



**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**

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

**DEEDED ACRES:** 160 +/- Acres

**PROPERTY LOCATION:** From O'Neill, NE, 7 miles East on Old Hwy 108 then 1 mile South to the subject property.

**LEGAL DESCRIPTION:** NW1/4 Section 33, Township 29N, Range 10 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** Excellent access on 498th Ave., 1 mile South of Old Hwy 108 offering sandy loam soils and lying nearly flat with a gentle slope. Very nice clean farm.

**EQUIPMENT LIST:**

Zimmatic Pivot (#P-51268

6068 JD Power Unit w/ Sniffer Propane Unit (#R-504850C)

\*Note: The sniffer and propane tank is owned by Tenant.

Could be bought.

Amarillo Gearhead (#255124)

Ingersol-Dresser Pump

1,000 Gal. Fuel Tank

Fertilizer Tank

**WELL INFORMATION:**

**G-061544**

**GPM** 1250 \*Nozzled at 850 GPM

**Well Depth** 326'

**Static Level** 46'

**Pump Level** 99'

**Col. Diam.** 8"

**FSA INFORMATION:** Irrigated Cropland: 149.73

Corn Contract Acre Base: 149.3 PLC Yield: 163 Bu.

**NRD CERTIFIED ACRES:** 150 Acres - Phone Number: (402) 336-3867

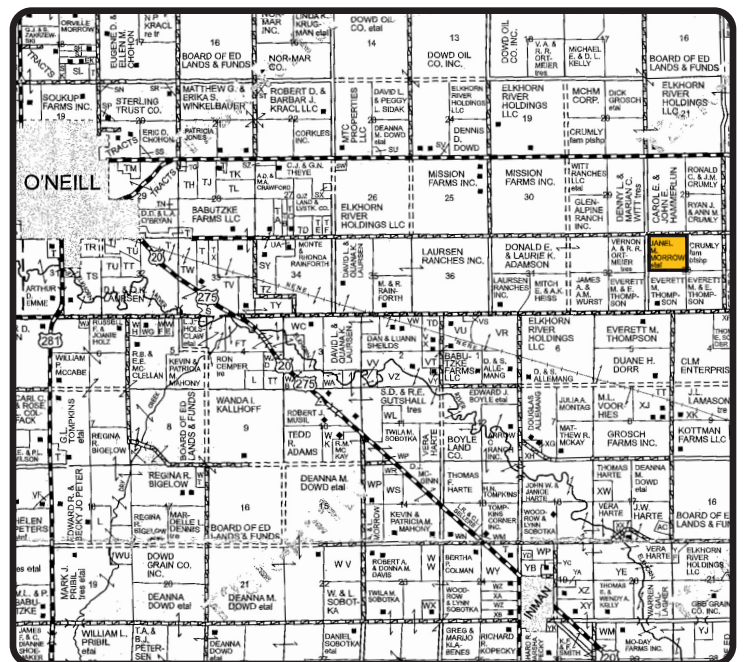
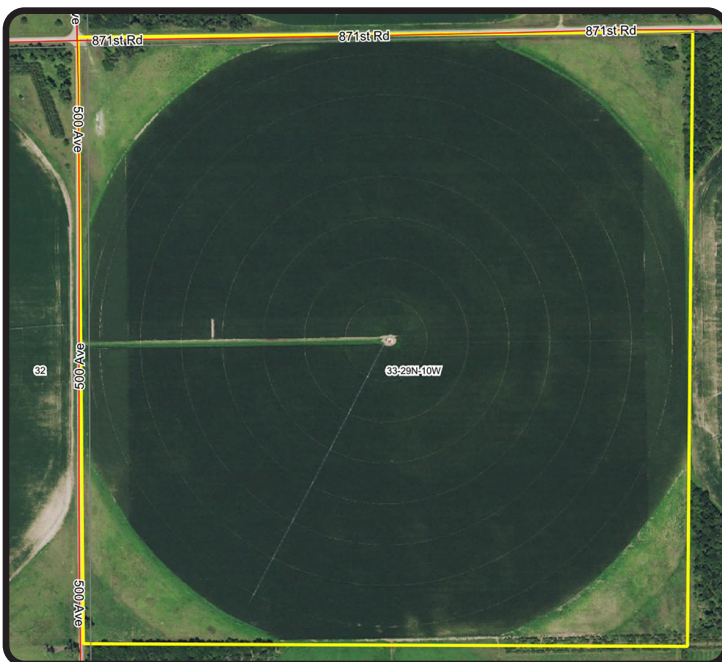
**PROMINENT SOILS:** Valentine Dunday Loamy Sand

**REAL ESTATE TAXES:** \$4,545.16

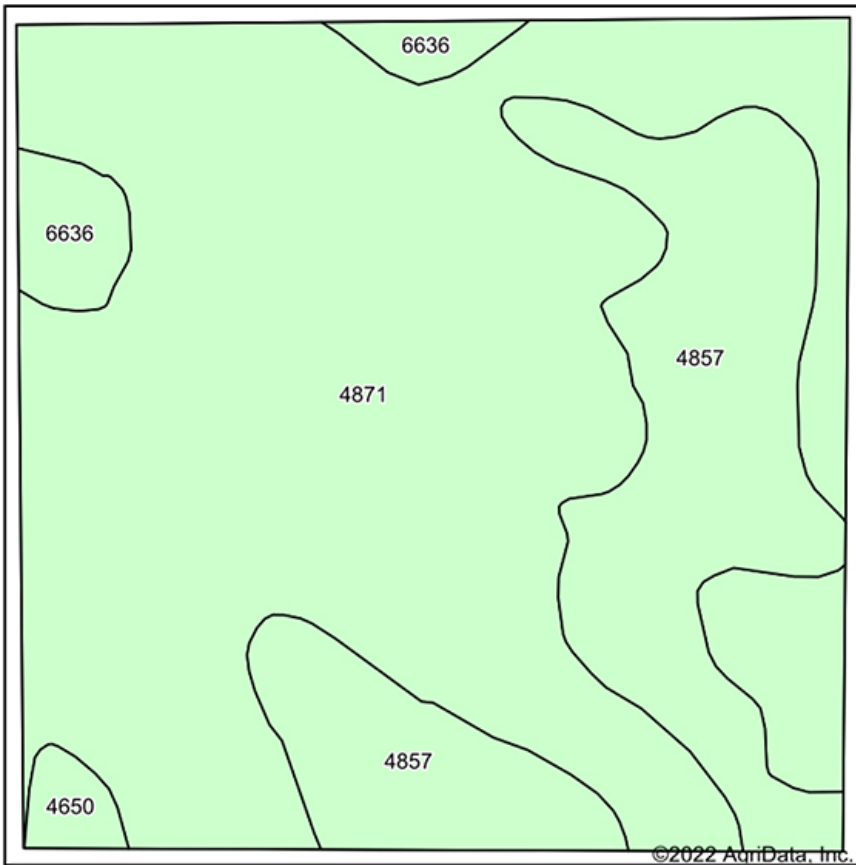
**PRICE & TERMS:** \$1,280,000.00 or \$8,000 per acre. Cash.

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

Boundry lines are for visual aid only.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Holt**  
 Location: **33-29N-10W**  
 Township: **Antelope**  
 Acres: **163.27**  
 Date: **6/2/2022**



Area Symbol: NE089, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	114.70	70.3%	IVe	IVe	29	33	26
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	41.31	25.3%	Vle	IVe	28	33	26
6636	Boelus loamy fine sand, 0 to 2 percent slopes	5.40	3.3%	IIle	IIle		59	44
4650	Ipaga loamy fine sand, 0 to 3 percent slopes	1.86	1.1%	IVe	IVe	23	21	23
<b>Weighted Average</b>				<b>4.47</b>	<b>3.97</b>	<b>27.7</b>	<b>*n 33.7</b>	<b>*n 26.6</b>

\*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.

