

FOR SALE

1600 ACRE RANCH

Located in **HOLT COUNTY, Nebraska**
Greatest Cattle Raising and Farming District

If You have been considering a Ranch, which would make you a Beautiful Home as well as being a good income property which is constantly rising in value, you would do well to **INQUIRE ABOUT THIS TODAY---PRICED RIGHT**

DESCRIPTION OF THE LAND AND THE EXCELLENT IMPROVEMENTS

1. 200 acres under cultivation and will raise good stand of grain.
2. At least 200 acres more can be cultivated.
3. Soil is sandy loam to heavy clay, making it perfect for grazing.
4. All fenced and cross fenced.
5. 200 Acres low meadow hay land which is cross fenced three times that hay may be removed and used for pasture.
6. 100 Acres upland meadow.
7. Five summer pastures and balance in two winter pastures. Fences in No. 1 condition of repair.
8. 200 Acres of native and planted timber. Native timber is oak, ash, elm, etc., planted timber is cottonwood and ash, also small orchard.
9. Will maintain 500 head of cattle in summer and 300 head in winter.

10. Buildings are as follows:
 New 8-room house with bath, two stories and attic, full cement basement, modern including furnace, gas stove and lights, gravity water system, sewerage to running stream. Built for home of everlasting conveniences.
 b. New barn 48x52. c. New granary 24x20.
 d. Garage 24x12 with cement floor. All buildings above on cement foundation.
 e. Concrete storage tank, capacity 1550 gallons.
 f. Usual other out buildings.
11. Telephone. 12. Daily Mail.
13. Good church and school privileges.
14. Good hard road to O'Neill and equally distant from O'Neill, Spencer and Lynch.
15. Has hog pasture for 150 to 200 head of hogs. Ranch joins the best corn belt in Holt County.

This is one of the best ranches remaining for sale in this section of the state. There is running water on every quarter section, a feature not to be overlooked in considering pasture land. There is ideal protection for stock. This, of course, is an added feature of no minor importance, as stock, if well protected, need less feed and withstand the cold wintry weather much better.

For Prices and Terms---See or Write

H. O. SPRING E. C. BARKER

Office, 0430 Norfolk Ave., NORFOLK, NEBR. Office over First Nat'l Bank, ALLIANCE, NEBR.

RES. PHONE --- BLACK 518

PHONES: Office 639; Res. 580

ALSO AGENTS FOR CHEYENNE AND BOX BUTTE COUNTY LANDS