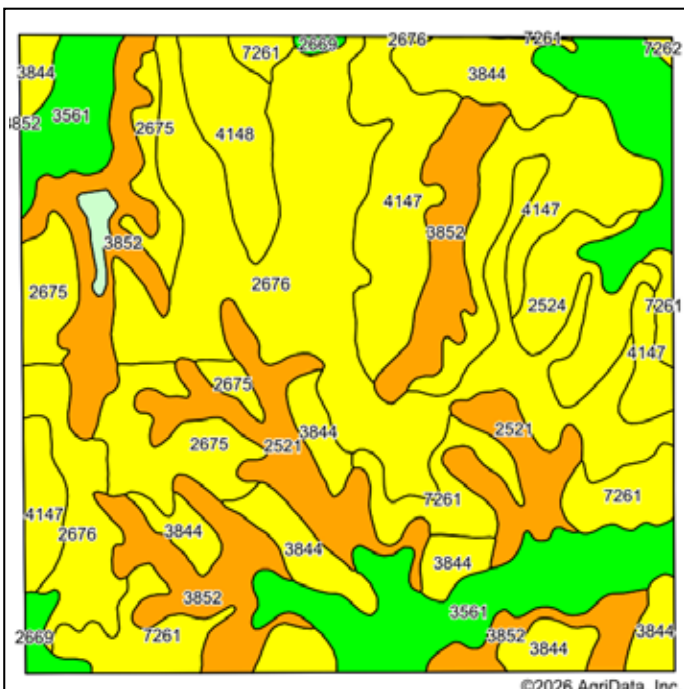
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# SOILS MAP

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		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		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



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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