



FOR SALE

161.41+/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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DEEDED ACRES: 161.4+/- Acres

PERMIT ISS #: 72226 (7,000 Head Capacity)

LEGAL DESCRIPTION: NE1/4 Section 6, Township 29N,
Range 12 West of the 6th P.M., Holt County, Nebraska.

FSA INFORMATION:

Irrigated Cropland/Season Lots: 72.58
Corn Contract Acre Base: 19.10
Soybean Contract Acre Base: 1.40

IRRIGATION EQUIPMENT:

Zimmatic Pivot
Electric Well (Well Permit #G-027668)
GPM: 1200
Depth: 254'
Static Level: 19'
Pump Level: 117'
Column: 7"

REAL ESTATE TAXES: \$8,097.40

PRICE & TERMS: \$2,200,000 Cash.

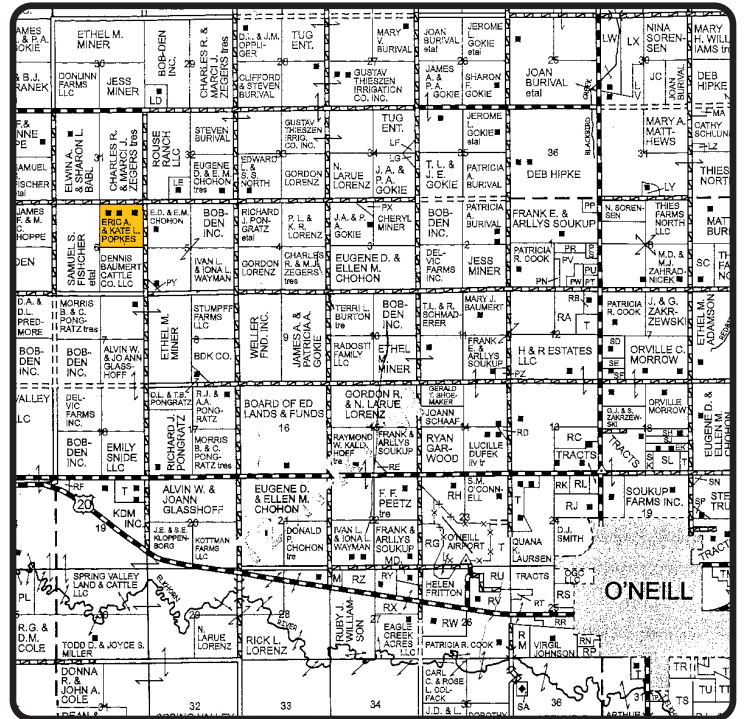
PROPERTY DESCRIPTION:

This feedlot offers the following:

- 24 Pens total (150-200 capacity)
- 8 Starter pens with 90'-120' bunk space
- 3,800'-4,000' of slip form fence line bunks
- Solid neck rail
- Primarily Johnson concrete auto-waterers
- 5" X 12' Aprons
- 4-Wells (All connected) presently using only 2
- 3-Ground water monitoring wells
- 2009-60 X 100 Behlan Quonset
- Enclosed cattle working facility silencer hydraulic chute
- Grain facility w/ roller mill and 7,000 BPH Grain leg
- Open front commodity storage building
- Shop and Machinery storage buildings
- 1983 Modular Home (1,512 sq. ft.)
 - 4 bedrooms w/ egress windows
 - 2 bedrooms w/o egress windows
 - Attached office
 - Attached 2 car garage
 - Asphalt shingles
- New 11 X 80 Truck Scale

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

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