



FOR SALE

160 +/- 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

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 160 +/- Acres

PROPERTY LOCATION: From Hwy 275 and 867th Rd. 1 mile West and 1 mile North and ½ mile West to the subject property.

LEGAL DESCRIPTION: SW1/4 Section 10, Township 28N, Range 11 West of the 6th P.M., Holt County, Nebraska.

EQUIPMENT LIST: Zimmatic Pivot (#60062)
US Motor (#H060S21LBS)
Layne Bowler Pump (#H00500)
23,000 Bu. Grain Bin

PROMINENT SOILS: Elsmere-lpage

WELL INFORMATION:	GPM	Well Depth	Static Level	Pump Level	Col. Diam.
	900	390'	7'	70'	8"

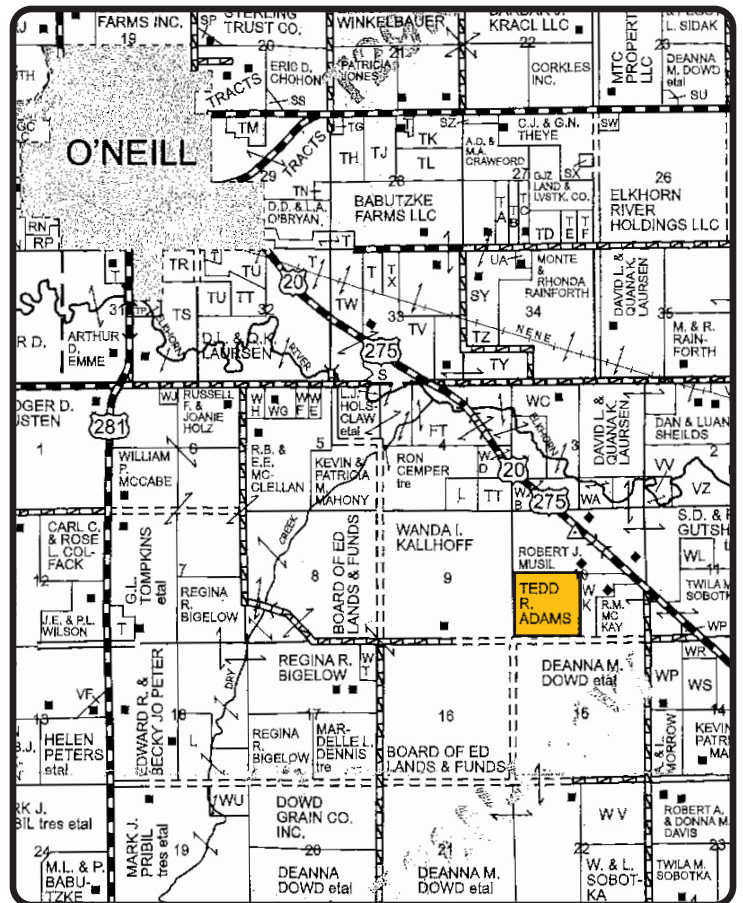
FSA INFORMATION:	Irrigated Acres:	135			
	Corn Contract Acre Base:	131.6	PLC Yield:	124 Bu.	
	Soybean Contract Acre Base:	6.2	PLC Yield:	43 Bu.	

REAL ESTATE TAXES: \$4,832.70

PRICE & TERMS: \$680,000.00 or \$4,250 per acre. Cash.

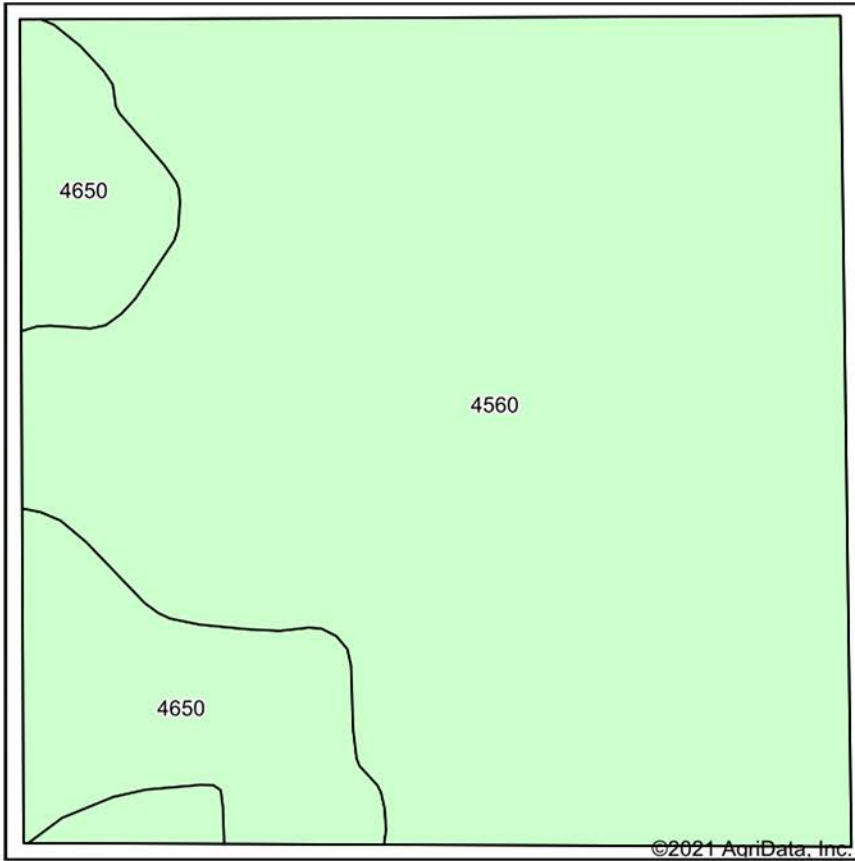
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

Boundary lines are for visual aid only.

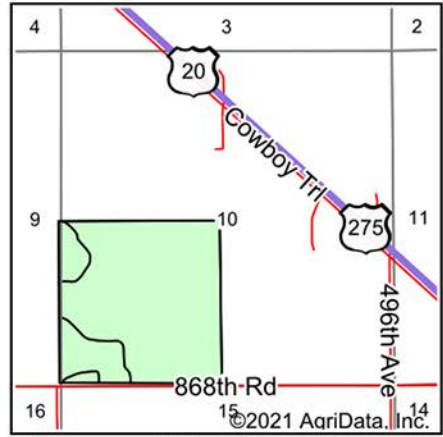




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **10-28N-11W**
 Township: **Inman**
 Acres: **151.13**
 Date: **6/7/2021**



Area Symbol: NE089, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	126.53	83.7%	IVw	IVw	28	21	23
4650	lpage loamy fine sand, 0 to 3 percent slopes	24.60	16.3%	IVe	IVe	23	21	23
Weighted Average						27.2	*n 21	*n 23

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.